



Rizzetta & Company

New River Community Development District

**Board of Supervisors'
Meeting
August 17, 2020**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001**

www.newrivercdd.com

**NEW RIVER CDD
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Ross Halle Marybel Defillo Stephanie Lerret Erik Domenech Marielle Fernandez	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jennifer Goldyn	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

August 7, 2020

Board of Supervisors
New River
Community Development District

FINAL AGENDA

Dear Board Members,

The New River Community Development District regular meeting of the Board of Supervisors will be held on **Monday, August 17, 2020 at 6:00 p.m.**, (immediately following Avalon Park West regular Meeting) to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52, 20-69, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, June 23, 2020 and July 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on May 18, 2020..... Tab 1
 - B. Consideration of Minutes of the Board of Supervisors' Meeting held on June 12, 2020..... Tab 2
 - C. Consideration of the Operation and Maintenance for May, June and July 2020 Tab 3
- 4. BUSINESS ITEMS**
 - A. Ratification of Final Audit Report for FY 18-19..... Tab 4
 - B. Public Hearing on FY 20-21 Final Budget
 1. Consideration of Resolution 2020-12, Adopting Final Budget..... Tab 5
 - C. Public Hearing on Imposing Assessments
 1. Consideration of Resolution 2020-13, Imposing Special Assessments and Certifying the Roll Tab 6
 - D. Consideration of Resolution 2020-14, Setting the Meeting Schedule for FY 20-21 Tab 7
 - E. Consideration of Resolution 2020-15, Re-Designating Assistant Secretary Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager
 - D. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,

Jennifer Goldyn

Jennifer Goldyn
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the New River Community Development District was held on **Monday, May 18, 2020 at 10:39 a.m.** at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

Present and constituting a quorum:

Ross Halle	Board Supervisor, Chairman
Marybel Defillo	Board Supervisor, Vice Chair
Erik Domenech	Board Supervisor, Assistant Secretary
Stephanie Lerret	Board Supervisor, Assistant Secretary
Marielle Fernandez	Board Supervisor, Assistant Secretary

Also Present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Michael Rodriguez	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley, Robin, Vericker
Tonja Stewart	District Engineer, Stantec
Greg Gruhl	Amenity Svcs Manager, Rizzetta & Company, Inc
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the regular meeting of New River Community Development District to order.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the desire to have all of the Phase 1 roads resurfaced.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Marielle Fernandez**

Mr. Huber administered the oath of office to Ms. Hernandez, who swore and affirmed to the oath as read into the record.

Mr. Huber confirmed that Ms. Fernandez was aware of the Florida Sunshine Law and Chapter 190 as they relate to her role as a Board Supervisor. She also indicated her desire to waive her right to receive compensation for attending Board meetings.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting Held on
February 17, 2020**

On a Motion by Ms. Lerret seconded by Mr. Domemech, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor meeting held on February 17, 2020 for New River Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for January
through April 2020**

Mr. Huber presented the Operation and Maintenance Expenditures for January through April 2020 and a brief discussion ensued.

On a Motion by Mr. Domenech, seconded by Ms. Lerret, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January (\$52,737.40), February (\$67,991.91), March (\$41,291.91) and April (\$36,183.90), as presented, for New River Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2020-09,
Re-Designating Secretary**

Mr. Huber explained that due to staffing changes at Rizzetta & Company, it is necessary to re-designate a Secretary for the District. He stated that Management is recommending Mr. Bob Schleifer

On a Motion by Mr. Domenech, seconded by Ms. Defillo, with all in favor, the Board of Supervisors adopted Resolution 2020-09, Appointing Bob Schleifer as Secretary for New River Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-10,
Authorization of Bank Signatories**

Mr. Huber stated that from time to time it is necessary to make changes to the District's Bank Accounts and having a resolution on file naming officers rather than specific individuals as signatories makes the transitions smoother.

On a Motion by Ms. Defillo, seconded by Mr. Domenech, with all in favor, the Board of Supervisors adopted Resolution 2020-010, authorizing bank signatories, as presented, for New River Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Re-Opening of
Clubhouse**

Discussion was held regarding the timing for re-opening the pool, compliance with CDC guidelines, and possible budget restraints. It was ultimately decided to open the clubhouse and pool at 50% capacity Wednesdays through Sunday from 10:30 a.m. to 6:00 p.m. effective May 20, 2020. Staff will remove half of the furniture and rotate between the Avalon Park West and New River facilities every four hours

On a Motion by Mr. Domenech, seconded by Ms. Defillo, with all in favor, the Board of Supervisors approved re-opening the pool effective May 20, 2020, as discussed for New River Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Fiscal Year
2020/2021 Proposed Budget**

Following a brief discussion, it was decided to table this item until June 8th.

TENTH ORDER OR BUSINESS

Staff Reports

A. District Counsel

No report

B. District Engineer

Ms. Stewart stated that she has been monitoring a pothole within the community and is estimating that it will cost approximately \$3,700 to repair. She spoke briefly regarding a pavement restoration program that has been used in other communities with good results. She noted that it would cost approximately \$130,000 to do the streets in Parcel "D".

C. District Manager

Mr. Huber announced that based on the number of registered voters residing within the community there would be a general election for 2 seats and a landowner's election for one this year.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

A recommendation was made that Marybel Defillo serve as Vice Chair for the District going forward. The Board concurred with the recommendation.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Domenech, seconded by Ms. Defillo, with all in favor, the Board of Supervisors continued the meeting at 11:37 a.m. until June 8, 2020 at 10:30 a.m. (or immediately following the Avalon Park West Meeting) to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. for New River Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the New River Community Development District was held on **Friday, June 12, 2020 at 11:02 a.m.** was conducted by means of communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Ross Halle	Board Supervisor, Chairman
Marybel Defillo	Board Supervisor, Vice Chair
Stephanie Lerret	Board Supervisor, Assistant Secretary
Erik Domenech	Board Supervisor, Assistant Secretary
Marielle Fernandez	Board Supervisor, Assistant Secretary

Also Present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jennifer Goldyn	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, Vericker

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the regular meeting of New River Community Development District to order.

SECOND ORDER OF BUSINESS

Audience Comments

Helen Brett commented that Patrick has done a great job.

Jeff expressed gratitude for making the landscape changes.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2020-2021
Proposed Budget Consideration of
Resolution 2020-11, Approving Fiscal
Year 2020/2021 Proposed Budget**

Mr. Huber presented Resolution 2020-2021 Proposed Budget Consideration of Resolution 2020-11, approving Fiscal Year 2020/2021 Proposed Budget to the Board.

On a Motion by Mr. Domenech, seconded by Ms. Defillo, with all in favor, the Board of Supervisors adopted presented Resolution 2020-2021 Proposed Budget Consideration of Resolution 2020-11, approving Fiscal Year 2020/2021 Proposed Budget for Avalon Park West Community Development District.

FORTH ORDER OR BUSINESS

Staff Reports

A. District Counsel

No report

B. District Engineer

No Report

C. District Manager

Mr. Huber advised that the next meeting is scheduled for August 17, 2020 at 6:00 p.m.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Halle, seconded by Ms. Defillo, the Board of Supervisors adjourned the meeting at 11:16 a.m. for Avalon Park West Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Assistant Secretary

Chairman/Vice Chairman

Tab 3

New River Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,918.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

New River Community Development District
Paid Operation & Maintenance Expenditures
 May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Done Services, Inc.	001552	206	Clubhouse Cleaning Services 04/20	\$ 250.00
DCSI, Inc.	001559	27098	Access Card Services 05/20	\$ 378.00
Fieldstone Landscape Services	001553	4809	Install Top Soil - Dog Park 04/20	\$ 99.05
Fieldstone Landscape Services	001553	4839	Pest Control 04/20	\$ 1,354.83
Fieldstone Landscape Services	001563	4946	Monthly Landscape Maintenance 05/20	\$ 11,164.99
Fieldstone Landscape Services	001563	5039	Irrigation Repairs 04/20	\$ 104.25
Fieldstone Landscape Services	001563	5040	Irrigation Repairs 04/20	\$ 97.50
Frontier Communications of Florida	001564	239-000-6162-102210-5 05/20	Fios Internet 05/20	\$ 170.98
Gary Joiner, Pasco County Property Appraiser	001555	040120	Non-Ad Valorem Assessment Annual Fee FY20/21	\$ 150.00
Jayman Enterprises, LLC	001560	1119	Dog Waste Station Services 04/20	\$ 967.50
Jayman Enterprises, LLC	001560	1135	Repair Gate - Dog Park 05/20	\$ 125.00
Lake & Wetland Management West Coast Inc.	001565	7919-WC	Aquatic Lake Maintenance & Pest Control 05/20	\$ 1,140.00
Pasco County Utilities Services Branch	001566	13457397	5424 Little Stream Lane 04/20	\$ 61.88
Pasco County Utilities Services Branch	001566	13457398	5107 Turtle Bay Dr. 04/20	\$ 160.48

New River Community Development District
Paid Operation & Maintenance Expenditures
 May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities Services Branch	001554	Pasco Summary 03/20	Pasco Water Summary 03/20	\$ 1,339.44
Rizzetta & Company, Inc.	001556	INV0000049243	District Management Fees 05/20	\$ 3,065.84
Rizzetta Amenity Services, Inc.	001561	INV00000000007512	Amenity Management Services 05/20	\$ 2,143.46
Rizzetta Amenity Services, Inc.	001561	INV00000000007543	Out of Pocket Expenses 04/20	\$ 66.83
Rizzetta Technology Services	001557	INV0000005776	Website Hosting Services 05/20	\$ 100.00
Straley Robin Vericker	001558	18307	General Legal Services 04/20	\$ 1,265.00
Suncoast Pool Service	001567	6228	Pool Maintenance 05/20	\$ 850.00
Times Publishing Company	001568	0000082687 05/10/20	Legal Advertising Account #183376 05/20	\$ 245.50
Withlacoochee River Electric Company	001562	Summary Electric 04/20	Summary Electric 04/20	<u>\$ 3,617.71</u>
Report Total				<u>\$ 28,918.24</u>

New River Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,055.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

New River Community Development District
Paid Operation & Maintenance Expenditures
June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Done Services, Inc.	001573	207	Clubhouse Cleaning Services 05/20	\$ 250.00
Cartrust LLC	001574	32081	Repair (2) Gates 05/20	\$ 773.00
DCSI, Inc.	001586	27216	Access Card Services 06/20	\$ 378.00
Fieldstone Landscape Services	001587	5282	Install Sod Avalon & Little Stream 05/20	\$ 333.37
Fieldstone Landscape Services	001587	5376	Monthly Landscape Maintenance 06/20	\$ 11,164.99
Florida Department of Health in Pasco County	001576	51-60-1416939 FY20/21	Water Feature Pool Permit FY20/21	\$ 145.00
Florida Department of Health in Pasco County	001576	51-60-1416946 FY20-21	D Pool Permit FY20/21	\$ 280.00
HomeTeam Pest Defense, Inc.	001581	70354983	Quarterly Pest Control Amenity Center 06/20	\$ 104.50
Jayman Enterprises, LLC	001575	1147	Service Call - Pool Shower 05/20	\$ 85.00
Jayman Enterprises, LLC	001575	1149	Dog Waste Station Services 05/20	\$ 967.50
Lake & Wetland Management West Coast Inc.	001588	8027-WC	Aquatic Lake Maintenance & Pest Control 06/20	\$ 1,140.00
Rizzetta & Company, Inc.	001570	INV0000050126	District Management Fees 06/20	\$ 3,065.84
Rizzetta Amenity Services, Inc.	001583	INV00000000007480	Amenity Management Services 05/20	\$ 3,043.46

New River Community Development District
Paid Operation & Maintenance Expenditures
 June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	001577	INV00000000007574	Amenity Management Services 05/20	\$ 2,143.46
Rizzetta Amenity Services, Inc.	001583	INV00000000007605	Out of Pocket Expenses 05/20	\$ 93.35
Rizzetta Amenity Services, Inc.	001583	INV00000000007635	Amenity Management Services 06/20	\$ 3,043.46
Rizzetta Technology Services	001571	INV0000005877	Website Hosting Services 06/20	\$ 100.00
Stahl & Associates Insurance	001578	060120	Utility Bond Renewal-WREC \$80,042 FY20/21	\$ 1,601.00
Stantec Consulting Services, Inc.	001579	1664433	Engineering Services 05/20	\$ 640.50
Staples	001580	8050539447	Office Supplies 07/18	\$ (23.11)
Staples	001580	8050790086	Office Supplies 07/18	\$ 29.82
Staples	001580	8050888874	Office Supplies 08/18	\$ 60.19
Straley Robin Vericker	001572	18411	General Legal Services 05/20	\$ 802.50
Suncoast Pool Service	001589	6308	Pool Maintenance 06/20	\$ 850.00
The Pampering Plumber	001569	22087-74370	Plumbing Repairs 05/20	\$ 101.00
The Pampering Plumber	001582	22087-74440	Plumbing Repairs 05/20	\$ 154.00

New River Community Development District
 Paid Operation & Maintenance Expenditures
 June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	001584	0000086104 05/31/20	Legal Advertising Account #183376 05/20	\$ 109.00
Withlacoochee River Electric Company	001585	Summary Electric 05/20	Summary Electric 05/20	<u>\$ 3,619.27</u>
Report Total				<u>\$ 35,055.10</u>

New River Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$42,347.12**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

New River Community Development District
Paid Operation & Maintenance Expenditures
 July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ACPLM, Inc.	001597	2020229	Excavation & Investigation 06/20	\$ 7,145.00
All Done Services, Inc.	001598	208	Clubhouse Cleaning Services 06/20	\$ 250.00
Cartrust LLC	001606	17137050620	Replace (162') Fencing 07/20	\$ 3,472.00
Cintas Fire Protection	001602	0F32618157	Fire Extinguisher Inspection 04/20	\$ 115.38
DCSI, Inc.	001607	27337	Access Card Services 07/20	\$ 378.00
Fieldstone Landscape Services	001590	5532	Irrigation Repairs SR54 Entrance River Glen Blvd 06/20	\$ 3,403.89
Frontier Communications	001591	239-000-6162-102210-5 06/20	Fios Internet 06/20	\$ 170.98
Frontier Communications	001608	239-000-6162-102210-5 07/20	Fios Internet 07/20	\$ 170.98
Grau & Associates	001592	19612	Audit FYE 09/30/2019	\$ 2,000.00
Grau & Associates	001603	19949	Audit FYE 09/30/2020	\$ 1,200.00
Jayman Enterprises, LLC	001599	1189	Dog Waste Station Services 06/20	\$ 967.50
Lake & Wetland Management West Coast Inc.	001609	8147-WC	Aquatic Lake Maintenance & Pest Control 07/20	\$ 1,140.00
Pasco County Utilities	001593	13593280	5424 Little Stream Lane 05/20	\$ 12.24

New River Community Development District
Paid Operation & Maintenance Expenditures
 July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	001593	13593281	5107 Turtle Bay Dr. 05/20	\$ 274.72
Pasco County Utilities	001610	13704822	5424 Little Stream Lane 06/20	\$ 14.96
Pasco County Utilities	001610	13704823	5107 Turtle Bay Dr. 06/20	\$ 175.44
Pasco County Utilities	001593	Pasco Summary 04/20	Pasco Water Summary 04/20	\$ 1,119.15
Pasco County Utilities	001593	Pasco Summary 05/20	Pasco Water Summary 05/20	\$ 1,768.37
Rizzetta & Company, Inc.	001594	INV0000050733	District Management Fees 07/20	\$ 3,065.84
Rizzetta Amenity Services, Inc.	001595	INV00000000007667	Amenity Management Services 06/20	\$ 2,143.46
Rizzetta Amenity Services, Inc.	001604	INV00000000007699	Amenity Management Services 07/20	\$ 3,043.46
Rizzetta Amenity Services, Inc.	001604	INV00000000007730	Out of Pocket Expenses 06/20	\$ 86.21
Rizzetta Amenity Services, Inc.	001611	INV00000000007761	Amenity Management Services 07/20	\$ 2,144.69
Rizzetta Technology Services	001596	INV0000005978	Website Hosting Services 07/20	\$ 100.00
Stantec Consulting Services, Inc.	001600	1675780	Engineering Services 06/20	\$ 767.50
Straley Robin Vericker	001601	18536	General Legal Services 06/20	\$ 2,707.53

New River Community Development District
Paid Operation & Maintenance Expenditures
July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service	001612	6389	Pool Maintenance 07/20	\$ 850.00
Withlacoochee River Electric Company	001605	Summary Electric 06/20	Summary Electric 06/20	<u>\$ 3,659.82</u>
Report Total				<u>\$ 42,347.12</u>

Tab 4

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
New River Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of New River Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

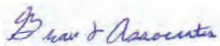
Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 30, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of New River Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,699,885).
- The change in the District's total net position in comparison with the prior fiscal year was \$56,669, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$727,612, an increase of \$128,414 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and parks and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2019	2018
Current and other assets	\$ 799,951	\$ 708,805
Capital assets, net of depreciation	21,789,152	22,234,053
Total assets	22,589,103	22,942,858
Deferred outflow s of resources	429,085	451,668
Total assets and deferred outflow s	23,018,188	23,394,526
Current liabilities	898,073	930,955
Long-term liabilities	23,820,000	24,220,000
Total liabilities	24,718,073	25,150,955
Deferred outflow s of resources	-	125
Net position		
Net investment in capital assets	(1,635,119)	(1,567,635)
Restricted for capital projects	67,309	87,024
Unrestricted	(132,075)	(275,943)
Total net position	\$ (1,699,885)	\$ (1,756,554)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 1,906,074	\$ 1,278,466
Operating grants and contributions	81,925	1,103,460
Capital grants and contributions	196	156
General revenues		
Unrestricted investment earnings	-	14
Miscellaneous	1,220	3,987
Total revenues	<u>1,989,415</u>	<u>2,386,083</u>
Expenses:		
General government	71,584	77,793
Maintenance and operations	751,196	689,126
Parks and recreation	89,478	38,410
Interest	1,020,488	1,071,914
Total expenses	<u>1,932,746</u>	<u>1,877,243</u>
Change in net position	56,669	508,840
Net position - beginning	(1,756,554)	(2,265,394)
Net position - ending	<u>\$ (1,699,885)</u>	<u>\$ (1,756,554)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$1,932,746. The costs of the District's activities were primarily funded by program revenues. As in the prior year, program revenues are comprised primarily of assessments. In the prior fiscal year, a substantial portion of program revenues were comprised of prepaid assessments which decreased in the current fiscal year. The remainder of the current fiscal year revenue is Developer contributions and interest revenue. The majority of the increase in total expenses was the result of an increase in professional fees and maintenance, including landscaping.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$24,014,576 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,225,424 has been taken, which resulted in a net book value of \$21,789,152. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$23,820,000 Bonds outstanding for its governmental activities. The District also reported a Developer promissory note of \$254,398. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any additional major projects or significant changes to its infrastructure maintenance program for fiscal year 2020. In addition, it is anticipated that the general operations of the District will remain fairly constant.

Subsequent to fiscal year end, the District refunded the Series 2010A-1 Bonds using proceeds from Series 2020 Bonds and funds held on hand. The Series 2020 Bonds consists of multiple term bonds with due dates ranging from May 1, 2020 through May 1, 2038 and fixed interest rates ranging from 3.125% to 4.0%.

Subsequent to fiscal year end, the Developer released the District from any obligations under its \$254,398 promissory note.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide homeowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the New River Community Development District's Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

FINANCIAL STATEMENTS

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 54,846
Assessment receivable	34,034
Prepays and deposits	15,046
Restricted assets:	
Investments	696,025
Capital assets:	
Nondepreciable	6,250,103
Depreciable, net	15,539,049
Total assets	22,589,103
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	429,085
Total deferred outflows of resources	429,085
 LIABILITIES	
Accounts payable and accrued expenses	22,254
Accrued interest payable	571,336
Deposits payable	375
Unearned revenue	49,710
Due to Developer	254,398
Non-current liabilities:	
Due within one year	335,000
Due in more than one year	23,485,000
Total liabilities	24,718,073
 NET POSITION	
Net investment in capital assets	(1,635,119)
Restricted for capital projects	67,309
Unrestricted	(132,075)
Total net position	\$ (1,699,885)

See notes to the financial statements

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs Primary government:	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
General government	\$ 71,584	\$ 71,584	\$ -	\$ -	\$ -
Maintenance and operations	751,196	442,773	80,000	-	(228,423)
Parks and recreation	89,478	-	-	196	(89,282)
Interest on long-term debt	1,020,488	1,391,717	1,925	-	373,154
Total governmental activities	1,932,746	1,906,074	81,925	196	55,449
General revenues:					
Miscellaneous income					1,220
Total general revenues					1,220
Change in net position					56,669
Net position - beginning					(1,756,554)
Net position - ending					\$ (1,699,885)

See notes to the financial statements

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 54,846	\$ -	\$ -	\$ 54,846
Investments	-	628,716	67,309	696,025
Assessment receivable	34,034	-	-	34,034
Prepays and deposits	15,046	-	-	15,046
Total assets	<u>\$ 103,926</u>	<u>\$ 628,716</u>	<u>\$ 67,309</u>	<u>\$ 799,951</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 22,254	\$ -	\$ -	\$ 22,254
Deposits payable	375	-	-	375
Unearned revenue	-	49,710	-	49,710
Total liabilities	<u>22,629</u>	<u>49,710</u>	<u>-</u>	<u>72,339</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	15,046	-	-	15,046
Restricted for:				
Debt service	-	579,006	-	579,006
Capital projects	-	-	67,309	67,309
Unassigned	66,251	-	-	66,251
Total fund balances	<u>81,297</u>	<u>579,006</u>	<u>67,309</u>	<u>727,612</u>
Total liabilities and fund balances	<u>\$ 103,926</u>	<u>\$ 628,716</u>	<u>\$ 67,309</u>	<u>\$ 799,951</u>

See notes to the financial statements

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 727,612

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	24,014,576	
Accumulated depreciation	<u>(2,225,424)</u>	21,789,152

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

429,085

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(571,336)	
Bonds payable	(23,820,000)	
Developer note payable	<u>(254,398)</u>	<u>(24,645,734)</u>

Net position of governmental activities		<u><u>\$ (1,699,885)</u></u>
---	--	------------------------------

See notes to the financial statements

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 514,357	\$ 1,391,717	\$ -	\$ 1,906,074
Developer contributions	80,000		-	80,000
Interest	-	1,925	196	2,121
Miscellaneous revenue	1,220	-	-	1,220
Total revenues	<u>595,577</u>	<u>1,393,642</u>	<u>196</u>	<u>1,989,415</u>
EXPENDITURES				
Current:				
General government	71,584	-	-	71,584
Maintenance and operations	307,558	-	-	307,558
Parks and recreation	88,215	-	-	88,215
Debt Service:				
Principal	-	400,000	-	400,000
Interest	-	993,644	-	993,644
Total expenditures	<u>467,357</u>	<u>1,393,644</u>	<u>-</u>	<u>1,861,001</u>
Excess (deficiency) of revenues over (under) expenditures	128,220	(2)	196	128,414
OTHER FINANCING SOURCES (USES)				
Transfers in/(out)	-	196	(196)	-
Total other financing sources (uses)	<u>-</u>	<u>196</u>	<u>(196)</u>	<u>-</u>
Net change in fund balances	128,220	194	-	128,414
Fund balances - beginning, as previously stated	(66,638)	578,812	87,024	599,198
Elimination of interfund amounts	19,715	-	(19,715)	-
Fund balances -beginning, as restated	<u>(46,923)</u>	<u>578,812</u>	<u>67,309</u>	<u>599,198</u>
Fund balances - ending	<u>\$ 81,297</u>	<u>\$ 579,006</u>	<u>\$ 67,309</u>	<u>\$ 727,612</u>

See notes to the financial statements

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 128,414
--	------------

Amounts reported for governmental activities in the statement of activities are different because:

Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(444,901)
---	-----------

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	400,000
---	---------

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of deferred amount on refunding	(22,583)
Change in accrued interest - Bonds	9,349
Change in accrued interest - Developer note	(13,610)
Change in net position of governmental activities	\$ 56,669

See notes to the financial statements

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The New River Community Development District (the "District") was established on December 30, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance No. 05-50. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Sitex NR Development, LLC ("Developer").

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands in the District. Debt service special assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	40
Dog park	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets or Equity (Continued)

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$22,583 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Restatement of Beginning Fund Balance

Beginning fund balance was restated as follows:

	<u>General Fund</u>	<u>Capital Projects Fund</u>
Fund balance-beginning as previously stated	\$ (66,638)	\$ 87,024
Elimination of interfund amounts	19,715	(19,715)
Fund balance-beginning, as restated	<u>\$ (46,923)</u>	<u>\$ 67,309</u>

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized cost	Credit Risk	Weighted Average Maturities
U.S. Bank National Commercial Paper	\$ 695,541	Not available	Not available
US Bank Mmkt 5 - Ct	484	N/A	Not available
Total Investments	<u>\$ 696,025</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

The Bond indenture limits the type of investments held using unspent Bond proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 6,250,103	\$ -	\$ -	\$ 6,250,103
Total capital assets, not being depreciated	6,250,103	-	-	6,250,103
Capital assets, being depreciated				
Infrastructure	17,745,529	-	-	17,745,529
Dog park	18,944	-	-	18,944
Total capital assets, being depreciated	17,764,473	-	-	17,764,473
Less accumulated depreciation for:				
Infrastructure	(1,775,261)	(443,638)	-	(2,218,899)
Dog park	(5,262)	(1,263)	-	(6,525)
Total accumulated depreciation	(1,780,523)	(444,901)	-	(2,225,424)
Total capital assets, being depreciated, net	15,983,950	(444,901)	-	15,539,049
Governmental activities capital assets	<u>\$ 22,234,053</u>	<u>\$ (444,901)</u>	<u>\$ -</u>	<u>\$ 21,789,152</u>

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 443,638
Parks and recreation	1,263
Total depreciation	<u>\$ 444,901</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2006 and Series 2010

On November 1, 2006, the District issued \$27,345,000 of Capital Improvement Revenue Bonds, consisting of \$2,865,000 of Series 2006 A Bonds and \$24,480,000 of Series 2006 B Bonds with an interest rate of 5.35% and 5.00%, respectively. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest was paid semiannually on each May 1 and November 1. Principal on the Series 2006 A Bonds was to be paid serially commencing on May 1, 2009 through May 1, 2038. Principal on the Series 2006 B Bonds was due in full on May 1, 2013. The unexchanged portion is the only Series 2006 Bonds outstanding.

In previous years, the Developer and the District, with the consent of the bondholders, entered into a restructuring agreement regarding the refunding of the Series 2006 Bonds, completion of the infrastructure, and assessments on Developer owned land within the District. In accordance with the restructuring agreement, the District and the bondholders agreed that no remedial actions relating to the unpaid debt service assessments on the 2006 bonds would be commenced during the restructuring period. The restructuring agreement also stipulated that the Developer will pay all O&M assessments going forward from the date of the agreement.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2006 and Series 2010 (Continued)

In connection with this agreement, the District issued \$20,876,985 of Capital Improvement Revenue Refunding Bonds, Series 2010 as follows:

	Initial Principal Amount	Conversion Accreted	Interest Rate	Maturity Date	Principal Payments	Intereste Payments
Series 2010 A-1	3,199,339	3,575,000	5.75%	5/1/2038	5/1/2013	5/1/2013
Series 2010 A-2	7,191,000	9,000,000	5.75%	5/1/2038	5/1/2015	5/1/2015
Series 2010 B-1	4,416,496	4,865,000	5.00%	5/1/2019	5/1/2015	5/1/2013
Series 2010 B-2	6,091,694	7,050,000	5.00%	5/1/2038	5/1/2018	5/1/2014
	<u>20,898,529</u>	<u>24,490,000</u>				

The bonds were issued to refund the Series 2006 Bonds and to allow the Developer to reposition itself, continue the development, and complete the infrastructure within the District. The Series 2010 B-1 bonds were extended to May 1, 2019 in a previous year. In April 2016, the maturity date of the B-2 Bonds was extended to May 1, 2038. The “conversion date accreted value” represents the initial principal amount of the bonds plus accrued interest between the date of issuance and the date that principal payments commence on each separate issue.

The amount by which the outstanding balance of the Series 2006 Bonds exceeds the initial principal amount of the Series 2010 Bonds (approximately \$6.5 million) will be represented by a “cash flow note”. The cash flow note is non-interest bearing and will be repaid from lot sales revenues after repayment of Series B debt, eligible project expenses, and Developer Capital. The amount of the cash flow note, which represents the balance of unexchanged Series 2006 bonds, is reflected as maturing the year after all of the Series 2010 Bonds are shown as being fully repaid.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. For the Series 2010B-1 and 2010B-2 Bonds, this occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$10,000 and \$30,000, respectively, of the Bonds. In addition, see Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indentures requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Bond Indenture. The Bond Indenture has certain other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture at September 30, 2019.

Promissory Notes

The District has entered into a promissory note with the Developer to finance a portion of the purchase price of certain land within the District. Per the agreement, the note is intended to be reimbursed from the proceeds of the District’s next bond issue. At September 30, 2019, the outstanding principal and interest on the promissory note totaled \$254,398 and \$166,726, respectively. As of the date of this report, the District has not made any payments on the promissory note. See Note 11 for subsequent events.

The promissory note shall not be deemed to constitute a general debt or a pledge of the faith and credit of the District, or a debt or pledge of the faith and credit of the State of Florida or any political subdivision thereof. It is expressly agreed by the Developer that it shall never have the right to require or compel the exercise of the ad valorem taxing power of the District or any other political subdivision of the State of Florida for the payment of the principal and interest on this note. The promissory note is not included in the maturity schedule below.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Promissory Notes (Continued)

The District entered into an additional promissory note with the Developer to finance any General Fund shortfall during the fiscal year ended September 30, 2018. Per the agreement, the note is intended to be reimbursed only to the extent that there are excess revenues collected from the development and platting of new residential lots for the fiscal year ended September 30, 2019, and the District will reimburse those excess amounts within 60 days of receipt from the Pasco County Tax Collector. The reimbursement of advances made by the Developer pursuant to this note will not bear any interest. In the prior fiscal year, \$80,000 was advanced under this promissory note. During the current fiscal year in accordance with the note agreement, the amount was released and recognized as a Developer contribution.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2010 A-1	\$ 3,140,000	\$ -	\$ 90,000	\$ 3,050,000	\$ 95,000
Series 2010 A-2	8,215,000	-	225,000	7,990,000	240,000
Series 2010 B-1	55,000	-	55,000	-	-
Series 2010 B-2	6,435,000	-	30,000	6,405,000	-
Series 2006	6,375,000	-	-	6,375,000	-
Developer promissory note	334,398	-	80,000	254,398	-
Total	<u>\$ 24,554,398</u>	<u>\$ -</u>	<u>\$ 480,000</u>	<u>\$ 24,074,398</u>	<u>\$ 335,000</u>

At September 30, 2019, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 335,000	\$ 971,063	\$ 1,306,063
2021	355,000	951,800	1,306,800
2022	370,000	931,388	1,301,388
2023	395,000	910,113	1,305,113
2024	415,000	887,400	1,302,400
2025-2029	4,425,000	3,854,625	8,279,625
2030-2034	5,825,000	2,485,200	8,310,200
2035-2038	5,325,000	713,675	6,038,675
	<u>\$ 17,445,000</u>	<u>\$ 11,705,264</u>	<u>\$ 29,150,264</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

During the current fiscal year, \$80,000 was recognized as Developer contributions in the General Fund due to the release of a promissory note for funds advanced for prior year's operations – see Note 6 for additional information.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$170,000 of the Series 2010B-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Bond Issuance

Subsequent to fiscal year end, the District refunded the Series 2010A-1 Bonds using proceeds from Series 2020 Bonds and funds held on hand. The Series 2020 Bonds consists of multiple term bonds with due dates ranging from May 1, 2020 through May 1, 2038 and fixed interest rates ranging from 3.125% to 4.0%. The Series 2010A-1 Bonds were redeemed in full in February 2020.

Promissory Note Cancellation

Subsequent to fiscal year end, the Developer released the District from any obligations under its \$254,398 promissory note – see Note 6.

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	<u>Budgeted Amounts</u>	Actual	Variance with Final Budget - Positive (Negative)
	<u>Original & Final</u>	Amounts	
REVENUES			
Assessments	\$ 506,425	\$ 514,357	\$ 7,932
Developer contribution	-	80,000	80,000
Miscellaneous revenue	-	1,220	1,220
Total revenues	<u>506,425</u>	<u>595,577</u>	<u>89,152</u>
EXPENDITURES			
Current:			
General government	89,025	71,584	17,441
Maintenance and operations	346,263	307,558	38,705
Parks and recreation	71,137	88,215	(17,078)
Total expenditures	<u>506,425</u>	<u>467,357</u>	<u>39,068</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	128,220	<u>\$ 128,220</u>
Fund balance - beginning, as restated		<u>(46,923)</u>	
Fund balance - ending		<u>\$ 81,297</u>	

See notes to required supplementary information

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
New River Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of New River Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



June 30, 2020



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
New River Community Development District
Pasco County, Florida

We have examined New River Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of New River Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 30, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
New River Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of New River Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 30, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2020, should be considered in conjunction with this management letter.


Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of New River Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank New River Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.



June 30, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Tab 5

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the New River Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the New River Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under

subparagraphs c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 17, 2020.

Attested By:

**New River
Community Development District**

Secretary/Assistant Secretary

Ross Halle
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget



Rizzetta & Company

New River Community Development District

newrivercdd.com

Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget Account Category Descriptions	3
Debt Service Fund Budget Account Category Descriptions	10
General Fund Budget for Fiscal Year 2020/2021	11
Debt Service Fund Budget for Fiscal Year 2020/2021	13
Assessments Charts for Fiscal Year 2020/2021	14

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

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

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

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

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

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

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

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

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

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

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

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

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

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

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

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**Proposed Budget
New River Community Development District
General Fund
Fiscal Year 2020/2021**

Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 5	\$ 7	\$ -	\$ 7	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 375,736	\$ 375,736	\$ 357,210	\$ 18,526	\$ 727,503	\$ 370,293	
Off Roll*	\$ 167,790	\$ 167,790	\$ 167,790	\$ -	\$ -	\$ (167,790)	
Other Miscellaneous Revenues							
Rental Revenues	\$ 449	\$ 599	\$ -	\$ 599	\$ -	\$ -	
TOTAL REVENUES	\$ 543,980	\$ 544,131	\$ 525,000	\$ 19,131	\$ 727,503	\$ 202,503	
Balance Forward from Prior Year	\$ 28,800	\$ 28,800	\$ 28,800	\$ -	\$ -	\$ (28,800)	
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 572,780	\$ 572,931	\$ 553,800	\$ 19,131	\$ 727,503	\$ 173,703	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
EXPENDITURES - ADMINISTRATIVE							
Financial & Administrative							
Administrative Services	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,700	\$ 100	
District Management	\$ 11,693	\$ 15,590	\$ 15,590	\$ 0	\$ 16,050	\$ 460	
District Engineer	\$ 5,588	\$ 7,451	\$ 5,000	\$ (2,451)	\$ 5,000	\$ -	Stantec
Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Trustees Fees	\$ 6,107	\$ 10,643	\$ 11,000	\$ 357	\$ 11,000	\$ -	US Bank
Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	
Financial & Revenue Collections	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,900	\$ 300	
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150	
Accounting Services	\$ 10,500	\$ 14,000	\$ 14,000	\$ -	\$ 14,500	\$ 500	
Auditing Services	\$ 3,592	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ -	
Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Property Taxes	\$ 310	\$ 310	\$ 550	\$ 240	\$ 550	\$ -	
Public Officials Liability Insurance	\$ 2,563	\$ 2,563	\$ 2,750	\$ 187	\$ 2,820	\$ 70	EGIS Estimate
Legal Advertising	\$ 4,322	\$ 5,763	\$ 2,000	\$ (3,763)	\$ 2,000	\$ -	
Miscellaneous Mailings	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	
Dues, Licenses & Fees	\$ 325	\$ 325	\$ 325	\$ -	\$ 325	\$ -	
Website Hosting, Maintenance, Backup (and	\$ 4,763	\$ 6,351	\$ 9,000	\$ 2,649	\$ 7,500	\$ (1,500)	ADA Website Remediation
Legal Counsel							
District Counsel	\$ 10,727	\$ 14,303	\$ 10,000	\$ (4,303)	\$ 15,000	\$ 5,000	Additional work associated Horton
Administrative Subtotal	\$ 75,890	\$ 100,997	\$ 97,465	\$ (3,532)	\$ 102,545	\$ 5,080	
EXPENDITURES - FIELD OPERATIONS							
Security Operations							
Security System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ (2,500)	
Electric Utility Services							
Utility - Recreation Facilities	\$ 3,988	\$ 5,317	\$ 6,000	\$ 683	\$ 6,600	\$ 600	Clubhouse Avg. \$550 per month
Utility-Fountain	\$ 384	\$ 742	\$ 750	\$ 8	\$ 3,750	\$ 3,000	Additional 4 fountains per DR Horton
Utility-Irrigation	\$ 973	\$ 1,297	\$ 1,250	\$ (47)	\$ 3,500	\$ 2,250	Electric for Irrigation Wells Per DR Horton
Street Lights	\$ 25,227	\$ 34,936	\$ 35,084	\$ 148	\$ 45,084	\$ 10,000	Streetlights for future phase per DR Horton
Garbage/Solid Waste Control Services							
Garbage - Collection	\$ 5,755	\$ 5,923	\$ 6,000	\$ 77	\$ 10,000	\$ 4,000	Add'l Amenity & Common area Trash cans per DR Horton
Solid Waste Assessment	\$ 218	\$ 218	\$ 250	\$ 32	\$ 335	\$ 85	
Water-Sewer Combination Services							
Utility Services	\$ 15,007	\$ 22,009	\$ 12,000	\$ (10,009)	\$ 22,250	\$ 10,250	FY18-19 = \$22,128
Stormwater Control							
Stormwater Assessment	\$ 91	\$ 91	\$ 250	\$ 159	\$ 250	\$ -	New for 2019-2020
Aquatic Maintenance (SWSM)	\$ 10,260	\$ 13,680	\$ 12,000	\$ (1,680)	\$ 17,500	\$ 5,500	Additional Ponds per DR Horton
Wetlands & Conservation Management	\$ 5,500	\$ 5,500	\$ -	\$ (5,500)	\$ 8,500	\$ 8,500	Wildlands Agreement per DR Horton
Other Physical Environment							
General Liability Insurance	\$ 2,819	\$ 2,819	\$ 3,700	\$ 881	\$ 4,000	\$ 300	EGIS Estimate per DR Horton
Property Insurance	\$ 1,980	\$ 1,980	\$ 1,000	\$ (980)	\$ 7,500	\$ 6,500	EGIS Estimate per DR Horton
Utility Deposit Bond	\$ 1,701	\$ 1,701	\$ 2,000	\$ 299	\$ 2,000	\$ -	2 utility bonds for WREC
Entry Wall Maintenance & Repairs	\$ 1,723	\$ 2,030	\$ 1,000	\$ (1,030)	\$ 2,000	\$ 1,000	New for 2019-2020 per DR Horton
Landscape Maintenance	\$ 136,125	\$ 185,100	\$ 185,188	\$ 88	\$ 250,000	\$ 64,812	New Fieldstone Contract in Jan. 2020 per DR Horton
Irrigation Repairs	\$ 11,650	\$ 15,533	\$ 3,000	\$ (12,533)	\$ 9,500	\$ 6,500	New landscaper (areas down) per DR Horton
Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	2 wells
Holiday Decorations	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 67,170	\$ 89,560	\$ 10,000	\$ (79,560)	\$ 25,000	\$ 15,000	FY18-18 avg \$10,000 Added \$15k per DR Horton
Wildlife Management Services	\$ 5,600	\$ 5,600	\$ -	\$ (5,600)	\$ -	\$ -	Ended agreement early FY 2019-2020
Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 5,000	\$ 3,000	Maintenance of land fountain + Horton
Road & Street Facilities							
Roadway Repair & Maintenance	\$ 7,145	\$ 7,145	\$ 5,000	\$ (2,145)	\$ 5,000	\$ -	
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	

**Proposed Budget
New River Community Development District
General Fund
Fiscal Year 2020/2021**

Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
Street Sign Repair & Replacement	\$ 310	\$ 413	\$ 1,500	\$ 1,087	\$ 1,500	\$ -	
Pressure Cleaning	\$ 13,315	\$ 13,315	\$ -	\$ (13,315)	\$ 13,500	\$ 13,500	Expenses Reclassed here
Parks & Recreation							
Employee Payroll	\$ 43,042	\$ 57,389	\$ 30,083	\$ (27,306)	\$ 59,414	\$ 29,331	Amenity Agreement addendum #1
Management Contract	\$ 8,891	\$ 10,800	\$ 10,800	\$ -	\$ 10,800	\$ -	Amenity Agreement
Facility Supplies	\$ 50	\$ 67	\$ 1,500	\$ 1,433	\$ 1,000	\$ (500)	
Pest Control	\$ 314	\$ 419	\$ 500	\$ 81	\$ 425	\$ (75)	Home Team Pest Defense, Inc.
Pool Service Contract	\$ 7,650	\$ 10,200	\$ 10,200	\$ -	\$ 10,200	\$ -	Suncoast pools
Pool Repairs	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Amenity Maintenance & Repairs	\$ 2,227	\$ 2,969	\$ 5,000	\$ 2,031	\$ 5,000	\$ -	
Pool Permits	\$ 425	\$ 567	\$ 500	\$ (67)	\$ 500	\$ -	
Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	Repairs completed Preventative Maint.
Clubhouse Maintenance & Repair	\$ 475	\$ 633	\$ 15,000	\$ 14,367	\$ 10,000	\$ (5,000)	
Telephone Fax, Internet	\$ 1,539	\$ 2,052	\$ 2,500	\$ 448	\$ 2,100	\$ (400)	Frontier - internet
Clubhouse - Facility Janitorial Service	\$ 2,058	\$ 2,744	\$ -	\$ (2,744)	\$ 3,000	\$ 3,000	All Done Services
Clubhouse - Facility Janitorial Supplies	\$ 24	\$ 382	\$ 1,000	\$ 618	\$ 400	\$ (600)	
Furniture Repair/Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	Replacement will be paid out of Reserves
Access Control Maintenance & Repair	\$ 3,652	\$ 4,869	\$ 2,500	\$ (2,369)	\$ 2,500	\$ -	Access cards and repairs
Athletic/Park Court/Field Repairs	\$ 29	\$ 39	\$ 5,000	\$ 4,961	\$ 1,500	\$ (3,500)	
Clubhouse Miscellaneous Expense	\$ 709	\$ 945	\$ 5,000	\$ 4,055	\$ 1,500	\$ (3,500)	
Dog Waste Station Service & Supplies	\$ 3,038	\$ 4,051	\$ 5,500	\$ 1,449	\$ 4,100	\$ (1,400)	Jayman Enterprises
Office Supplies	\$ 67	\$ 89	\$ 280	\$ 191	\$ 250	\$ (30)	
Contingency							
Miscellaneous Contingency	\$ 6,800	\$ 6,800	\$ 5,000	\$ (1,800)	\$ 5,000	\$ -	Reserve study & culvert repairs
Amenity Center (cost share)	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
Field Operations Subtotal	\$ 397,931	\$ 519,927	\$ 456,335	\$ (63,592)	\$ 624,958	\$ 168,623	
Contingency for County TRIM Notice							
TOTAL EXPENDITURES	\$ 473,818	\$ 620,924	\$ 553,800	\$ (67,124)	\$ 727,503	\$ 173,703	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 98,962	\$ (47,992)	\$ -	\$ (47,992)	\$ -	\$ -	

Budget Template
New River Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2020A-1	Series 2020A-2	Series 2010B-1	Series 2010B-2	Budget for 2020/2021
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$223,858.18	\$216,370.12	\$1,125.00	\$337,837.50	\$779,190.80
TOTAL REVENUES	\$223,858.18	\$216,370.12	\$1,125.00	\$337,837.50	\$779,190.80
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$223,858.18	\$216,370.12	\$1,125.00	\$337,837.50	\$779,190.80
Administrative Subtotal	\$223,858.18	\$216,370.12	\$1,125.00	\$337,837.50	\$779,190.80
TOTAL EXPENDITURES	\$223,858.18	\$216,370.12	\$1,125.00	\$337,837.50	\$779,190.80
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$807,290.48

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6% of Tax Roll. Budgeted net of tax roll assessments See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

New River Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$727,503.00
Collection Cost @	2%	\$15,478.79
Early Payment Discount @	4%	\$30,957.57
2020/2021 Total:		<u>\$773,939.36</u>

2019/2020 O&M Budget		\$525,000.00
2020/2021 O&M Budget		\$727,503.00
Total Difference:		<u>\$202,503.00</u>

		PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
		2019/2020	2020/2021	\$	%
<u>Platted</u>					
Parcel D	Series 2020A-1 Debt Service - Single Family 45'	\$755.00	\$644.00	-\$111.00	-14.70%
	Operations/Maintenance - Single Family 45'	\$768.03	\$1,057.51	\$289.48	37.69%
	Total	\$1,523.03	\$1,701.51	\$178.48	11.72%
Parcel D	Series 2020A-1 Debt Service - Single Family 55'	\$891.00	\$759.00	-\$132.00	-14.81%
	Operations/Maintenance - Single Family 55'	\$906.27	\$1,247.86	\$341.59	37.69%
	Total	\$1,797.27	\$2,006.86	\$209.59	11.66%
Parcel D	Series 2020A-1 Debt Service - Single Family 65'	\$1,146.00	\$978.00	-\$168.00	-14.66%
	Operations/Maintenance - Single Family 65'	\$1,167.40	\$1,607.41	\$440.01	37.69%
	Total	\$2,313.40	\$2,585.41	\$272.01	11.76%
Parcel E-1	Series 2020A-2 Debt Service - Townhome	\$675.00	\$675.00	\$0.00	0.00%
	Operations/Maintenance - Townhome	\$560.66	\$771.98	\$211.32	37.69%
	Total	\$1,235.66	\$1,446.98	\$211.32	17.10%
Parcel E-1	Series 2020A-2 Debt Service - Single Family 45'	\$925.00	\$925.00	\$0.00	0.00%
	Operations/Maintenance - Single Family 45'	\$768.03	\$1,057.51	\$289.48	37.69%
	Total	\$1,693.03	\$1,982.51	\$289.48	17.10%
Parcel E-1	Series 2020A-2 Debt Service - Single Family 55'	\$1,092.00	\$1,092.00	\$0.00	0.00%
	Operations/Maintenance - Single Family 55'	\$906.27	\$1,247.86	\$341.59	37.69%
	Total	\$1,998.27	\$2,339.86	\$341.59	17.09%
Parcel F	Series 2020A-2 Debt Service - Single Family 40'	(1)	\$1,165.82	(1)	(1)
	Operations/Maintenance - Single Family 40'	\$691.22	\$1,057.51	\$366.29	52.99%
	Total	\$690.22	\$2,223.33	\$366.29	52.99%
Parcel F	Series 2020A-2 Debt Service - Single Family 50'	(1)	\$1,375.67	(1)	(1)
	Operations/Maintenance - Single Family 50'	\$691.22	\$1,247.86	\$556.64	80.53%
	Total	\$690.22	\$2,623.53	\$556.64	80.53%
Parcel F	Series 2020A-2 Debt Service - Single Family 60'	(1)	\$1,772.04	(1)	(1)
	Operations/Maintenance - Single Family 60'	\$691.22	\$1,607.41	\$916.19	132.55%
	Total	\$690.22	\$3,379.45	\$916.19	132.55%
<u>Unplatted</u>					
Parcel E-2	Series 2020A-2 Debt Service - Commercial	(1)	\$201.32	(1)	(1)
	Operations/Maintenance - Commercial	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$1,153.08	\$260.54	37.69%
Parcel E-2	Series 2020A-2 Debt Service - Live/Work	(1)	\$201.32	(1)	(1)
	Operations/Maintenance - Live/Work	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$1,153.08	\$260.54	37.69%
Parcel E-2	Series 2020A-2 Debt Service - Multifamily	(1)	\$201.32	(1)	(1)
	Operations/Maintenance - Multifamily	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$1,153.08	\$260.54	37.69%
Parcel E-2	Series 2020A-2 Debt Service - Townhome	(1)	\$408.22	(1)	(1)
	Operations/Maintenance - Townhome	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$1,359.98	\$260.54	37.69%
Parcel E-2	Series 2020A-2 Debt Service - Villa	(1)	\$436.19	(1)	(1)
	Operations/Maintenance - Villa	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$1,387.95	\$260.54	37.69%
Parcel E-2	Series 2020A-2 Debt Service - Single Family 40'	(1)	\$559.21	(1)	(1)
	Operations/Maintenance - Single Family 40'	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$1,510.97	\$260.54	37.69%
Parcel F	Series 2020A-2 Debt Service - Single Family 40'	(1)	\$1,165.82	(1)	(1)
	Operations/Maintenance - Single Family 40'	\$691.22	\$951.76	\$260.54	37.69%
	Total	\$690.22	\$2,117.58	\$260.54	37.69%

NEW RIVER CDD

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$727,503.00
COLLECTION COSTS @	2.0%	\$15,478.79
EARLY PAYMENT DISCOUNT @	4.0%	\$30,957.57
TOTAL O&M ASSESSMENT		<u>\$773,939.36</u>

	LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
		O&M ⁽⁵⁾	SERIES 2020A1	SERIES 2020A2	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽⁵⁾	2020A-1 DEBT	2010A-2 DEBT	TOTAL ⁽³⁾
			DEBT	DEBT						SERVICE ⁽¹⁾	SERVICE ⁽²⁾	
PLATTED UNITS												
Parcel D	Single Family 45'	95	95		1.00	95.00	12.98%	\$100,463.40	\$1,057.51	\$644.00	\$0.00	\$1,701.51
Parcel D	Single Family 55'	161	161		1.18	189.98	25.96%	\$200,905.65	\$1,247.86	\$759.00	\$0.00	\$2,006.86
Parcel D	Single Family 65'	56	56		1.52	85.12	11.63%	\$90,015.21	\$1,607.41	\$978.00	\$0.00	\$2,585.41
Parcel E1	Townhome	52		52	0.73	37.96	5.19%	\$40,143.06	\$771.98	\$0.00	\$675.00	\$1,446.98
Parcel E1	Single Family 45'	65		65	1.00	65.00	8.88%	\$68,738.12	\$1,057.51	\$0.00	\$925.00	\$1,982.51
Parcel E1	Single Family 55'	36		36	1.18	42.48	5.80%	\$44,923.00	\$1,247.86	\$0.00	\$1,092.00	\$2,339.86
Parcel F	Single Family 40'	20		20	1.00	20.00	2.73%	\$21,150.19	\$1,057.51	\$0.00	\$1,165.82	\$2,223.33
Parcel F	Single Family 50'	50		50	1.18	59.00	8.06%	\$62,393.06	\$1,247.86	\$0.00	\$1,375.67	\$2,623.53
Parcel F	Single Family 60'	2		2	1.52	3.04	0.42%	\$3,214.83	\$1,607.41	\$0.00	\$1,772.04	\$3,379.45
UNPLATTED UNITS												
Parcel E-2	Commercial	187		187	0.90				\$951.76	\$0.00	\$201.32	\$1,153.08
Parcel E-2	Live/Work	37		37	0.90				\$951.76	\$0.00	\$201.32	\$1,153.08
Parcel E-2	Multifamily	1346		1346	0.90				\$951.76	\$0.00	\$201.32	\$1,153.08
Parcel E-2	Townhome	168		168	0.90	134.27	18%	\$141,992.85	\$951.76	\$0.00	\$408.22	\$1,359.98
Parcel E-2	Villa	44		44	0.90				\$951.76	\$0.00	\$436.19	\$1,387.95
Parcel E-2	Single Family 40'	181		181	0.90				\$951.76	\$0.00	\$559.21	\$1,510.97
Parcel F	Single Family 40'	5		5	0.90				\$951.76	\$0.00	\$1,165.82	\$2,117.58
		<u>2505</u>	<u>312</u>	<u>2193</u>		<u>731.85</u>	<u>100%</u>	<u>\$773,939.36</u>				
								<u>(\$46,436.36)</u>				
	Net Revenue to be Collected							<u>\$727,503.00</u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)

⁽¹⁾ Reflects the number of total lots with Series 2020A1 and Series 2020A2 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2020A1 and 2020A2 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

⁽⁵⁾ O&M assessments for the unplatted units are based on the total gross acreage of 235.38 acres.

Tab 6

RESOLUTION 2020-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the New River Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A ("FY 2020-2021 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the

FY 2020-2021 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated (including those undeveloped and unplatted lands anticipated to be platted in the upcoming fiscal year) for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in partial, deferred payments and according to the following schedule:
 - 1. For the District's 2010A-2 Debt Assessments
 - a. 70% due no later than April 15th and
 - b. 30% due no later than September 1st.
 - 2. For the District's 2010B-2 Debt Assessments
 - a. 50% due no later than April 15th and
 - b. 50% due no later than September 1st.
 - iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. Direct Bill for Certain O&M Assessments.**
- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2020
 - 2. 25% due no later than February 1, 2021
 - 3. 25% due no later than May 1, 2021
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill,

which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 17, 2020.

Attested By:

**New River
Community Development District**

Secretary/Assistant Secretary

Ross Halle
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

Tab 7

RESOLUTION 2020-14

A RESOLUTION OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the New River Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity ("**DEO**"), a schedule of its regular meetings.

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

1. **ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. **FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file this Resolution with DEO.
3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of August, 2020.

ATTEST:

**NEW RIVER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman

EXHIBIT A

The regular meeting schedule of the Board of Supervisors of the New River Community Development District for Fiscal Year 2020/2021 shall be:

Monday, October 19, 2020
Monday, December 21, 2020
Monday, February 15, 2021*
Monday, April 19, 2021*
Monday, June 21, 2021*
Monday, August 16, 2021*

All meetings will convene at 10:30 a.m. (or immediately after the adjournment of the Avalon West CDD meeting) with the exception of the February, April, June and August meetings which will convene at 6:00 p.m. (or immediately after the adjournment of the Avalon West CDD meeting) at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, FL 33545.

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information:
newrivercdd.com*

Tab 8

RESOLUTION 2020-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING ASSISTANT SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the New River Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

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

Section 1. Jennifer Goldyn is appointed Assistant Secretary

Section 2. This Resolution and any prior resolutions of the District shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded, and repealed.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ___ DAY OF AUGUST 2020.

**NEW RIVER COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY