

**NEW RIVER
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 16, 2021

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

New River Community Development District

Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033 • Fax: (954) 345-1292

August 11, 2021

Board of Supervisors
New River Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the New River Community Development District is scheduled for Monday, August 16, 2021 at 10:30 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida. Following is the meeting agenda:

1. Call to Order/Roll Call
2. Audience Comments on Agenda Items
3. Consent Agenda
 - A. June 21, 2021 Meeting Minutes
 - B. Financial Statements – June 2021
 - C. Fiscal Year 2022 Meeting Schedule
4. Public Hearing to Adopt Fiscal Year 2022 Budget
 - A. Resolution 2021-10, Adopting the Fiscal Year 2022 Budget
 - B. Resolution 2021-11, Levying Non Ad Valorem Assessments
5. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance
 - E. District Manager
 - i. Update from APW
 - ii. Discussion of Shared Amenity Manager Responsibilities
 - iii. Discussion of New Pool Furniture from www.outdoorfurnitureconnection.com
 - iv. Discussion of Color Samples for Pool Furniture
 - Colors for the Cushions/Umbrellas-Solids (Samples Enclosed)
 - Vinal Strap Colors: <https://outdoorfurnitureconnection.com/colors-fabrics/strap-colors/>
 - Finish Colors (Frames): <https://outdoorfurnitureconnection.com/colors-fabrics/frame-colors/>
 - v. Discussion of Sun Shelter for Playgrounds via HOA Donation
 - vi. Discussion of Landscape
 - Fieldstone Payments
 - Turf
 - Irrigation
 - New Landscaper to Start September 1, 2021
 - vii. Discussion of Community Club Use of Clubhouse (i.e. Bunko and Theater Practice)
 - viii. Discussion of Quit-Claim Parcel by APW Clubhouse

New River CDD
August 16, 2021
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6. Old Business
 - A. Discussion of Light Pole Replacement
 - B. Projects Pending Proposals
 - i. Clubhouse Ceiling Light Replacement, AC Vents and Outdoor Ceiling Fans
 - ii. Monuments Painting Signs to Match New Medallions
7. New Business
8. Supervisor Request
9. Adjournment

Any supporting material for the items listed above not included in the agenda package will be provided as soon as they are available, or they will be distributed at the meeting. I look forward to seeing you at the meeting, but in the meantime if you have any questions, please contact me.

Sincerely,

Mark Vega

Mark Vega
District Manager

cc: Vivek Babbar
Tonja Stewart

Third Order of Business

3A.

**MINUTES OF MEETING
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the New River Community Development District was held Monday, June 21, 2021 at 10:38 a.m. at the Cypress Village Clubhouse, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Ross Halle	Chairman
Stephanie Lerret	Assistant Secretary
Jeff Smith	Assistant Secretary
Ryan Thomas	Assistant Secretary (<i>via telephone</i>)

Also present were:

Mark Vega	District Manager
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer

The following is a summary of the discussions and actions taken at the June 21, 2021 New River Community Development District’s Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Vega called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

- Audience comments were received.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. May 25, 2021 Meeting Minutes**
- B. Financial Statement – May 2021**
- C. Acceptance of Financial Audit for Fiscal Year 2020**

- Mr. Vega presented the consent agenda which included the minutes, financials and the audit report.
- The audit is normally done before now, but it was not completed by Rizzetta so Inframark had to complete the process.
- Mr. Vega stated the auditor suggested the District do a budget amendment at the end of the year.

On MOTION by Ms. Lerret, seconded by Mr. Halle with all in favor the consent agenda was approved as presented. 4-0

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FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

- Mr. Vega presented the landscape report. He reported he received four calls from residents that he explained the Florida Adjoining Landowner law. This was discussed further.
- There was discussion regarding the tree at River Glen which is growing into the resident pool. Mr. Smith felt these trees should be cut down to avoid hazards to homes. A landscape proposal for all the trees, per the contract, was presented and it was suggested the tree be trimmed 16 feet off the road.
- Further discussion ensued regarding educating homeowners regarding tree trimming between the neighboring properties or private properties to avoid any issues.

B. Lake and Wetland Report

- The Lake and Wetland report was presented by Mr. Vega. He informed the Board they are reducing their contract by \$775 to remove the mosquito larvae control, which was not included in their report.
- Mr. Vega will be presenting a Lake and Wetland Management proposal. Solitude Lake Management is one of the companies he spoke with. Solitude Lake Management use to be a tiny company before they purchased Lake Masters, Aquatic Systems, and Lake and Wetland.

C. District Counsel

- There being no report, the next item followed.

D. District Engineer

- Ms. Stewart had several items to present to the Board. She asked for a copy of the aquatic report as they are in the process of updating information on SWFWMD records.
- Ms. Stewart spoke to Dillon who does all the mitigation for the developer on the ponds, whom Mr. Vega asked for a quote on the ponds. He is working on a quote to pick up the mitigation area maintenance and monitoring in the next few days.
- She stated Dillon mentioned there is a creek on the east side area, which has swamp grass. This is difficult to control. She reviewed options to address the issue.

- 75 • They may be able to do a monthly treatment and get it under control, or they could
- 76 probably plan on doing maintenance in this area as the intrusive vegetation continues
- 77 to be in that creek. Options will be brought before the Board at the next meeting.
- 78 • Discussion was had regarding the street flooding. Ms. Stewart will continue to monitor
- 79 this area over the next 30 days and follow-up.
- 80 • Discussion was had regarding maintenance on the wetland. Mr. Halle stated there was
- 81 a contract to do this until it was turned over and there was never a point where they just
- 82 stopped. He was informed by Ms. Stewart the contract expired and a new contract
- 83 would be required. Mr. Halle asked if Dillon is now telling them the contract expired
- 84 and he has stopped the work he was doing. Ms. Stewart confirmed it was her
- 85 understanding from the email she received. Mr. Halle will follow up with Biotech on
- 86 this matter.
- 87 • Discussion was had about not having the meeting on the 19th and have the Asphalt
- 88 representative attend the 16th meeting at 12:30 p.m.

89
90 **E. District Manager**

91 • **Review and Discussion of the Fiscal Year 2022 Budget**

- 92 ○ Mr. Vega indicated the tentative budget, which was approved at the last meeting,
- 93 was included in the agenda package. He reviewed several items on the budget with
- 94 the Board.

95
96 • **Follow-up**

- 97 ○ Mr. Vega reviewed and discussed several follow-up items.
- 98 ➤ Cleaning of the bathroom.
- 99 ➤ Landscaping.
- 100 ➤ Ponds.
- 101 ➤ Power washing.
- 102 ○ Mr. Vega has not received any proposals for replacing the seven lights and
- 103 retexturing the ceiling yet. He will get a quote for replacing the three rear patio
- 104 ceiling fans
- 105 ○ Discussion was had about throwing out items like mattresses. Mr. Vega noted he
- 106 has negotiated with Pasco County in other CDDs where they handle trash.

3B.

**New River
Community Development District**

Financial Report

June 30, 2021

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

June 30, 2021

Balance Sheet
June 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 A-2 DEBT SERVICE FUND	SERIES 2020 A-1 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 328,045	\$ -	\$ -	\$ 328,045
Assessments Receivable - District Collected	54,322	478,878	-	533,200
Investments:				
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,484	-	92,484
Reserve Fund (A-2)	-	199,491	-	199,491
Reserve Fund (B-2)	-	136,250	-	136,250
Revenue Fund (A-1)	-	-	53,679	53,679
Revenue Fund (A-2)	-	2	-	2
Revenue Fund (B-2)	-	52,530	-	52,530
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordianate Reserve Fund (A-1)	-	-	10,200	10,200
Subordinate Prepayment Fund (A-1)	-	-	4,856	4,856
Prepaid Items	2,810	-	-	2,810
Deposits	5,250	-	-	5,250
TOTAL ASSETS	\$ 390,427	\$ 960,871	\$ 168,116	\$ 1,519,414
<u>LIABILITIES</u>				
Accounts Payable	\$ 6,223	\$ -	\$ -	\$ 6,223
Accrued Expenses	850	-	-	850
TOTAL LIABILITIES	7,073	-	-	7,073
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	2,810	-	-	2,810
Restricted for:				
Debt Service	-	960,871	168,116	1,128,987
Unassigned:	380,544	-	-	380,544
TOTAL FUND BALANCES	\$ 383,354	\$ 960,871	\$ 168,116	\$ 1,512,341
TOTAL LIABILITIES & FUND BALANCES	\$ 390,427	\$ 960,871	\$ 168,116	\$ 1,519,414

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-21 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 6	0.00%	\$ -
Room Rentals	-	675	0.00%	75
Special Assmnts- Tax Collector	512,424	520,846	101.64%	2,441
Special Assmnts- CDD Collected	215,079	217,819	101.27%	-
Other Miscellaneous Revenues	-	522	0.00%	195
TOTAL REVENUES	727,503	739,868	101.70%	2,711

EXPENDITURES

Administration

P/R-Board of Supervisors	-	3,400	0.00%	800
FICA Taxes	-	138	0.00%	61
ProfServ-Administrative	3,700	1,999	54.03%	-
ProfServ-Arbitrage Rebate	1,000	-	0.00%	-
ProfServ-Engineering	5,000	1,981	39.62%	950
ProfServ-Legal Services	15,000	15,720	104.80%	3,413
ProfServ-Mgmt Consulting Serv	16,050	21,407	133.38%	5,910
ProfServ-Trustee Fees	11,000	10,378	94.35%	-
Assessment Roll	5,150	5,150	100.00%	-
Disclosure Report	5,000	5,750	115.00%	-
Accounting Services	14,500	7,018	48.40%	-
Auditing Services	6,500	6,378	98.12%	-
Website Hosting/Email services	7,500	2,627	35.03%	-
Public Officials Insurance	2,820	2,691	95.43%	-
Legal Advertising	2,000	1,155	57.75%	-
Miscellaneous Mailings	2,400	18	0.75%	18
Misc-Property Taxes	550	81	14.73%	-
Misc-Assessment Collection Cost	3,900	2,016	51.69%	-
Tax Collector/Property Appraiser Fees	150	150	100.00%	-
Amenity Center Cost Share	50,000	50,000	100.00%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
Total Administration	152,545	138,232	90.62%	11,152

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-21 ACTUAL
<u>Electric Utility Services</u>				
Utility - Irrigation	3,500	1,000	28.57%	123
Street Lights	45,084	27,539	61.08%	6,860
Total Electric Utility Services	48,584	28,539	58.74%	6,983
<u>Garbage/Solid Waste Services</u>				
Solid Waste Assessment	335	163	48.66%	-
Total Garbage/Solid Waste Services	335	163	48.66%	-
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	14,035	63.08%	4,653
Total Water-Sewer Comb Services	22,250	14,035	63.08%	4,653
<u>Stormwater Control</u>				
Stormwater Assessment	250	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	9,895	56.54%	775
Total Stormwater Control	26,250	9,895	37.70%	775
<u>Other Physical Environment</u>				
Insurance - Property	7,500	2,510	33.47%	233
Insurance - General Liability	4,000	2,960	74.00%	-
R&M-Well Maintenance	2,500	-	0.00%	-
Landscape Maintenance	250,000	78,155	31.26%	-
Landscape Replacement	25,000	8,549	34.20%	2,563
Irrigation Repairs & Replacem.	9,500	7,731	81.38%	2,931
Holiday Decoration	2,500	-	0.00%	-
Utility Deposit Bond	2,000	-	0.00%	-
Total Other Physical Environment	303,000	99,905	32.97%	5,727
<u>Contingency</u>				
Misc-Contingency	5,000	17,290	345.80%	-
Total Contingency	5,000	17,290	345.80%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-21 ACTUAL
<u>Road and Street Facilities</u>				
Pressure Cleaning	13,500	375	2.78%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	12,984	259.68%	-
Total Road and Street Facilities	21,500	13,359	62.13%	-
<u>Parks and Recreation - General</u>				
Payroll-Salaries	59,414	24,262	40.84%	-
Clubhouse - Facility Janitorial Service	3,000	2,250	75.00%	500
Management Contract	10,800	9,578	88.69%	-
Pest Control	425	209	49.18%	-
Contracts-Pools	10,200	7,650	75.00%	850
Telephone/Fax/Internet Services	2,100	1,548	73.71%	171
Utility - Recreation Facilities	6,600	3,642	55.18%	407
Utility - Fountains	3,750	215	5.73%	-
R&M-Clubhouse	10,000	101	1.01%	-
R&M-Fountain	5,000	128	2.56%	43
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	-	0.00%	-
Athletic/Park Court/Field Repairs	1,500	2,296	153.07%	-
Amenity Maintenance & Repairs	5,000	-	0.00%	-
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	-	0.00%	-
Garbage Collection	10,000	5,040	50.40%	630
Entry & Walls Maintenance	2,000	475	23.75%	-
Access Control Maintenance & Repair	2,500	3,560	142.40%	378
Miscellaneous Expenses	1,500	85	5.67%	-
Office Supplies	250	52	20.80%	-
Clubhouse - Facility Janitorial Supplies	400	40	10.00%	-
Facility Supplies	1,000	145	14.50%	-
Dog Waste Station Service & Supplies	4,100	2,700	65.85%	338
Pool Permits	500	425	85.00%	-
Total Parks and Recreation - General	148,039	64,401	43.50%	3,317

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-21 ACTUAL
TOTAL EXPENDITURES	727,503	385,819	53.03%	32,607
Excess (deficiency) of revenues				
Over (under) expenditures	-	354,049	0.00%	(29,896)
Net change in fund balance	\$ -	\$ 354,049	0.00%	\$ (29,896)
FUND BALANCE, BEGINNING (OCT 1, 2020)	29,305	29,305		
FUND BALANCE, ENDING	\$ 29,305	\$ 383,354		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-21 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22	0.00%	\$ 2
Special Assmnts- Tax Collector	126,308	127,200	100.71%	-
Special Assmnts- Prepayment	-	227,703	0.00%	-
Special Assmnts- CDD Collected	1,220,848	1,200,039	98.30%	-
TOTAL REVENUES	1,347,156	1,554,964	115.43%	2
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	255,000	100.00%	-
Principal Prepayments	-	785,000	0.00%	-
Interest Expense	1,092,156	756,425	69.26%	-
Total Debt Service	1,347,156	1,796,425	133.35%	-
TOTAL EXPENDITURES	1,347,156	1,796,425	133.35%	-
Excess (deficiency) of revenues Over (under) expenditures	-	(241,461)	0.00%	2
Net change in fund balance	\$ -	\$ (241,461)	0.00%	\$ 2
FUND BALANCE, BEGINNING (OCT 1, 2020)	1,202,332	1,202,332		
FUND BALANCE, ENDING	\$ 1,202,332	\$ 960,871		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-21 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 14	0.00%	\$ 1
Special Assmnts- Tax Collector	223,858	225,439	100.71%	-
TOTAL REVENUES	223,858	225,453	100.71%	1
EXPENDITURES				
Debt Service				
Principal Debt Retirement	120,000	120,000	100.00%	-
Principal Prepayments	-	90,000	0.00%	-
Interest Expense	103,858	103,544	99.70%	-
Total Debt Service	223,858	313,544	140.06%	-
TOTAL EXPENDITURES	223,858	313,544	140.06%	-
Excess (deficiency) of revenues Over (under) expenditures	-	(88,091)	0.00%	1
Net change in fund balance	\$ -	\$ (88,091)	0.00%	\$ 1
FUND BALANCE, BEGINNING (OCT 1, 2020)	256,207	256,207		
FUND BALANCE, ENDING	\$ 256,207	\$ 168,116		

**New River
Community Development District**

Supporting Schedules

June 30, 2021

Cash and Investment Report

June 30, 2021

<u>Account Name</u>	<u>Account #</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating New	6620	Bank United	0.00%	\$328,045
DEBT SERVICE FUNDS				
Series 2010 Prepayment Fund B-2	20006	US Bank	0.02	1,236
Series 2010 Remedial Expenditure A-2	20012	US Bank	0.02	92,484
Series 2010 Reserve Fund A-2	20003	US Bank	0.02	199,491
Series 2010 Reserve Fund B-2	20007	US Bank	0.02	136,250
Series 2010 Revenue Fund A-2	20000	US Bank	0.02	2
Series 2010 Revenue Fund B-2	21004	US Bank	0.02	52,530
		Subtotal Fund 201		<u>481,993</u>
Series 2020 Revenue Fund A-1	81000	US Bank	0.02	53,679
Series 2020 Senior Reserve Fund A-1	81004	US Bank	0.02	99,381
Series 2020 Sub Reserve Fund A-1	81008	US Bank	0.02	10,200
Series 2020 Sub Prepay Fund A-1	81007	US Bank	0.02	4,856
		Subtotal Fund 202		<u>168,116</u>
		Subtotal DS		<u><u>\$650,109</u></u>
		Total		<u><u>\$978,154</u></u>

New River CDD

Bank Reconciliation

Bank Account No. 6620 Bank United Checking
 Statement No. 06.30.21
 Statement Date 6/30/2021

G/L Balance (LCY)	328,044.85	Statement Balance	337,543.39
G/L Balance	328,044.85	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	328,044.85	Subtotal	337,543.39
Negative Adjustments	0.00	Outstanding Checks	9,498.54
	<hr/>	Differences	0.00
Ending G/L Balance	328,044.85	Ending Balance	328,044.85
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/18/2021	Payment	2017	RIZZETTA AMENITY SERVICES, INC	1,137.34	0.00	1,137.34
5/19/2021	Payment	2021	RIZZETTA AMENITY SERVICES, INC	245.43	0.00	245.43
6/2/2021	Payment	2029	COMPLETE I.T.	489.70	0.00	489.70
6/28/2021	Payment	2041	DCSI INC	378.00	0.00	378.00
6/28/2021	Payment	2042	INFRAMARK, LLC	5,928.67	0.00	5,928.67
6/28/2021	Payment	2043	STANTEC CONSULTING SERVICES, INC.	950.00	0.00	950.00
6/29/2021	Payment	2044	RYAN THOMAS	184.70	0.00	184.70
6/29/2021	Payment	2045	JEFFREY D. SMITH	184.70	0.00	184.70
Total Outstanding Checks.....				9,498.54		9,498.54

**New River
Community Development District**

Check Register

06/01-06/30/21

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 06/01/21 to 06/30/21
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2027	06/02/21	AVALON PARK WEST CDD	051121	Interlocal Agreement Fees	Amenity Center Cost Share	549908-51301	\$50,000.00
001	2028	06/02/21	CINTAS FIRE PROTECTION	0F32647668	Fire Ext Inspection	Miscellaneous Expenses	549999-57201	\$84.84
001	2029	06/02/21	COMPLETE I.T.	6820	Email Setup/Support	Website Hosting/Email services	534369-51301	\$489.70
001	2030	06/02/21	FIELDSTONE LANDSCAPE SERVICES LLC	10534	Irrigation Repair- 5/6/2021	Irrigation Repairs & Replacem.	546932-53908	\$778.72
001	2030	06/02/21	FIELDSTONE LANDSCAPE SERVICES LLC	10610	Irrigation Repair- 5/12/2021	Irrigation Repairs & Replacem.	546932-53908	\$81.90
001	2030	06/02/21	FIELDSTONE LANDSCAPE SERVICES LLC	9530	Irrigation Repair- 3/25/21	Irrigation Repairs & Replacem.	546932-53908	\$269.93
001	2031	06/02/21	FLORIDA DEPT OF HEALTH	51-BID-5266566	Pool Permit Fee	Pool Permits	554022-57201	\$280.00
001	2031	06/02/21	FLORIDA DEPT OF HEALTH	51-BID-5267003	Pool Permit Fees	Pool Permits	554022-57201	\$145.00
001	2032	06/02/21	MARK VEGA	052621	Reimbursement for 5 IPADS	Misc-Contingency	549900-53985	\$1,649.95
001	2033	06/02/21	MIKE WELLS	040121	Annual Fees	Tax Collector/Property Appraiser Fees	549114-51301	\$150.00
001	2034	06/10/21	ALL DONE SERVICES, INC	218	Cleaning Svcs- Clubhouse- May 2021	Clubhouse - Facility Janitorial Service	531131-57201	\$250.00
001	2035	06/10/21	FIELDSTONE LANDSCAPE SERVICES LLC	10400	Annals/Mulch- May 2021	Landscape Maintenance	546300-53908	\$2,563.33
001	2035	06/10/21	FIELDSTONE LANDSCAPE SERVICES LLC	10746	Irrigation Repairs- 5/28/21	Irrigation Repairs & Replacem.	546932-53908	\$1,833.14
001	2035	06/10/21	FIELDSTONE LANDSCAPE SERVICES LLC	10745	Irrigation Repairs- 5/27/21	Irrigation Repairs & Replacem.	546932-53908	\$181.35
001	2036	06/10/21	JAYMAN ENTERPRISES, LLC	1566	Dog Station Services/Trash Pickup- May 2021	Dog Waste Station Service & Supplies	552161-57201	\$337.50
001	2036	06/10/21	JAYMAN ENTERPRISES, LLC	1566	Dog Station Services/Trash Pickup- May 2021	Garbage Collection	546913-53908	\$630.00
001	2037	06/10/21	LAKE & WETLAND MANAGEMENT	121-WC	Lake Maint- June 2021	Aquatic Maintenance	546995-53805	\$775.00
001	2038	06/10/21	STRALEY ROBIN VERICKER	19883	Legal Services through 5/15/21	ProfServ-Legal Services	531023-51401	\$3,412.95
001	2041	06/28/21	DCSI INC	28647	Access Card Services	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2042	06/28/21	INFRAMARK, LLC	64794	Management Services- June 2021	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,909.92
001	2042	06/28/21	INFRAMARK, LLC	64794	Management Services- June 2021	PRINTING AND BINDING	547001-51301	\$5.44
001	2042	06/28/21	INFRAMARK, LLC	64794	Management Services- June 2021	Miscellaneous Mailings	548030-51301	\$13.31
001	2043	06/28/21	STANTEC CONSULTING SERVICES, INC.	1796804	Engineer Fees- Period Ending 5/28/21	ProfServ-Engineering	531013-51301	\$950.00
001	DD203	06/04/21	FRONTIER ACH	051321 ACH		Telephone/Fax/Internet Services	541009-57201	\$170.98
001	DD205	06/02/21	WITHLACOOCHEE RIVER ELECTRIC	051121 ACH	Electric Service- 4/7/21-5/6/21	Street Lights	543057-53100	\$2,953.17
001	DD205	06/02/21	WITHLACOOCHEE RIVER ELECTRIC	051121 ACH	Electric Service- 4/7/21-5/6/21	Utility - Irrigation	543014-53100	\$123.44
001	DD205	06/02/21	WITHLACOOCHEE RIVER ELECTRIC	051121 ACH	Electric Service- 4/7/21-5/6/21	Utility - Recreation Facilities	543079-57201	\$454.79
001	DD205	06/02/21	WITHLACOOCHEE RIVER ELECTRIC	051121 ACH	Electric Service- 4/7/21-5/6/21	R&M-Fountain	546032-57201	\$42.27
001	DD206	06/25/21	WITHLACOOCHEE RIVER ELECTRIC	060921 ACH	Electric Service- 5/6/21-6/4/21	Street Lights	543057-53100	\$2,953.17
001	DD206	06/25/21	WITHLACOOCHEE RIVER ELECTRIC	060921 ACH	Electric Service- 5/6/21-6/4/21	Utility - Irrigation	543014-53100	\$123.44
001	DD206	06/25/21	WITHLACOOCHEE RIVER ELECTRIC	060921 ACH	Electric Service- 5/6/21-6/4/21	Utility - Recreation Facilities	543079-57201	\$406.85
001	DD206	06/25/21	WITHLACOOCHEE RIVER ELECTRIC	060921 ACH	Electric Service- 5/6/21-6/4/21	R&M-Fountain	546032-57201	\$42.77
001	DD213	06/24/21	WITHLACOOCHEE RIVER ELECTRIC	4687-061421 ACH	Street Lighting- Avalon West N- 6/14/21	Street Lights	543057-53100	\$3,906.82
001	2039	06/11/21	JEFFREY D. SMITH	PAYROLL	June 11, 2021 Payroll Posting			\$184.70
001	2040	06/15/21	RYAN THOMAS	PAYROLL	June 15, 2021 Payroll Posting			\$184.70
001	2044	06/29/21	RYAN THOMAS	PAYROLL	June 29, 2021 Payroll Posting			\$184.70
001	2045	06/29/21	JEFFREY D. SMITH	PAYROLL	June 29, 2021 Payroll Posting			\$184.70
Fund Total								\$83,086.48

3C.

NOTICE OF MEETINGS
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes notice is being given that the Board of Supervisors of the New River Community Development District will hold their regular meetings for Fiscal Year 2022 on the dates listed below at 10:30 A.M. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL. 33545, unless otherwise indicated:

September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021
January 17, 2022
February 21, 2022
March 21, 2022
April 18, 2022
May 16, 2022
June 20, 2022
July 18, 2022
August 15, 2022
September 19, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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 such appeal is to be based.

Mark Vega
Manager

Fourth Order of Business

NEW RIVER
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Modified Tentative Budget

Prepared by:



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New River
Community Development District

Operating Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUN-2021	JUL-2021 SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 6	\$ -	\$ 6	\$ -
Room Rentals	-	-	675	-	675	-
Special Assmnts- Tax Collector	375,736	512,424	520,846	2,480	523,326	637,199
Special Assmnts- CDD Collected	167,790	215,079	217,819	1,836	219,655	131,497
Special Assmnts - Discounts	-	-	-	-	-	(25,488)
Other Miscellaneous Revenues	60,480	-	522	-	522	-
TOTAL REVENUES	604,006	727,503	739,868	4,316	744,184	743,207
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	-	-	3,400	1,600	5,000	6,000
FICA Taxes	-	-	138	-	-	-
ProfServ-Administrative	3,600	3,700	1,999	333	2,332	-
ProfServ-Arbitrage Rebate	-	1,000	-	1,000	1,000	1,200
ProfServ-Engineering	7,306	5,000	1,981	3,019	5,000	5,000
ProfServ-Legal Services	16,289	15,000	15,720	-	15,720	15,000
ProfServ-Mgmt Consulting Serv	15,590	16,050	21,407	18,423	39,830	36,845
ProfServ-Trustee Fees	6,107	11,000	10,378	622	11,000	11,000
Assessment Roll	5,000	5,150	5,150	-	5,150	-
ProfServ-Dissemination	5,000	5,000	5,750	-	5,750	5,000
Accounting Services	14,000	14,500	7,018	1,170	8,188	-
Auditing Services	4,792	6,500	6,378	-	6,378	6,500
Website Hosting	5,063	7,500	2,627	2,627	5,254	1,579
Email Services	-	-	-	538	538	1,076
Public Officials Insurance	2,563	2,820	2,691	-	2,691	2,820
Legal Advertising	4,989	2,000	1,155	845	2,000	2,000
Miscellaneous Mailings	499	2,400	18	2,382	2,400	2,400
Misc-Property Taxes	310	550	81	469	550	550
Misc-Assessmnt Collection Cost	3,600	3,900	2,016	1,884	3,900	12,744
Tax Collector/Property Appraiser Fees	-	150	150	-	150	150
Amenity Center Cost Share	50,000	50,000	50,000	-	50,000	50,000
Dues, Licenses, Subscriptions	325	325	175	150	325	325
Total Administrative	145,033	152,545	138,232	35,062	173,156	160,189
<i>Electric Utility Services</i>						
Utility - Irrigation	1,326	3,500	1,000	333	1,333	3,500
Street Lights	34,553	45,084	27,539	9,180	36,719	45,084
Total Electric Utility Services	35,879	48,584	28,539	9,513	38,052	48,584
<i>Garbage/Solid Waste Services</i>						
Solid Waste Assessment	218	335	163	172	335	335
Total Garbage/Solid Waste Services	218	335	163	172	335	335

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL-2021 SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Water-Sewer Comb Services						
Utility Services	19,392	22,250	14,035	4,678	18,713	22,250
Total Water-Sewer Comb Services	19,392	22,250	14,035	4,678	18,713	22,250
Stormwater Control						
Stormwater Assessment	91	250	-	250	250	250
Conservation & Wetlands	11,100	8,500	-	4,250	4,250	8,500
Aquatic Maintenance	13,680	17,500	9,895	3,298	13,193	17,500
Total Stormwater Control	24,871	26,250	9,895	7,798	17,693	26,250
Other Physical Environment						
Insurance - Property	1,980	7,500	2,510	-	2,510	7,500
Insurance - General Liability	2,819	4,000	2,960	-	2,960	4,000
R&M-Well Maintenance	-	2,500	-	1,250	1,250	2,500
Landscape Maintenance	169,620	250,000	78,155	26,052	104,207	150,000
Landscape Replacement	77,650	25,000	8,549	2,850	11,399	40,000
Irrigation Repairs & Replacem.	15,928	9,500	7,731	2,577	10,308	9,500
Holiday Decoration	-	2,500	-	2,500	2,500	2,500
Utility Deposit Bond	1,701	2,000	-	2,000	2,000	2,000
Reserves	-	-	-	-	-	109,200
Total Other Physical Environment	269,698	303,000	99,905	37,228	137,133	327,200
Contingency						
Misc-Contingency	20,119	5,000	17,290	-	17,290	25,000
Total Contingency	20,119	5,000	17,290	-	17,290	25,000
Road and Street Facilities						
Pressure Cleaning	13,315	13,500	375	1,000	1,375	13,500
R&M-Sidewalks	-	1,500	-	500	500	1,500
R&M-Street Signs	310	1,500	-	500	500	1,500
Roadway Repair & Maintenance	7,145	5,000	12,984	-	12,984	5,000
Total Road and Street Facilities	20,770	21,500	13,359	2,000	15,359	21,500
Parks and Recreation - General						
Payroll-Salaries	55,918	59,414	24,262	8,087	32,349	34,074
Clubhouse - Facility Janitorial Service	2,808	3,000	2,250	750	3,000	3,000
Management Contract	12,047	10,800	9,578	-	9,578	-
Pest Control	418	425	209	216	425	425
Contracts-Pools	10,200	10,200	7,650	2,550	10,200	10,200
Telephone/Fax/Internet Services	2,052	2,100	1,548	516	2,064	2,100
Utility - Recreation Facilities	5,784	6,600	3,642	1,214	4,856	6,600
Utility - Fountains	514	3,750	215	3,535	3,750	3,750
R&M-Clubhouse	1,196	10,000	101	34	135	10,000
R&M-Fountain	-	5,000	128	2,500	2,628	5,000
R&M-Parking Lots	-	1,500	-	500	500	1,500
R&M-Pools	-	2,500	-	1,250	1,250	2,500
Athletic/Park Court/Field Repairs	264	1,500	2,296	-	2,296	1,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUN-2021	JUL-2021 SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
Amenity Maintenance & Repairs	5,199	5,000	-	2,500	2,500	5,000
Facility A/C & Heating Maintenance & Repair	872	1,500	-	500	500	1,500
Security System Monitoring & Maint.	-	2,500	-	2,500	2,500	2,500
Garbage Collection	7,645	10,000	5,040	1,680	6,720	10,000
Entry & Walls Maintenance	5,195	2,000	475	158	633	2,000
Access Control Maintenance & Repair	5,035	2,500	3,560	1,187	4,747	2,500
Miscellaneous Expenses	709	1,500	85	28	113	1,500
Office Supplies	67	250	52	17	69	250
Clubhouse - Facility Janitorial Supplies	24	400	40	13	53	400
Facility Supplies	50	1,000	145	48	193	1,000
Dog Waste Station Service & Supplies	4,380	4,100	2,700	900	3,600	4,100
Pool Permits	425	500	425	75	500	500
Total Parks and Recreation - General	120,802	148,039	64,401	30,759	95,160	111,899
TOTAL EXPENDITURES	656,782	727,503	385,819	127,211	512,892	743,207
Excess (deficiency) of revenues						
Over (under) expenditures	(52,776)	-	354,049	(122,895)	231,292	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	(52,776)	-	354,049	(122,895)	231,292	-
FUND BALANCE, BEGINNING	52,776	29,305	29,305	-	29,305	260,597
FUND BALANCE, ENDING	\$ 29,305	\$ 29,305	\$ 383,354	\$ (122,895)	\$ 260,597	\$ 260,597

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 260,597
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	109,200
Total Funds Available (Estimated) - 9/30/2022	369,797

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	158,502 ⁽¹⁾
Reserves	109,200
Total Allocation of Available Funds	267,702

Total Unassigned (undesignated) Cash	\$ 102,095
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2022

REVENUES

Interest – Investments

The District earns interest income on its accounts. Interest is calculated on the average monthly collected balance for the operating account.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. This is the portion that will be collected through the Tax Collector.

Special Assessment – CDD Collected: Assessment levied and directly billed by the District for properties not on the tax roll.

Special Assessments – Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 3% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

This is the revenue generated from the sale resident access cards, and entry decals, and replacement access cards and decals.

EXPENDITURES

<i>Administrative</i>

Payroll - Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance plus payroll taxes and ADP fees. However, the Board agreed to reduce their payroll to \$100 per meeting. The amount for the fiscal year is based upon all Supervisors attending all meetings.

Professional Service - Arbitrage Rebate

The District has an agreement with an American Municipal Tax-Exempt Compliance Corporation to annually calculate the District's Arbitrage Rebate Liability on the Series 2002 and Series 2015A Special Assessment Bonds. The budgeted amount for the fiscal year is based on an existing engagement letter.

Professional Service - Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, and other specifically requested assignments.

Professional Service - Legal Services

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Service - Management Consulting Services (IMS)

The District receives Management, Accounting, Administrative and Assessment services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Budget Narrative
Fiscal Year 2022

<i>Administrative (continued)</i>

Professional Service - Trustee

The District issued Series 2002, 2015A and 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee budget is increased per a notice from U.S. Bank, the Trustee.

Professional Service - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service performed by Inframark – Infrastructure Management Services

Auditing Services

The District is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. Budget is based on an existing engagement letter with Grau & Associates.

Website Hosting

The District's website is maintained by Campus Suite and is charged a fee annually.

Email Services

The District's email services are provided by Complete IT and are charged on a monthly basis.

Public Officials Insurance

The District's Insurance policy budgeted amount for the fiscal year is based on prior year premiums plus anticipated market adjustments.

Legal Advertising

The District is required to advertise various notices for the monthly Board meetings and other public hearings in a newspaper of general circulation

Miscellaneous Mailings

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Miscellaneous Property Tax

The District may pay miscellaneous fees to the County Tax Collector.

Miscellaneous - Assessment Collection Cost

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

Tax Collector/Property Appraiser Fees

The District pays an annual administrative fee to the Property Appraiser of \$150.

Amenity Center Cost Share

The District incurs annual expenses related to shared amenity centers.

Dues, Licenses, Subscriptions

This includes the annual fee of \$175 the District is required to pay to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2022

Electric Utility Services

Utility - Irrigation

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

Streetlights

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

Garbage/Solid Waste Services

Solid Waste Assessment

The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Comb Services

Utility Services

The District will incur water/sewer utility expenditures related to district operations.

Stormwater Control

Stormwater Assessment

The District will incur stormwater assessment fees related to district operations.

Conservation & Wetlands

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

Aquatic Maintenance

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

Other Physical Environment

Insurance – Property

The District will incur fees to insure items owned by the District for its property needs.

Insurance – General Liability

The District will incur fees to insure items owned by the District for its general liability needs.

R&M Well Maintenance

The District will incur expenditures related to repairs of the irrigation wells.

Landscape Maintenance

The District will incur expenditures to maintain landscaping of turf, trees, shrubs, etc

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Irrigation Repairs & Replacement

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

New River

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**Holiday Decoration**

Expenses related to holiday lights and decorations for the public enjoyment

Utility Deposit Bond

The District may require a bond to ensure utility deposits.

Reserves

The district has established a reserve account to begin building reserves for future improvements.

*Contingency***Misc-Contingency**

The district may incur expenses not accounted for in other areas.

*Road and Street Facilities***Pressure Cleaning**

The District may incur expenses related to pressure washing roads, sidewalks and other areas within the District.

R&M Sidewalks

Expenses related to sidewalks located in the right of way of streets the District may own if any.

R&M Street Signs

Expenses related to repair, maintenance and replacement of streets signs located within the District.

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways owned by the District, if any.

*Parks and Recreation - General***Payroll – Salaries**

The District pays salary as part of the IMS Management Contract for a part-time Amenity Services Employee, based on 29 hours per week.

Clubhouse - Facility Janitorial Service

Expenses related to the cleaning of the facility and related supplies.

Pest Control

Expenses related to pest control in and around the District facilities.

Contract - Pools

Expenses related to the maintenance of swimming pools and other water features.

Telephone/Fax/Internet Services

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

Utility – Recreation Facilities

The District will incur electric utility expenditures for general purposes within the recreation facilities.

Utility – Fountains

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

Budget Narrative
Fiscal Year 2022

Parks and Recreation – General cont'd

R&M Clubhouse

This item covers the expenses incurred for repair and maintenance of clubhouse facilities.

R&M Fountain

The District may incur expenses related to maintaining the fountains throughout the Parks & Recreational areas.

R&M Parking lots

The District may incur expenses related to maintaining the parking areas within the District.

R&M Pools

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

Athletic/Park Court/Field Repairs

Expense related to any facilities such as tennis, basketball etc.

Amenity Maintenance & Repairs

Expenses related to the repair and maintenance of amenity facilities not covered in other categories.

Facility A/C & Heating Maintenance & Repairs

Expenses related to HVAC repairs and maintenance in District facilities.

Security System Monitoring & Maintenance

The District may install a security system for the clubhouse.

Garbage Collection

The District will incur expenditures related to the removal of garbage and solid waste.

Entry and Walls Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

Access Control Maintenance

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

Miscellaneous Expense

Expenses which may not fit into a defined category in this section of the budget.

Office Supplies

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

Facility Supplies

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

Dog Waste Station Service & Supplies

The District provides and supplies dog waste stations within the District for the residents.

Pool Permit

The District incurs expense for the annual permit on the pool.

New River
Community Development District

Debt Service Budgets
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL-2021 SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Interest - Investments	\$ -	\$ -	\$ 22	\$ -	\$ 22	\$ -
Special Assmnts- Tax Collector	-	126,308	127,200	-	127,200	230,014
Special Assmnts- Prepayment	-	-	227,703	-	227,703	-
Special Assmnts- CDD Collected	-	1,220,848	1,200,039	20,809	1,220,848	1,097,398
Special Assmnts - Discounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,201)
TOTAL REVENUES	-	1,347,156	1,554,964	20,809	1,575,773	1,318,211
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Total Administrative	-	-	-	-	-	4,600
<i>Debt Service</i>						
Principal Debt Retirement 2010A-2	-	255,000	255,000	-	255,000	265,000
Principal Prepayments 2010A-2	-	-	785,000	-	785,000	-
Interest Expense 2010A-2	-	1,092,156	445,625	-	445,625	430,963
Interest Expense 2010B-2	-	-	310,800	-	310,800	286,125
Total Debt Service	-	1,347,156	1,796,425	-	1,796,425	982,088
TOTAL EXPENDITURES	-	1,347,156	1,796,425	-	1,796,425	986,688
Excess (deficiency) of revenues Over (under) expenditures	-	-	(241,461)	20,809	(220,652)	331,523
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	331,523
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	331,523
Net change in fund balance	-	-	(241,461)	20,809	(220,652)	331,523
FUND BALANCE, BEGINNING	-	1,202,332	1,202,332	-	1,202,332	981,680
FUND BALANCE, ENDING	\$ 1,202,332	\$ 1,202,332	\$ 960,871	\$ 20,809	\$ 981,680	\$ 1,313,203

AMORTIZATION SCHEDULE

Capital Improvement Revenue Refunding Bonds Series 2010A-2

Date	Bond Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual Debt Service
	7,750,000						
11/1/2021	7,495,000				215,481	215,481	
5/1/2022	7,495,000	265,000		5.750%	215,481	480,481	695,963
11/1/2022	7,230,000				207,863	207,863	
5/1/2023	7,230,000	285,000		5.750%	207,863	492,863	700,725
11/1/2023	6,945,000				199,669	199,669	
5/1/2024	6,945,000	300,000		5.750%	199,669	499,669	699,338
11/1/2024	6,645,000				191,044	191,044	
5/1/2025	6,645,000	320,000		5.750%	191,044	511,044	702,088
11/1/2025	6,325,000				181,844	181,844	
5/1/2026	6,325,000	335,000		5.750%	181,844	516,844	698,688
11/1/2026	5,990,000				172,213	172,213	
5/1/2027	5,990,000	355,000		5.750%	172,213	527,213	699,425
11/1/2027	5,635,000				162,006	162,006	
5/1/2028	5,635,000	375,000		5.750%	162,006	537,006	699,013
11/1/2028	5,260,000				151,225	151,225	
5/1/2029	5,260,000	400,000		5.750%	151,225	551,225	702,450
11/1/2029	4,860,000				139,725	139,725	
5/1/2030	4,860,000	425,000		5.750%	139,725	564,725	704,450
11/1/2030	4,435,000				127,506	127,506	
5/1/2031	4,435,000	450,000		5.750%	127,506	577,506	705,013
11/1/2031	3,985,000				114,569	114,569	
5/1/2032	3,985,000	475,000		5.750%	114,569	589,569	704,138
11/1/2032	3,510,000				100,913	100,913	
5/1/2033	3,510,000	505,000		5.750%	100,913	605,913	706,825
11/1/2033	3,005,000				86,394	86,394	
5/1/2034	3,005,000	535,000		5.750%	86,394	621,394	707,788
11/1/2034	2,470,000				71,013	71,013	
5/1/2035	2,470,000	565,000		5.750%	71,013	636,013	707,025
11/1/2035	1,905,000				54,769	54,769	
5/1/2036	1,905,000	600,000		5.750%	54,769	654,769	709,538
11/1/2036	1,305,000				37,519	37,519	
5/1/2037	1,305,000	635,000		5.750%	37,519	672,519	710,038
11/1/2037	670,000				19,263	19,263	
5/1/2038	670,000	670,000		5.750%	19,263	689,263	708,525
Total		7,495,000			4,466,025	11,961,025	

AMORTIZATION SCHEDULE

Capital Improvement Revenue Refunding Bonds Series 2010B-2

Date	Bond Balance	Principal	Extraordinary Remdemption	Rate	Interest	Total	Annual Debt Service
11/1/2021	5,450,000			5.250%	71,531	71,531	
2/1/2022	5,450,000			5.250%	71,531	71,531	
5/1/2022	5,450,000			5.250%	71,531	71,531	
8/1/2022	5,450,000			5.250%	71,531	71,531	286,125
11/1/2022	5,450,000			5.250%	71,531	71,531	
2/1/2023	5,450,000			5.250%	71,531	71,531	
5/1/2023	5,450,000			5.250%	71,531	71,531	
8/1/2023	5,450,000			5.250%	71,531	71,531	286,125
11/1/2023	5,450,000			5.250%	71,531	71,531	
2/1/2024	5,450,000			5.250%	71,531	71,531	
5/1/2024	5,450,000			5.250%	71,531	71,531	
8/1/2024	5,450,000			5.250%	71,531	71,531	286,125
11/1/2024	5,450,000			5.250%	71,531	71,531	
2/1/2025	5,450,000			5.250%	71,531	71,531	
5/1/2025	5,450,000	270,000		5.250%	71,531	341,531	
8/1/2025	5,180,000			5.250%	67,988	67,988	552,581
11/1/2025	5,180,000			5.250%	67,988	67,988	
2/1/2026	5,180,000			5.250%	67,988	67,988	
5/1/2026	5,180,000	285,000		5.250%	67,988	352,988	
8/1/2026	4,895,000			5.250%	64,247	64,247	553,209
11/1/2026	4,895,000			5.250%	64,247	64,247	
2/1/2027	4,895,000			5.250%	64,247	64,247	
5/1/2027	4,895,000	300,000		5.250%	64,247	364,247	
8/1/2027	4,595,000			5.250%	60,309	60,309	553,050
11/1/2027	4,595,000			5.250%	60,309	60,309	
2/1/2028	4,595,000			5.250%	60,309	60,309	
5/1/2028	4,595,000	315,000		5.250%	60,309	375,309	
8/1/2028	4,280,000			5.250%	56,175	56,175	552,103
11/1/2028	4,280,000			5.250%	56,175	56,175	
2/1/2029	4,280,000			5.250%	56,175	56,175	
5/1/2029	4,280,000	335,000		5.250%	56,175	391,175	
8/1/2029	3,945,000			5.250%	51,778	51,778	555,303
11/1/2029	3,945,000			5.250%	51,778	51,778	
2/1/2030	3,945,000			5.250%	51,778	51,778	
5/1/2030	3,945,000	350,000		5.250%	51,778	401,778	
8/1/2030	3,595,000			5.250%	47,184	47,184	552,519
11/1/2030	3,595,000			5.250%	47,184	47,184	
2/1/2031	3,595,000			5.250%	47,184	47,184	
5/1/2031	3,595,000	370,000		5.250%	47,184	417,184	
8/1/2031	3,225,000			5.250%	42,328	42,328	553,881
11/1/2031	3,225,000			5.250%	42,328	42,328	
2/1/2032	3,225,000			5.250%	42,328	42,328	
5/1/2032	3,225,000	390,000		5.250%	42,328	432,328	
8/1/2032	2,835,000			5.250%	37,209	37,209	554,194
11/1/2032	2,835,000			5.250%	37,209	37,209	
2/1/2033	2,835,000			5.250%	37,209	37,209	
5/1/2033	2,835,000	410,000		5.250%	37,209	447,209	
8/1/2033	2,425,000			5.250%	31,828	31,828	553,456
11/1/2033	2,425,000			5.250%	31,828	31,828	

AMORTIZATION SCHEDULE

Capital Improvement Revenue Refunding Bonds Series 2010B-2

Date	Bond Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual Debt Service
2/1/2034	2,425,000			5.250%	31,828	31,828	
5/1/2034	2,425,000	435,000		5.250%	31,828	466,828	
8/1/2034	1,990,000			5.250%	26,119	26,119	556,603
11/1/2034	1,990,000			5.250%	26,119	26,119	
2/1/2035	1,990,000			5.250%	26,119	26,119	
5/1/2035	1,990,000	460,000		5.250%	26,119	486,119	
8/1/2035	1,530,000			5.250%	20,081	20,081	558,438
11/1/2035	1,530,000			5.250%	20,081	20,081	
2/1/2036	1,530,000			5.250%	20,081	20,081	
5/1/2036	1,530,000	485,000		5.250%	20,081	505,081	
8/1/2036	1,045,000			5.250%	13,716	13,716	558,959
11/1/2036	1,045,000			5.250%	13,716	13,716	
2/1/2037	1,045,000			5.250%	13,716	13,716	
5/1/2037	1,045,000	510,000		5.250%	13,716	523,716	
8/1/2037	535,000			5.250%	7,022	7,022	558,169
11/1/2037	535,000			5.250%	7,022	7,022	
2/1/2038	535,000			5.250%	7,022	7,022	
5/1/2038	535,000	535,000		5.250%	7,022	542,022	556,066
Total		5,450,000			3,176,906	8,626,906	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL-2021 SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Interest - Investments	\$ -	\$ -	\$ 14	\$ -	\$ 14	\$ -
Special Assmnts- Tax Collector	-	223,858	225,439	-	225,439	238,147
Special Assmnts - Discounts	-	-	-	-	-	(9,526)
TOTAL REVENUES	-	223,858	225,453	-	225,453	228,621
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,763
Total Administrative	-	-	-	-	-	4,763
<i>Debt Service</i>						
Principal Debt Retirement	-	120,000	120,000	-	120,000	120,000
Principal Prepayments	-	-	90,000	-	90,000	-
Interest Expense	-	103,858	103,544	-	103,544	96,125
Total Debt Service	-	223,858	313,544	-	313,544	216,125
TOTAL EXPENDITURES	-	223,858	313,544	-	313,544	220,888
Excess (deficiency) of revenues Over (under) expenditures	-	-	(88,091)	-	(88,091)	7,733
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	7,733
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	7,733
Net change in fund balance	-	-	(88,091)	-	(88,091)	7,733
FUND BALANCE, BEGINNING	-	256,207	256,207	-	256,207	168,116
FUND BALANCE, ENDING	\$ 256,207	\$ 256,207	\$ 168,116	\$ -	\$ 168,116	\$ 175,849

AMORTIZATION SCHEDULE

Special Assessment Refunding Bonds, 2020A-1 Senior

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2021	2,515,000			44,013	44,013	
5/1/2022	2,515,000	110,000	3.500%	44,013	154,013	198,025
11/1/2022	2,405,000			42,088	42,088	
5/1/2023	2,405,000	115,000	3.500%	42,088	157,088	199,175
11/1/2023	2,290,000			40,075	40,075	
5/1/2024	2,290,000	120,000	3.500%	40,075	160,075	200,150
11/1/2024	2,170,000			37,975	37,975	
5/1/2025	2,170,000	125,000	3.500%	37,975	162,975	200,950
11/1/2025	2,045,000			35,788	35,788	
5/1/2026	2,045,000	125,000	3.500%	35,788	160,788	196,575
11/1/2026	1,920,000			33,600	33,600	
5/1/2027	1,920,000	130,000	3.500%	33,600	163,600	197,200
11/1/2027	1,790,000			31,325	31,325	
5/1/2028	1,790,000	135,000	3.500%	31,325	166,325	197,650
11/1/2028	1,655,000			28,963	28,963	
5/1/2029	1,655,000	140,000	3.500%	28,963	168,963	197,925
11/1/2029	1,515,000			26,513	26,513	
5/1/2030	1,515,000	145,000	3.500%	26,513	171,513	198,025
11/1/2030	1,370,000			23,975	23,975	
5/1/2031	1,370,000	150,000	3.500%	23,975	173,975	197,950
11/1/2031	1,220,000			21,350	21,350	
5/1/2032	1,220,000	155,000	3.500%	21,350	176,350	197,700
11/1/2032	1,065,000			18,638	18,638	
5/1/2033	1,065,000	160,000	3.500%	18,638	178,638	197,275
11/1/2033	905,000			15,838	15,838	
5/1/2034	905,000	170,000	3.500%	15,838	185,838	201,675
11/1/2034	735,000			12,863	12,863	
5/1/2035	735,000	175,000	3.500%	12,863	187,863	200,725
11/1/2035	560,000			9,800	9,800	
5/1/2036	560,000	180,000	3.500%	9,800	189,800	199,600
11/1/2036	380,000			6,650	6,650	
5/1/2037	380,000	185,000	3.500%	6,650	191,650	198,300
11/1/2037	195,000			3,413	3,413	
5/1/2038	195,000	195,000	3.500%	3,413	198,413	201,825
Total		2,515,000		865,725	3,380,725.00	3,380,725.00

AMORTIZATION SCHEDULE

Subordinate Capital Improvement Revenue Refunding Bonds, Series 2020A-1

Period Ending	Bond Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2021	220,000				4,050	4,050	
5/1/2022	220,000	10,000		3.13%	4,050	14,050	18,100
11/1/2022	210,000				3,894	3,894	
5/1/2023	210,000	10,000		3.13%	3,894	13,894	17,788
11/1/2023	200,000				3,738	3,738	
5/1/2024	200,000	10,000		3.13%	3,738	13,738	17,475
11/1/2024	190,000				3,581	3,581	
5/1/2025	190,000	10,000		3.13%	3,581	13,581	17,163
11/1/2025	180,000				3,425	3,425	
5/1/2026	180,000	10,000		3.50%	3,425	13,425	16,850
11/1/2026	170,000				3,250	3,250	
5/1/2027	170,000	10,000		3.50%	3,250	13,250	16,500
11/1/2027	160,000				3,075	3,075	
5/1/2028	160,000	10,000		3.50%	3,075	13,075	16,150
11/1/2028	150,000				2,900	2,900	
5/1/2029	150,000	10,000		3.50%	2,900	12,900	15,800
11/1/2029	140,000				2,725	2,725	
5/1/2030	140,000	15,000		3.50%	2,725	17,725	20,450
11/1/2030	125,000				2,463	2,463	
5/1/2031	125,000	15,000		3.50%	2,463	17,463	19,925
11/1/2031	110,000				2,200	2,200	
5/1/2032	110,000	15,000		4.00%	2,200	17,200	19,400
11/1/2032	95,000				1,900	1,900	
5/1/2033	95,000	15,000		4.00%	1,900	16,900	18,800
11/1/2033	80,000				1,600	1,600	
5/1/2034	80,000	15,000		4.00%	1,600	16,600	18,200
11/1/2034	65,000				1,300	1,300	
5/1/2035	65,000	15,000		4.00%	1,300	16,300	17,600
11/1/2035	50,000				1,000	1,000	
5/1/2036	50,000	15,000		4.00%	1,000	16,000	17,000
11/1/2036	35,000				700	700	
5/1/2037	35,000	15,000		4.00%	700	15,700	16,400
11/1/2037	20,000				400	400	
5/1/2038	20,000	20,000		4.00%	400	20,400	20,800
Total		220,000	0		84,400	304,400	304,400

New River
Community Development District

Supporting Budget Schedules
Fiscal Year 2022

Comparison of Assessment Rates
Fiscal Year 2022 vs. Fiscal Year 2021

	LOT SIZE	Units	EAU	TOTAL	% TOTAL	General Fund 001			2020A-1 DEBT SERVICE			2010A-2 DEBT SERVICE			2010B-2 DEBT SERVICE			Total		
				EAU's	EAU's	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change	FY 2022	FY 2021	% Change
PLATTED UNITS																				
Parcel D	Single Family 45'	95	1.00	95.00	12.93%	\$1,057.77	\$1,057.77	0.0%	\$644.00	\$644.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,701.77	\$1,701.77	0.0%
Parcel D	Single Family 55'	161	1.18	189.98	25.86%	\$1,248.16	\$1,248.17	0.0%	\$759.00	\$759.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,007.16	\$2,007.17	0.0%
Parcel D	Single Family 65'	56	1.52	85.12	11.59%	\$1,607.81	\$1,607.81	0.0%	\$978.00	\$978.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,585.81	\$2,585.81	0.0%
Parcel E1	Townhome	52	0.73	37.96	5.17%	\$772.17	\$772.17	0.0%	\$0.00	\$0.00	n/a	\$675.00	\$675.00	0.0%	\$535.00	\$535.00	0.0%	\$1,982.17	\$1,982.17	0.0%
Parcel E1	Single Family 45'	66	1.00	66.00	8.98%	\$1,057.77	\$1,057.77	0.0%	\$0.00	\$0.00	n/a	\$925.00	\$925.00	0.0%	\$734.00	\$734.00	0.0%	\$2,716.77	\$2,716.77	0.0%
Parcel E1	Single Family 55'	35	1.18	41.30	5.62%	\$1,248.16	\$1,248.17	0.0%	\$0.00	\$0.00	n/a	\$1,092.00	\$1,092.00	0.0%	\$866.00	\$866.00	0.0%	\$3,206.16	\$3,206.17	0.0%
Parcel F	Single Family 40'	25	1.00	25.00	3.40%	\$1,057.77	\$1,057.77	0.0%	\$0.00	\$0.00	n/a	\$1,098.85	\$1,165.82	-5.7%	\$734.00	\$734.00	0.0%	\$2,890.62	\$2,957.59	-2.3%
Parcel F	Single Family 50'	50	1.18	59.00	8.03%	\$1,248.16	\$1,248.17	0.0%	\$0.00	\$0.00	n/a	\$1,296.64	\$1,375.67	-5.7%	\$866.00	\$866.00	0.0%	\$3,410.81	\$3,489.84	-2.3%
Parcel F	Single Family 60'	2	1.52	3.04	0.41%	\$1,607.81	\$1,607.81	0.0%	\$0.00	\$0.00	n/a	\$1,670.25	\$1,772.04	-5.7%	\$1,115.00	\$1,115.00	0.0%	\$4,393.05	\$4,494.85	-2.3%
UNPLATTED UNITS																				
Parcel E-2	Commercial	187	0.90	132.25	18%	\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,417.31	\$1,417.31	0.0%
Parcel E-2	Live/Work	37	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,417.31	\$1,417.31	0.0%
Parcel E-2	Multifamily	1346	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,417.31	\$1,417.31	0.0%
Parcel E-2	Townhome	168	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$408.22	\$408.22	0.0%	\$535.00	\$535.00	0.0%	\$1,895.21	\$1,895.21	0.0%
Parcel E-2	Villa	44	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$436.19	\$436.19	0.0%	\$572.00	\$572.00	0.0%	\$1,960.18	\$1,960.18	0.0%
Parcel E-2	Single Family 40'	181	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$559.21	\$559.21	0.0%	\$734.00	\$734.00	0.0%	\$2,245.20	\$2,245.20	0.0%
		2505		734.65	100%															

4A.

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; 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 2020-2021 and/or revised projections for fiscal year 2021-2022.
- 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, 2021, and Ending September 30, 2022”.

- 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, 2021, and ending September 30, 2022, 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 subparagraph 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 16, 2021.

Attested By:

**New River
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget

4B

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER 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 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 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 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 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, 2021; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several 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 2021-2022 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, 2021; 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, 2021
 2. 25% due no later than February 1, 2022
 3. 25% due no later than May 1, 2022
 - 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 16, 2021.

Attested By:

**New River
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

Fifth Order of Business

5Eii.

CDD AMENITY MANAGER RESPONSIBILITY LIST

Avalon Park West CDD Amenity					New River CDD Amenity				
Responsibilities & Task	As Needed	Daily	Weekly	Monthly	Responsibilities & Task	As Needed	Daily	Weekly	Monthly
Check pool furniture to see that it is clean, setup and ready to use. If it is not clean, please use cleaning supplies to cleanup and return furniture to its proper location.		X			Check pool furniture to see that it is clean, setup and ready to use. If it is not clean, please use cleaning supplies to cleanup and return furniture to its proper location.		X		
Review umbrellas to see they are in their closed position and tied (Open / Close)	X				Review umbrellas to see they are in their closed position and tied (Open / Close)	X			
Remove all trash or leftover items from pool deck and dispose of items in proper trash receptacles. Replace bag in trash receptacles if needed.		X			Remove all trash or leftover items from pool deck and dispose of items in proper trash receptacles. Replace bag in trash receptacles if needed.		X		
Check the grill area to ensure that covers are on, propane tanks are turned off and there are no damages to equipment. (Open / Close)		X			Check the grill area to ensure* there are no damages to equipment. (Open / Close)		X		
Review the interior and exterior of the clubhouse to see if there are any issues prior to any rentals and clean up, if necessary.	X				Review the interior and exterior of the clubhouse to see if there are any issues prior to any rentals and clean up, if necessary.	X			
Meet with District vendors as necessary to facilitate the maintenance and upkeep of the amenities and common areas.					Meet with District vendors as necessary to facilitate the maintenance and upkeep of the amenities and common areas.				
Communicate with residents and process any amenity rental requests, deposit returns and answer any rental questions.	X				Communicate with residents and process any amenity rental requests, deposit returns and answer any rental questions.	X			
Communicate with residents and process any amenity fob requests	X				Communicate with residents and process any amenity fob requests	X			
Review Pool deck to verify that nets, life rings and signage are in good condition and do not require replacement.		X			Review Pool deck to verify that nets, life rings and signage are in good condition and do not require replacement.		X		
Review playground equipment and surrounding areas to ensure there are no safety or maintenance concerns.		X			Review playground equipment and surrounding areas to ensure there are no safety or maintenance concerns.		X		
Review Entrance monument and sidewalk to ensure areas appear clean and well maintained.		X			Review Entrance monuments (Avalon Park Wesley Chapel on 54, Cypress Village, Hawthorne Village and New River CDD Clubhouse) and sidewalk to ensure areas appear clean and well maintained.		X		
Check Dumpster area to see that it is locked and free from clutter.		X							
Check Restrooms to see that supplies are full stocked and determine if any maintenance is needed.	X				Check Restrooms to see that supplies are full stocked and determine if any maintenance is needed.	X			
Check Parking Lot to see that it is free of trash and debris		X			Check Parking Lot to see that it is free of trash and debris		X		
Check Splash pad to see that all functions are operational and determine if any maintenance is required.		X			Check Splash pad to see that all functions are operational and determine if any maintenance is required.		X		
Check Spa to see that all functions are operational and determine if any maintenance is required.		X							
Communicate any issues to the Field Operations Manager that need to be addressed.	X				Communicate any issues to the New River CDD District Manager that need to be addressed.	X			
Remit a summary report of tasks completed and maintenance issues to be sent to Field Operations Manager and Avalon Park West CDD Manager			X		Remit a summary report of tasks completed and maintenance issues to be sent to New River CDD District Manager			X	
Conduct a full inspection of the amenity and surrounding areas in conjunction with Field Operations Manager				X	Conduct a full inspection of the amenity and surrounding areas in conjunction with New River CDD District Manager				X
					Review Basketball Court and surrounding areas to ensure there are no safety or maintenance concerns.		X		
					Review Dog Park to ensure there are no safety or maintenance concerns.		X		
					Review 4 pocket parks and 2 sports fields to ensure there are no safety or maintenance concerns.		X		
					Review 2 mail stations in Hawthorne to ensure there are no safety or maintenance concerns.		X		
					Review Nature Bridge to ensure there are no safety or maintenance concerns.		X		

5Eiii



Comfort under the sun.

ESTIMATE

Outdoor Furniture Connection LLC
St. Petersburg, FL 33712

Date
8/6/21

Name
New River CDD Amenity Center
Address
5227 Automn Ridge
City, State, Zip
Wesley Chapel, FL 33544

Quantity	Description	Unit Price	Line Total
	NEW Pool Furniture - REGAL EZ Style		
	1.5" X .75" Flat Extrusion, Aluminum Frames		
	Horizontal Vinyl Straps - 3" Width		
10	R-42PUNCH 42" Round Aluminum Dining Tables	412.00	4,120.00
40	R-50EZ Dining Chairs	144.00	5,760.00
30	R-150EZ Chaise Lounges with arms, 16" Seat Height	240.00	7,200.00
15	R-24PUNCH 24" Round Aluminum Side Tables	165.00	2,475.00
15	Market Umbrellas - 9' Octogonal Top	400.00	6,000.00
10	Umbrella Bases, 85lbs Concrete, Powder Coated Shell, Long Stem	115.00	1,150.00
5	Stand Alone Umbrella Bases with wheels	293.00	1,465.00
6	R-40EZ Beach Chairs	126.00	756.00
	Specifications		
	Frame Finish Color: TBD		
	Vinyl: TBD		
	Table Pattern: TBD		
	Umbrella Fabric: TBD		
	Umbrella Pole: TBD		
	Cushion Seating - Hurricane Line , 1" X 3" Flat Extrusion		
	Aluminum Frames		
2	H-355CU Three Seat Couch	1,969.00	3,938.00
4	H-50CU Club Chair	656.00	2,624.00
	Frame Finish: TBD Fabric: TBD		

New River Estimate - pg 2

2	Coffee Table - 24x36", Hurricane Line Extrusion to match	421.00	842.00
	Finish: TBD		
4	Aluminum Trash Receptacles WITH LIDS	1,011.00	4,044.00
	Finish: TBD		
4	Picnic Tables, All Aluminum, 36" Wide X 96" Length (8 ft)	1,890.00	7,560.00
4	Two Benchs, 18" X 96", surface mount	1,890.00	7,560.00
	Finish: TBD		
	Volume Discount - 5%		(2,774.70)
SUBTOTAL			\$ 52,719.30
Sales Tax 7.00%			\$ 3,690.35
DELIVERY & INSTALLATION			\$ 600.00
TOTAL			\$ 57,009.65

Phone	Email	Web Site
(727) 386-3566	petemazer@ofc-florida.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!

5Eiv.

5Ev.

- Hexagonal Sun Shelter (round playground)
 - Sunguard Shade Strutcure (many colors to choose from)
 - 60' across, 14' high in center

a. Sun Shelter Cost	\$24,100
b. Freight	\$ 1,880
c. Installation and Permitting	\$24,115
d. <u>Engineered Drawings</u>	<u>\$ 970</u>
Total Delivered & Installed Cost	\$51,065

Let me know what else you need. We can get just about any color to match with the current structures, including a variety of colors on the posts and shade materials. 20 year non-prorated warranty on the steel framework, and 15 year non-prorated warranty on the sunshade cloth.

I can get you all of the technical specifications for the materials being used, and color choices. Just let me know what the next steps are. We appreciate the opportunity to work with you and your team on this great community improvement.

Email or call with any questions at all (my cell- 727-455-3567). Talk to you soon.

Thanks,

Todd Boulanger
 Play Tampa Bay, Inc.
 7925 4th St. N.- Suite B
 St. Petersburg, FL 33702

www.playtampabay.com

727-803-6838

Sixth Order of Business

6A.

From: Corey Littlefield <rlittlefield@wrec.net>

Mark,

Yes WREC accepts surety bonds and a letter of credit for the deposits. The work will need to be paid in check or cash.

Corey Littlefield

Engineering Services Supervisor
Withlacoochee River Electric Cooperative

From: Vega, Mark <mark.vega@inframark.com>

Corey, I assume Withlacoochee would not have an issue with the District using a Utility Bond? Thanks, Mark

From: Corey Littlefield <rlittlefield@wrec.net>

Cypress Village Deposit

TYPE	DESCRIPTION	CHARGE	NUMBER	TOTAL
				\$0.00
210	LED COACH 100W HPS EQ TYP210 **	6.18	65	\$401.70
				\$0.00
960	Aluminum - 12' Wadsworth	\$10.00	65	\$650.00
				\$0.00
				\$0.00
				\$0.00
			TOTAL OF ABOVE	\$1,051.70
			5 YEARS =	60
			TOTAL DEPOSIT	\$63,102.00
ALL RATES ARE SUBJECT TO CHANGE.			As of 01/01/2018	

River Glen Deposit

TYPE	DESCRIPTION	CHARGE	NUMBER	TOTAL
				\$0.00
210	LED COACH 100W HPS EQ TYP210 **	6.18	50	\$309.00
				\$0.00
960	Aluminum - 12' Wadsworth	\$10.00	50	\$500.00
				\$0.00
				\$0.00
				\$0.00
			TOTAL OF ABOVE	\$809.00
			5 YEARS =	60
			TOTAL DEPOSIT	\$48,540.00
ALL RATES ARE SUBJECT TO CHANGE.			As of 01/01/2018	

Corey Littlefield

Engineering Services Supervisor
 Withlacoochee River Electric Cooperative

From: Vega, Mark <mark.vega@inframark.com>

Corey, Is this a one for one pole replacement or will there be directional boring cost for additional installation of wire for the poles? Thanks, Mark

Date: _____

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
P. O. BOX 278
DADE CITY, FL 33526-0278

Attention: Credit Department

RE: IRREVOCABLE LETTER OF CREDIT

Gentlemen:

We hereby issue in your favor our IRREVOCABLE LETTER OF CREDIT and authorize you to draw on us at sight for any amount not exceeding _____ for the account of our customer, _____.

When presented, each draft must be accompanied by a copy of this letter and a signed statement by you to the effect that the amount for which the draft is drawn represents amounts due and payable by _____ which are unpaid and a minimum of thirty (30) days past due. Each draft must bear upon its face the clause "DRAWN UNDER OUR IRREVOCABLE LETTER OF CREDIT # _____".

We hereby agree that drafts drawn under and in compliance with the terms of this letter of credit will be duly honored upon presentation and delivery to our office.

We reserve the right to cancel this agreement after one (1) year from date hereof by giving thirty (30) days notice in writing to Withlacoochee River Electric Cooperative, Inc. The cancellation notice shall be deemed to have been duly given if delivered registered or certified mail addressed to:

Withlacoochee River Electric Cooperative, Inc.
P. O. Box 278
Dade City, FL 33526-0278

Cancellation shall not affect liability for the payment of any amount owed prior to the effective date of cancellation.

In the event this contract is referred to counsel for enforcement, the undersigned agrees to pay all cost of collection, including an attorney's fee of ten (10%) percent of principal, and such other additional amount or amounts as shall be found reasonable for services in the trial court and on appeal.

Name of Bank _____ Bank Address _____
Bank Officer _____

Verified before me by said affiant who is personally known to me or who has produced his/her _____ as identification and who did take an oath this _____ day of _____, 20_____.

Notary Public – State at Large Printed Name: _____

My Commission Expires: _____

That _____, * _____, as principal and the _____, as surety are held and firmly bound unto the Withlacoochee River Electric Cooperative, Inc., as obligee, in the sum of _____ for the payment whereof well and truly to be made, we bind ourselves, our successors and assigns jointly and severally, firmly by these presents.

Whereas, the principal has applied to the Withlacoochee River Electric Cooperative, Inc., and requested that the said Cooperative furnish electric service in connection with the operation of _____; and

Whereas, the Withlacoochee River Electric Cooperative, Inc., customarily requires that all parties opening electric accounts place with it a cash deposit before furnishing any such service; and

Whereas, the principal does not wish to place with the Withlacoochee River Electric Cooperative, Inc., a cash deposit for the furnishing of said electric service, but is willing and is authorized to execute and deliver to the Cooperative this bond in the amount of _____ guaranteeing prompt and full payment to the Cooperative for all electric service furnished by the Cooperative to the principal.

Now, therefore, the conditions of this obligation are such that if the above bounden principal shall fully and promptly, before said charges become delinquent, pay the Withlacoochee River Electric Cooperative, Inc., for electric service furnished to the principal in connection with the operation of the various outlets of _____, or any successor thereto, whose principal place of business is at _____, then this obligation shall be void, otherwise it shall remain in full force and effect in law. In the event that the principal shall fail to promptly and fully pay to the Withlacoochee River Electric Cooperative, Inc., all charges made by it for the furnishing of said electric service, then the principal and surety are jointly and severally bound and obligated to the Withlacoochee River Electric Cooperative, Inc., to fully pay to it and indemnify it from all pecuniary loss or expense, including attorneys' fees resulting from the breach and failure by the principal to pay for all charges for said utility and services furnished to it.

Principal and surety further covenant and agree with obligee, Withlacoochee River Electric Cooperative, Inc., Dade City, Florida, that if the principal fails to promptly and fully pay to the Cooperative all charges for said electric services that the Cooperative is authorized to immediately terminate said electric service.

The surety company has preserved the right to cancel this bond by giving thirty days written notice to the Withlacoochee River Electric Cooperative, Inc., Dade City, Florida, and on the effective date of such thirty days cancellation notice this surety company is discharged and released of any liability, it being understood and agreed, however, that the said principal and said surety will be liable for any loss occurring up to the effective date of said thirty days cancellation notice. In no event, however, in excess of the amount of this said bond.

Signed and sealed this _____ day of _____, 20 _____

Claims and correspondence here-under should be mailed to the following address:

Company

Principal

Surety Company

Attorney-in-fact
Surety

* Insert lawful title of Principal; i.e., "a Florida corporation", "sole proprietorship", "partnership", etc.

From: Hollie Topash <tyme4trouble@msn.com>
Sent: Thursday, August 12, 2021 12:07 PM
To: Vega, Mark <mark.vega@inframark.com>
Subject: Aberdeen

Hi Mark this is Hollie the president of the HOA board at Aberdeen subdivision we spoke earlier on the phone today I would like to see if I could get permission for our Pond Company American Ecosystems to access Billmar Road which I am showing is owned by new River CDD on Pasco County's website so we could have access to our pond to do the monthly maintenance, are existing easement has grown up to the point where we can't access it anymore and the only other way if we don't access Billmar Rd. is down the side of our property which would entail removing 27 Pine trees out of the way. So I am enclosing a picture and I have marked in red the part that we would like to use and we would put in a gate in both sections on the fence that is existing there at our expense so I'm just looking for a written permission to use the section outlined in red on Billmar road. So please let me know if this is something that we could get permission to do and I look forward to hearing from you.

Hollie Topash
813-810-0831



VZW Wi-Fi 11:59 AM 96%

maps.pascopa.com

1 of 1

10-26-20-0000-00700-0010
NEW RIVER COMMUNITY
DEVELOPMENT DISTRICT
5680 W CYPRESS ST STE A

Values
Acres: 38.02
Land Ag: \$0.00
Land Market: \$0.00
Building: \$0.00
Features: \$0.00
Appraised: **\$0.00**

Class	Tax Area
099	36NR

Res Code	Comm Code
3WCH	3WCH

[Click for Parcel Information](#)

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