

**NEW RIVER  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 18, 2022**

**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, 2022

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 Thursday, August 18, 2022 at 11:30 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. Financials Dated July 2022
  - B. Meeting Schedule for Fiscal Year 2023
- 4. Public Hearing to Consider the Fiscal Year 2023 Budget**
  - A. Resolution 2022-05, Adopting the Fiscal Year 2023 Budget
  - B. Resolution 2022-06, Levying Non-Ad Valorem Assessments
- 5. Staff Reports**
  - A. District Engineer
  - B. District Counsel
  - C. Landscape & Irrigation Maintenance
  - D. Aquatic Maintenance
  - E. District Manager
- 6. Old Business**
- 7. New Business**
- 8. Supervisors' Requests**
- 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.**

**New River  
Community Development District**

**Financial Report**

**July 31, 2022**

**Prepared by**



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**New River  
Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2022**

**Balance Sheet**  
July 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 254,523	\$ -	\$ -	\$ 254,523
Assessments Receivable - District Collected	1,694	456,905	-	458,599
Due From Other Funds	-	67,311	999	68,310
Investments:				
Money Market Account	450,705	-	-	450,705
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,489	-	92,489
Reserve Fund (A-2)	-	149,584	-	149,584
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	57,066	57,066
Revenue Fund (A-2)	-	1,310	-	1,310
Revenue Fund (B-2)	-	1	-	1
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordinate Reserve Fund (A-1)	-	-	9,150	9,150
Subordinate Prepayment Fund (A-1)	-	-	844	844
Prepaid Items	2,335	-	-	2,335
Deposits	5,250	-	-	5,250
<b>TOTAL ASSETS</b>	<b>\$ 714,507</b>	<b>\$ 789,127</b>	<b>\$ 167,440</b>	<b>\$ 1,671,074</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 13,241	\$ -	\$ -	\$ 13,241
Sales Tax Payable	15	-	-	15
Deposits	100	-	-	100
Deferred Revenue	-	373,167	-	373,167
Due To Other Funds	68,310	-	-	68,310
<b>TOTAL LIABILITIES</b>	<b>81,666</b>	<b>373,167</b>	<b>-</b>	<b>454,833</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	2,335	-	-	2,335
Deposits	5,250	-	-	5,250
<b>Restricted for:</b>				
Debt Service	-	415,960	167,440	583,400
<b>Unassigned:</b>	<b>625,256</b>	<b>-</b>	<b>-</b>	<b>625,256</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 632,841</b>	<b>\$ 415,960</b>	<b>\$ 167,440</b>	<b>\$ 1,216,241</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 714,507</b>	<b>\$ 789,127</b>	<b>\$ 167,440</b>	<b>\$ 1,671,074</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JUL-22 ACTUAL</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 705	0.00%	\$ 453
Room Rentals	-	2,597	0.00%	211
Interest - Tax Collector	-	1	0.00%	-
Special Assmnts- Tax Collector	637,199	637,199	100.00%	-
Special Assmnts- CDD Collected	131,497	131,497	100.00%	-
Special Assmnts- Discounts	(25,489)	(24,441)	95.89%	-
Other Miscellaneous Revenues	-	961	0.00%	9
<b>TOTAL REVENUES</b>	<b>743,207</b>	<b>748,519</b>	<b>100.71%</b>	<b>673</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	6,000	3,800	63.33%	200
FICA Taxes	-	291	0.00%	15
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	2,797	55.94%	-
ProfServ-Legal Services	15,000	14,018	93.45%	4,387
ProfServ-Mgmt Consulting	36,845	29,321	79.58%	3,070
ProfServ-Trustee Fees	11,000	12,949	117.72%	-
ProfServ-E-mail Maintenance	1,076	897	83.36%	90
Auditing Services	6,500	500	7.69%	-
Contract-Website Hosting	1,579	14	0.89%	3
Miscellaneous Mailings	2,400	783	32.63%	10
Public Officials Insurance	2,820	-	0.00%	-
Legal Advertising	2,000	1,972	98.60%	1,555
Misc-Property Taxes	550	89	16.18%	-
Misc-Assessment Collection Cost	12,744	12,255	96.16%	-
Tax Collector/Property Appraiser Fees	150	188	125.33%	-
Amenity Center Cost Share	50,000	23,936	47.87%	2,703
Dues, Licenses, Subscriptions	325	223	68.62%	-
<b>Total Administration</b>	<b>160,189</b>	<b>104,033</b>	<b>64.94%</b>	<b>12,033</b>
<b><u>Electric Utility Services</u></b>				
Utility - Irrigation	3,500	987	28.20%	2
Street Lights	45,084	15,799	35.04%	159
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>16,786</b>	<b>34.55%</b>	<b>161</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Solid Waste Assessment	335	-	0.00%	-
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 ACTUAL
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	14,789	66.47%	645
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>14,789</b>	<b>66.47%</b>	<b>645</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	250	511	204.40%	-
Conservation & Wetlands	8,500	5,984	70.40%	-
Aquatic Maintenance	17,500	7,576	43.29%	601
<b>Total Stormwater Control</b>	<b>26,250</b>	<b>14,071</b>	<b>53.60%</b>	<b>601</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	7,500	8,552	114.03%	-
Insurance - General Liability	4,000	598	14.95%	-
R&M-Well Maintenance	2,500	-	0.00%	-
Landscape Maintenance	150,000	125,135	83.42%	(13,352)
Landscape Replacement	40,000	25,201	63.00%	-
Irrigation Repairs & Replacement	9,500	38,704	407.41%	2,198
Holiday Decoration	2,500	-	0.00%	-
Utility Deposit Bond	2,000	1,693	84.65%	-
Reserve	109,200	-	0.00%	-
<b>Total Other Physical Environment</b>	<b>327,200</b>	<b>199,883</b>	<b>61.09%</b>	<b>(11,154)</b>
<b><u>Contingency</u></b>				
Misc-Contingency	25,000	328	1.31%	73
Miscellaneous Expenses	-	120	0.00%	-
Cap Outlay - Vehicles	-	8,897	0.00%	-
<b>Total Contingency</b>	<b>25,000</b>	<b>9,345</b>	<b>37.38%</b>	<b>73</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	-	0.00%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Parks and Recreation - General</u></b>				
Payroll-Salaries	34,074	21,481	63.04%	-
Clubhouse - Facility Janitorial Service	3,000	2,425	80.83%	-
Pest Control	425	335	78.82%	-
Contracts-Pools	10,200	8,500	83.33%	850

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 ACTUAL
Telephone/Fax/Internet Services	2,100	2,127	101.29%	171
Utility - Recreation Facilities	6,600	4,457	67.53%	126
Utility - Fountains	3,750	373	9.95%	2
R&M-Clubhouse	10,000	13,429	134.29%	-
R&M-Fountain	5,000	(44)	-0.88%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	490	19.60%	-
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	2,111	42.22%	-
Facility A/C & Heating Maintenance & Repair	1,500	100	6.67%	-
Security System Monitoring & Maint.	2,500	230	9.20%	-
Garbage Collection	10,000	353	3.53%	-
Entry & Walls Maintenance	2,000	2,057	102.85%	-
Access Control Maintenance & Repair	2,500	4,010	160.40%	378
Miscellaneous Expenses	1,500	3,526	235.07%	-
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	148	37.00%	-
Facility Supplies	1,000	34	3.40%	20
Dog Waste Station Service & Supplies	4,100	282	6.88%	-
Pool Permits	500	425	85.00%	-
<b>Total Parks and Recreation - General</b>	<b>111,899</b>	<b>66,849</b>	<b>59.74%</b>	<b>1,547</b>
<b>TOTAL EXPENDITURES</b>	<b>743,207</b>	<b>425,756</b>	<b>57.29%</b>	<b>3,906</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	322,763	0.00%	(3,233)
Net change in fund balance	\$ -	\$ 322,763	0.00%	\$ (3,233)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>310,078</b>	<b>310,078</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 310,078</b>	<b>\$ 632,841</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 18	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	230,014	100.00%	-
Special Assmnts- CDD Collected	1,097,398	448,268	40.85%	-
Special Assmnts- Discounts	(9,201)	(8,823)	95.89%	-
<b>TOTAL REVENUES</b>	<b>1,318,211</b>	<b>669,477</b>	<b>50.79%</b>	<b>1</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,600	4,424	96.17%	-
<b>Total Administration</b>	<b>4,600</b>	<b>4,424</b>	<b>96.17%</b>	<b>-</b>
<b>Debt Service</b>				
Principal Debt Retirement	265,000	265,000	100.00%	-
Interest Expense	717,088	717,088	100.00%	-
<b>Total Debt Service</b>	<b>982,088</b>	<b>982,088</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>986,688</b>	<b>986,512</b>	<b>99.98%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	331,523	(317,035)	-95.63%	1
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	331,523	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>331,523</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 331,523	\$ (317,035)	-95.63%	\$ 1
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>732,995</b>	<b>732,995</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,064,518</b>	<b>\$ 415,960</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 146	0.00%	\$ 96
Special Assmnts- Tax Collector	238,146	238,147	100.00%	-
Special Assmnts- Prepayment	-	10,719	0.00%	-
Special Assmnts- Discounts	(9,525)	(9,135)	95.91%	-
<b>TOTAL REVENUES</b>	<b>228,621</b>	<b>239,877</b>	<b>104.92%</b>	<b>96</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,763	4,580	96.16%	-
<b>Total Administration</b>	<b>4,763</b>	<b>4,580</b>	<b>96.16%</b>	<b>-</b>
<b>Debt Service</b>				
Principal Debt Retirement	120,000	135,000	112.50%	-
Interest Expense	96,125	95,925	99.79%	-
<b>Total Debt Service</b>	<b>216,125</b>	<b>230,925</b>	<b>106.85%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>220,888</b>	<b>235,505</b>	<b>106.62%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	7,733	4,372	56.54%	96
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	7,733	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,733</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 7,733	\$ 4,372	56.54%	\$ 96
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>163,068</b>	<b>163,068</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 170,801</b>	<b>\$ 167,440</b>		

**New River  
Community Development District**

**Supporting Schedules**

**July 31, 2022**

# New River

Community Development District

## Monthly Collection Report For the Fiscal Year Ending September 30, 2022

						ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Postage Deduction	Collection Costs	Gross Amount Received	General Fund	Series 2010 A-2 Debt Service Fund	Series 2020 A-1 Debt Service Fund
Assessments Levied FY22					\$ 1,105,360	\$ 637,199	\$ 230,014	\$ 238,147
Allocation %					78%	58%	21%	22%
11/12/21	\$ 3,035	\$ 172	\$ -	\$ 62	\$ 3,269	\$ 1,884	\$ 680	\$ 704
11/18/21	\$ 28,211	\$ 1,199	-	\$ 576	\$ 29,987	\$ 17,286	\$ 6,240	\$ 6,461
11/24/21	\$ 14,245	\$ 606	-	\$ 291	\$ 15,141	\$ 8,728	\$ 3,151	\$ 3,262
12/07/21	\$ 749,379	\$ 31,861	-	\$ 15,293	\$ 796,534	\$ 459,172	\$ 165,750	\$ 171,611
12/14/21	\$ 25,257	\$ 1,040	-	\$ 515	\$ 26,812	\$ 15,456	\$ 5,579	\$ 5,777
12/20/21	\$ 103,978	\$ 4,334	-	\$ 2,122	\$ 110,434	\$ 63,661	\$ 22,980	\$ 23,793
01/06/22	\$ 95,257	\$ 3,006	-	\$ 1,944	\$ 100,206	\$ 57,765	\$ 20,852	\$ 21,589
02/08/22	\$ 11,413	\$ 263	-	\$ 233	\$ 11,909	\$ 6,865	\$ 2,478	\$ 2,566
03/09/22	\$ 5,299	\$ 55	-	\$ 108	\$ 5,461	\$ 3,148	\$ 1,136	\$ 1,177
04/08/22	\$ 993	-	-	\$ 20	\$ 1,014	\$ 584	\$ 211	\$ 218
06/08/22	\$ 2,610	\$ (78)	-	\$ 53	\$ 2,586	\$ 1,491	\$ 538	\$ 557
06/09/22	\$ 1,840	\$ (60)	\$ 186	\$ 41	\$ 2,007	\$ 1,157	\$ 418	\$ 432
TOTAL	\$ 1,041,517	\$ 42,397	\$ 186	\$ 21,259	\$ 1,105,360	\$ 637,199	\$ 230,014	\$ 238,147
% COLLECTED					100%	100%	100%	100%
TOTAL OUTSTANDING					\$ 0	\$ 0	\$ 0	\$ 0

\* Tax Certificate Sale

## Cash and Investment Report

July 31, 2022

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>			
Checking Account - Operating New	Bank United	-	\$254,523
Money Market Account - Operating New	Valley Bank	0.30%	450,705
			705,228
 <b>DEBT SERVICE FUNDS</b>			
Series 2010 Prepayment Fund A-2	US Bank	0.02%	1,694
Series 2010 Prepayment Fund B-2	US Bank	0.02%	1,236
Series 2010 Remedial Indenture A-2	US Bank	0.02%	92,489
Series 2010 Reserve Fund A-2	US Bank	0.02%	149,584
Series 2010 Reserve Fund B-2	US Bank	0.02%	18,597
Series 2010 Revenue Fund A-2	US Bank	0.02%	1,310
Series 2010 Revenue Fund B-2	US Bank	0.02%	1
	Subtotal Fund 201		264,912
Series 2020 Revenue Fund A-1	US Bank	0.02%	57,066
Series 2020 Senior Reserve Fund A-1	US Bank	0.02%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	0.02%	9,150
Series 2020 Sub Prepayment Fund A-1	US Bank	0.02%	844
	Subtotal Fund 202		166,441
		<b>Subtotal DS</b>	431,353
		<b>Total</b>	\$1,136,581

**New River CDD**

Bank Reconciliation

Bank Account No. 6620 Bank United Checking  
 Statement No. 07-22  
 Statement Date 7/31/2022

<b>G/L Balance (LCY)</b>	254,523.33	<b>Statement Balance</b>	258,378.73
<b>G/L Balance</b>	254,523.33	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	258,378.73
<b>Subtotal</b>	254,523.33	<b>Outstanding Checks</b>	3,855.40
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	254,523.33	<b>Ending Balance</b>	254,523.33
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
5/31/2022	Payment	DD287	RYAN THOMAS	184.70	0.00	184.70
5/31/2022	Payment	DD288	JEFFREY D. SMITH	184.70	0.00	184.70
6/30/2022	Payment	2233	DCSI INC	230.00	0.00	230.00
7/21/2022	Payment	2240	AJP HOME SOLUTIONS LLC	175.00	0.00	175.00
7/21/2022	Payment	2241	DCSI INC	378.00	0.00	378.00
7/28/2022	Payment	2243	AVALON PARK WEST CDD	2,703.00	0.00	2,703.00
<b>Total Outstanding Checks.....</b>				<b>3,855.40</b>		<b>3,855.40</b>

**New River  
Community Development District**

**Check Register**

**7/1/2022 - 7/31/2022**

**NEW RIVER**

Community Development District

**Payment Register by Fund  
For the Period from 07/01/22 to 07/31/22  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2234	07/05/22	ALL DONE SERVICES, INC	231	CLUBHOUSE JANITORIAL SERVICE JUNE 2022	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2235	07/07/22	COMPLETE I.T.	8968	EMAIL MAINT	ProfServ-E-mail Maintenance	531096-51301	\$89.70
001	2236	07/07/22	SR LANDSCAPING LLC	6130	IRRIGATION REPAIRS- MAINLINE	Irrigation Repairs & Replacem.	546932-53908	\$2,197.60
001	2237	07/07/22	SUNCOAST POOL SERVICE	8428	POOL SERVICE	Contracts-Pools	534078-57201	\$850.00
001	2238	07/14/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00841742	LAKE/POND MGMT JULY 2022	Aquatic Maintenance	546995-53805	\$601.00
001	2239	07/14/22	TIMES PUBLISHING COMPANY	0000229273	AD - PRPSD POLICIES/FEES/RATES	Legal Advertising	548002-51301	\$124.40
001	2240	07/21/22	AJP HOME SOLUTIONS LLC	INV-20221511	GFCI OUTLET REPAIRS	Landscape Maintenance	546300-53908	\$175.00
001	2241	07/21/22	DCSI INC	29757	ACCESS SYSTEM SERVICE	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2242	07/21/22	STRALEY ROBIN VERICKER	21744	SERVICES THRU 6/15/22	ProfServ-Legal Services	531023-51401	\$1,939.50
001	2243	07/28/22	AVALON PARK WEST CDD	072122	ESTIMATED EXPENSES - COST SHARE	Amenity Center Cost Share	549908-51301	\$2,703.00
001	DD296	07/07/22	FRONTIER ACH	06132022-2105 ACH	SERVICE 6/13/22-7/12/22	Telephone/Fax/Internet Services	541009-57201	\$170.98
001	DD300	07/19/22	CARDMEMBER SERVICE	06162022-3230 ACH	PURCHASES 5/19/22-6/16/22	Misc-Contingency	549900-53985	\$53.66
001	DD300	07/19/22	CARDMEMBER SERVICE	06162022-3230 ACH	PURCHASES 5/19/22-6/16/22	Facility Supplies	552159-57201	\$19.97
001	DD300	07/19/22	CARDMEMBER SERVICE	06162022-3230 ACH	PURCHASES 5/19/22-6/16/22	Misc-Contingency	549900-53985	\$19.20
001	DD304	07/10/22	PASCO COUNTY UTILITIES SERVICES	06232022 ACH		Utility Services	543063-53601	\$1,417.12
001	DD304	07/10/22	PASCO COUNTY UTILITIES SERVICES	06232022 ACH		Utility Services	543063-53601	\$168.00
001	DD299	07/14/22	JEFFREY D. SMITH	PAYROLL	July 14, 2022 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$11,366.83</b>

<b>Total Checks Paid</b>	<b>\$11,366.83</b>
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**3B.**

*Proposed*

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 2023 on the dates listed below at 11:30 A.M. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL. 33545, unless otherwise indicated:

October 20, 2022  
November 17, 2022  
December 15, 2022  
January 19, 2023  
February 16, 2023  
March 16, 2023  
April 20, 2023  
May 18, 2023  
June 15, 2023  
July 20, 2023  
August 17, 2023  
September 21, 2023

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 2023

Version 3 - Approved Tentative Budget  
(Printed 8/11/2022)

Prepared by:



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

**Operating Budget**  
Fiscal Year 2023

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU JUL-2022	AUG- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
<b>REVENUES</b>						
Interest - Investments	\$ 5	\$ -	\$ 706	\$ 141	\$ 847	\$ -
Room Rentals	975	-	2,597	519	3,116	2,000
Special Assmnts- Tax Collector	520,846	637,199	637,199	-	637,199	637,199
Special Assmnts- CDD Collected	231,077	131,497	131,497	-	131,497	131,497
Special Assmnts - Discounts	-	(25,488)	(24,441)	-	-	(25,488)
Other Miscellaneous Revenues	524	-	961	192	1,153	-
<b>TOTAL REVENUES</b>	<b>753,427</b>	<b>743,207</b>	<b>748,519</b>	<b>853</b>	<b>773,813</b>	<b>745,207</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	5,200	6,000	3,800	2,200	6,000	8,800
FICA Taxes	275	-	291	168	-	673
ProfServ-Administrative	1,999	-	-	-	-	-
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Engineering	3,913	5,000	2,797	2,203	5,000	5,000
ProfServ-Legal Services	24,359	15,000	14,018	2,804	16,822	15,000
ProfServ-Mgmt Consulting Serv	34,878	36,845	29,321	6,141	35,462	39,056
ProfServ-Trustee Fees	10,378	11,000	12,949	-	12,949	11,000
ProfServ-E-mail Maintenance	-	-	897	450	1,347	-
Assessment Roll	5,150	-	-	-	-	-
ProfServ-Dissemination Agent	5,750	5,000	-	5,000	5,000	5,000
Accounting Services	7,018	-	-	-	-	-
Auditing Services	6,378	6,500	500	6,000	6,500	6,500
Website Hosting	2,896	1,579	14	1,565	1,579	1,579
Email Maintenance	51	1,076	-	500	500	2,000
Public Officials Insurance	2,691	2,820	-	2,820	2,820	2,905
Printing and Binding	97	-	-	-	-	-
Legal Advertising	2,590	2,000	1,972	28	2,000	2,000
Miscellaneous Mailings	22	2,400	783	1,617	2,400	2,400
Misc-Property Taxes	81	550	89	461	550	550
Misc-Assessmnt Collection Cost	(886)	12,744	12,255	489	12,744	12,744
Tax Collector/Property Appraiser Fees	150	150	188	-	188	150
Misc - Contingency	16	-	-	-	-	-
Amenity Center Cost Share	50,000	50,000	23,936	26,064	50,000	-
Dues, Licenses, Subscriptions	175	325	223	102	325	325
<b>Total Administrative</b>	<b>163,181</b>	<b>160,189</b>	<b>104,033</b>	<b>59,812</b>	<b>163,385</b>	<b>116,881</b>
<i>Electric Utility Services</i>						
Utility - Irrigation	1,504	3,500	987	197	1,184	3,500
Street Lights	51,106	45,084	15,799	3,160	18,959	45,084
<b>Total Electric Utility Services</b>	<b>52,610</b>	<b>48,584</b>	<b>16,786</b>	<b>3,357</b>	<b>20,143</b>	<b>48,584</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>Garbage/Solid Waste Services</b>						
Solid Waste Assessment	163	335	-	335	335	335
<b>Total Garbage/Solid Waste Services</b>	<b>163</b>	<b>335</b>	<b>-</b>	<b>335</b>	<b>335</b>	<b>335</b>
<b>Water-Sewer Comb Services</b>						
Utility Services	20,211	22,250	14,789	2,958	17,747	22,250
<b>Total Water-Sewer Comb Services</b>	<b>20,211</b>	<b>22,250</b>	<b>14,789</b>	<b>2,958</b>	<b>17,747</b>	<b>22,250</b>
<b>Stormwater Control</b>						
Stormwater Assessment	2,270	250	511	-	511	562
Conservation & Wetlands	-	8,500	5,984	2,516	8,500	8,500
Aquatic Maintenance	12,220	17,500	7,576	9,924	17,500	17,500
<b>Total Stormwater Control</b>	<b>14,490</b>	<b>26,250</b>	<b>14,071</b>	<b>12,440</b>	<b>26,511</b>	<b>26,562</b>
<b>Other Physical Environment</b>						
Insurance - Property	4,173	7,500	8,552	-	8,552	9,407
Insurance - General Liability	2,960	4,000	598	3,402	4,000	3,582
R&M-Other Landscape	2,078	-	-	-	-	-
R&M-Well Maintenance	-	2,500	-	-	-	2,500
Landscape Maintenance	91,682	150,000	125,135	24,865	150,000	162,324
Landscape Replacement	8,549	40,000	25,201	14,799	40,000	60,000
R&M-Mulch	-	-	-	-	-	21,600
Irrigation Repairs & Replacem.	9,607	9,500	38,704	-	38,704	9,500
Holiday Decoration	-	2,500	-	-	-	10,000
Utility Deposit Bond	-	2,000	1,693	307	2,000	1,800
Reserves	-	109,200	-	105,000	105,000	109,200
<b>Total Other Physical Environment</b>	<b>119,049</b>	<b>327,200</b>	<b>199,883</b>	<b>148,373</b>	<b>348,256</b>	<b>389,913</b>
<b>Contingency</b>						
Misc-Contingency	17,290	25,000	448	-	448	20,029
Cap Outlay - Vehicles	-	-	8,897	-	8,897	-
<b>Total Contingency</b>	<b>17,290</b>	<b>25,000</b>	<b>9,345</b>	<b>-</b>	<b>9,345</b>	<b>20,029</b>
<b>Road and Street Facilities</b>						
Pressure Cleaning	375	13,500	-	13,500	13,500	13,500
R&M-Sidewalks	-	1,500	-	1,500	1,500	1,500
R&M-Street Signs	-	1,500	-	1,500	1,500	1,500
Roadway Repair & Maintenance	12,984	5,000	-	5,000	5,000	5,000
<b>Total Road and Street Facilities</b>	<b>13,359</b>	<b>21,500</b>	<b>-</b>	<b>21,500</b>	<b>21,500</b>	<b>21,500</b>
<b>Parks and Recreation - General</b>						
Payroll-Salaries	24,262	34,074	21,481	12,593	34,074	34,074
Clubhouse - Facility Janitorial Service	3,000	3,000	2,425	485	2,910	3,214
Management Contract	9,578	-	-	-	-	-
Pest Control	314	425	335	90	425	425
Contracts-Pools	10,200	10,200	8,500	1,700	10,200	10,200
Telephone/Fax/Internet Services	2,061	2,100	2,127	425	2,552	3,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU JUL-2022	AUG- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
Utility - Recreation Facilities	5,677	6,600	4,457	2,143	6,600	6,600
Utility - Fountains	215	3,750	373	3,377	3,750	3,750
R&M-Clubhouse	101	10,000	13,429	2,686	16,115	10,000
R&M-Fountain	304	5,000	(44)	5,000	4,956	5,000
R&M-Parking Lots	-	1,500	-	-	-	1,500
R&M-Pools	-	2,500	490	2,010	2,500	2,500
Athletic/Park Court/Field Repairs	2,296	1,500	-	1,500	1,500	1,500
Amenity Maintenance & Repairs	352	5,000	2,111	2,889	5,000	5,000
Facility A/C & Heating Maintenance & Repair	-	1,500	100	1,400	1,500	1,500
Security System Monitoring & Maint.	165	2,500	230	2,270	2,500	2,500
Garbage Collection	5,040	10,000	353	-	353	-
Entry & Walls Maintenance	475	2,000	2,057	1,000	3,057	2,000
Access Control Maintenance & Repair	4,694	2,500	4,010	802	4,812	2,500
Miscellaneous Expenses	206	1,500	3,526	705	4,231	1,500
Office Supplies	52	250	-	250	250	250
Clubhouse - Facility Janitorial Supplies	40	400	148	252	400	400
Facility Supplies	145	1,000	34	966	1,000	1,000
Dog Waste Station Service & Supplies	2,700	4,100	282	3,818	4,100	240
Pool Permits	425	500	425	75	500	500
<b>Total Parks and Recreation - General</b>	<b>72,302</b>	<b>111,899</b>	<b>66,849</b>	<b>46,436</b>	<b>113,285</b>	<b>99,153</b>
<b>TOTAL EXPENDITURES</b>	<b>472,655</b>	<b>743,207</b>	<b>425,756</b>	<b>295,211</b>	<b>720,508</b>	<b>745,207</b>
Excess (deficiency) of revenues						
Over (under) expenditures	280,772	-	322,763	(294,358)	53,305	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	280,772	-	322,763	(294,358)	53,305	-
<b>FUND BALANCE, BEGINNING</b>	<b>29,305</b>	<b>310,079</b>	<b>310,078</b>	<b>-</b>	<b>310,078</b>	<b>363,383</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 310,079</b>	<b>\$ 310,079</b>	<b>\$ 632,841</b>	<b>\$ (294,358)</b>	<b>\$ 363,383</b>	<b>\$ 363,383</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

		<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$	363,383
Net Change in Fund Balance - Fiscal Year 2023		0
Reserves - Fiscal Year 2023 Additions		109,200
<b>Total Funds Available (Estimated) - 9/30/2023</b>		<b>472,583</b>

**ALLOCATION OF AVAILABLE FUNDS**

Operating Reserve		159,002 <sup>(1)</sup>
<b><i>Assigned Fund Balance</i></b>		
Reserves (FY 2022)	109,200	
Reserves (FY 2022 funds spent)	(105,000)	
Reserves (FY 2023)	109,200	113,400
<b>Total Allocation of Available Funds</b>		<b>272,402</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$</b>	<b>200,181</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2023

REVENUES

**Room Rentals**

The District earns income through room rentals.

**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.

EXPENDITURES

*Administrative*

**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 fees.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**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.

**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.

**Budget Narrative**  
Fiscal Year 2023

*Administrative (continued)*

**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 Districts website is maintained by Campus Suite and is charged a fee annually.

**Email Maintenance**

The Districts email maintenance 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 Pasco 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.

**Dues, Licenses, Subscriptions**

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

*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

**Budget Narrative**  
Fiscal Year 2023

*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.

**R&M-Mulch**

Replenishment of Mulch as needed within the District.

**Irrigation Repairs & Replacement**

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

**Holiday Decoration**

Expenses related to holiday lights and decorations for the public enjoyment

**Budget Narrative**  
Fiscal Year 2023

*Other Physical Environment (continued)*

**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 50% or 20 hours a week of the Share Amenity Personnel Agreement.

**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.

**R&M Clubhouse**

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

**Budget Narrative**  
Fiscal Year 2023

*Parks and Recreation – General cont'd*

**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 has a camera system for the clubhouse.

**Entry and Walls Maintenance**

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

**Access Control Maintenance & Repair**

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

**Miscellaneous Expenses**

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.

**Clubhouse – Facility Janitorial Supplies**

Expenses related to any janitorial supplies purchased for the District clubhouse.

**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 Permits**

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

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Interest - Investments	\$ 27	\$ -	\$ 18	\$ 4	\$ 22	\$ -
Special Assmnts- Tax Collector	127,200	230,014	230,014	-	230,014	230,014
Special Assmnts- Prepayment	229,397	-	-	-	-	-
Special Assmnts- CDD Collected	1,343,631	1,097,398	448,268	-	448,268	760,884
Special Assmnts - Discounts	-	(9,201)	(8,823)	-	(8,823)	(9,201)
<b>TOTAL REVENUES</b>	<b>1,700,255</b>	<b>1,318,211</b>	<b>669,477</b>	<b>4</b>	<b>669,481</b>	<b>981,697</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	4,600	4,424	-	4,424	4,600
<b>Total Administrative</b>	<b>-</b>	<b>4,600</b>	<b>4,424</b>	<b>-</b>	<b>4,424</b>	<b>4,600</b>
<i>Debt Service</i>						
Principal Debt Retirement 2010A-2	255,000	265,000	265,000	-	265,000	285,000
Principal Prepayments 2010A-2	785,000	-	-	-	-	-
Interest Expense 2010A-2	-	430,963	430,962	-	430,962	415,725
Interest Expense 2010B-2	756,425	286,125	286,126	-	286,126	286,125
<b>Total Debt Service</b>	<b>1,796,425</b>	<b>982,088</b>	<b>982,088</b>	<b>-</b>	<b>982,088</b>	<b>986,850</b>
<b>TOTAL EXPENDITURES</b>	<b>1,796,425</b>	<b>986,688</b>	<b>986,512</b>	<b>-</b>	<b>986,512</b>	<b>991,450</b>
Excess (deficiency) of revenues Over (under) expenditures	(96,170)	331,523	(317,035)	4	(317,031)	(9,753)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	331,523	-	-	-	(9,753)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>331,523</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,753)</b>
Net change in fund balance	(96,170)	331,523	(317,035)	4	(317,031)	(9,753)
<b>FUND BALANCE, BEGINNING</b>	<b>1,202,332</b>	<b>732,995</b>	<b>732,995</b>	<b>-</b>	<b>732,995</b>	<b>415,964</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,106,162</b>	<b>\$ 1,064,518</b>	<b>\$ 415,960</b>	<b>\$ 4</b>	<b>\$ 415,964</b>	<b>\$ 406,211</b>

**AMORTIZATION SCHEDULE**

Capital Improvement Revenue Refunding Bonds Series 2010A-2

Date	Bond Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual Debt Service
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
<b>Total</b>		<b>7,230,000</b>			<b>4,035,063</b>	<b>11,265,063</b>	

**AMORTIZATION SCHEDULE**

Capital Improvement Revenue Refunding Bonds Series 2010B-2

Date	Bond Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual Debt Service
11/1/2022	5,450,000			5.250%	143,063	143,063	
2/1/2023	5,450,000			5.250%	-	-	
5/1/2023	5,450,000			5.250%	143,063	143,063	
8/1/2023	5,450,000			5.250%	-	-	286,125
11/1/2023	5,450,000			5.250%	143,063	143,063	
2/1/2024	5,450,000			5.250%	-	-	
5/1/2024	5,450,000			5.250%	143,063	143,063	
8/1/2024	5,450,000			5.250%	-	-	286,125
11/1/2024	5,450,000			5.250%	143,063	143,063	
2/1/2025	5,450,000			5.250%	-	-	
5/1/2025	5,450,000	270,000		5.250%	143,063	413,063	
8/1/2025	5,180,000			5.250%	-	-	556,125
11/1/2025	5,180,000			5.250%	135,975	135,975	
2/1/2026	5,180,000			5.250%	-	-	
5/1/2026	5,180,000	285,000		5.250%	135,975	420,975	
8/1/2026	4,895,000			5.250%	-	-	556,950
11/1/2026	4,895,000			5.250%	128,494	128,494	
2/1/2027	4,895,000			5.250%	-	-	
5/1/2027	4,895,000	300,000		5.250%	128,494	428,494	
8/1/2027	4,595,000			5.250%	-	-	556,988
11/1/2027	4,595,000			5.250%	120,619	120,619	
2/1/2028	4,595,000			5.250%	-	-	
5/1/2028	4,595,000	315,000		5.250%	120,619	435,619	
8/1/2028	4,280,000			5.250%	-	-	556,238
11/1/2028	4,280,000			5.250%	112,350	112,350	
2/1/2029	4,280,000			5.250%	-	-	
5/1/2029	4,280,000	335,000		5.250%	112,350	447,350	
8/1/2029	3,945,000			5.250%	-	-	559,700
11/1/2029	3,945,000			5.250%	103,556	103,556	
2/1/2030	3,945,000			5.250%	-	-	
5/1/2030	3,945,000	350,000		5.250%	103,556	453,556	
8/1/2030	3,595,000			5.250%	-	-	557,113
11/1/2030	3,595,000			5.250%	94,369	94,369	
2/1/2031	3,595,000			5.250%	-	-	
5/1/2031	3,595,000	370,000		5.250%	94,369	464,369	
8/1/2031	3,225,000			5.250%	-	-	558,738
11/1/2031	3,225,000			5.250%	84,656	84,656	
2/1/2032	3,225,000			5.250%	-	-	
5/1/2032	3,225,000	390,000		5.250%	84,656	474,656	
8/1/2032	2,835,000			5.250%	-	-	559,313
11/1/2032	2,835,000			5.250%	74,419	74,419	
2/1/2033	2,835,000			5.250%	-	-	
5/1/2033	2,835,000	410,000		5.250%	74,419	484,419	
8/1/2033	2,425,000			5.250%	-	-	558,838
11/1/2033	2,425,000			5.250%	63,656	63,656	
2/1/2034	2,425,000			5.250%	-	-	
5/1/2034	2,425,000	435,000		5.250%	63,656	498,656	
8/1/2034	1,990,000			5.250%	-	-	562,313
11/1/2034	1,990,000			5.250%	52,238	52,238	
2/1/2035	1,990,000			5.250%	-	-	
5/1/2035	1,990,000	460,000		5.250%	52,238	512,238	
8/1/2035	1,530,000			5.250%	-	-	564,475
11/1/2035	1,530,000			5.250%	40,163	40,163	
2/1/2036	1,530,000			5.250%	-	-	
5/1/2036	1,530,000	485,000		5.250%	40,163	525,163	
8/1/2036	1,045,000			5.250%	-	-	565,325
11/1/2036	1,045,000			5.250%	27,431	27,431	
2/1/2037	1,045,000			5.250%	-	-	
5/1/2037	1,045,000	510,000		5.250%	27,431	537,431	
8/1/2037	535,000			5.250%	-	-	564,863
11/1/2037	535,000			5.250%	14,044	14,044	
2/1/2038	535,000			5.250%	-	-	
5/1/2038	535,000	535,000		5.250%	14,044	549,044	563,088
<b>Total</b>		<b>5,450,000</b>			<b>2,962,313</b>	<b>8,412,313</b>	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Interest - Investments	\$ 16	\$ -	\$ 146	\$ 29	\$ 175	\$ -
Special Assmnts- Tax Collector	225,439	238,147	238,147	-	238,147	238,147
Special Assmnts - Prepayment	-	-	10,719	-	10,719	-
Special Assmnts - Discounts	-	(9,526)	(9,135)	-	(9,135)	(9,526)
<b>TOTAL REVENUES</b>	<b>225,455</b>	<b>228,621</b>	<b>239,877</b>	<b>29</b>	<b>249,041</b>	<b>238,147</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	4,763	4,580	-	4,580	4,763
<b>Total Administrative</b>	<b>-</b>	<b>4,763</b>	<b>4,580</b>	<b>-</b>	<b>4,580</b>	<b>4,763</b>
<i>Debt Service</i>						
Principal Debt Retirement	120,000	120,000	135,000	-	135,000	125,000
Principal Prepayments	95,000	-	-	-	-	-
Interest Expense	103,594	96,125	95,925	-	95,925	91,763
<b>Total Debt Service</b>	<b>318,594</b>	<b>216,125</b>	<b>230,925</b>	<b>-</b>	<b>230,925</b>	<b>216,763</b>
<b>TOTAL EXPENDITURES</b>	<b>318,594</b>	<b>220,888</b>	<b>235,505</b>	<b>-</b>	<b>235,505</b>	<b>221,525</b>
Excess (deficiency) of revenues Over (under) expenditures	(93,139)	7,733	4,372	29	13,536	16,622
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	7,733	-	-	-	16,622
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>7,733</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,622</b>
Net change in fund balance	(93,139)	7,733	4,372	29	13,536	16,622
<b>FUND BALANCE, BEGINNING</b>	<b>5,048</b>	<b>168,116</b>	<b>163,068</b>	<b>-</b>	<b>163,068</b>	<b>176,604</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 168,116</b>	<b>\$ 175,849</b>	<b>\$ 167,440</b>	<b>\$ 29</b>	<b>\$ 176,604</b>	<b>\$ 193,226</b>

**AMORTIZATION SCHEDULE**

Special Assessment Refunding Bonds, 2020A-1 Senior

<b>Period Ending</b>	<b>Bond Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
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
<b>Total</b>		<b>2,405,000</b>		<b>777,700</b>	<b>3,182,700</b>	<b>3,182,700</b>

**AMORTIZATION SCHEDULE**

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

<b>Period Ending</b>	<b>Bond Balance</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2022	205,000				3,794	3,794	
5/1/2023	205,000	10,000		3.13%	3,794	13,794	17,588
11/1/2023	195,000				3,638	3,638	
5/1/2024	195,000	10,000		3.13%	3,638	13,638	17,275
11/1/2024	185,000				3,481	3,481	
5/1/2025	185,000	10,000		3.13%	3,481	13,481	16,963
11/1/2025	175,000				3,325	3,325	
5/1/2026	175,000	10,000		3.50%	3,325	13,325	16,650
11/1/2026	165,000				3,150	3,150	
5/1/2027	165,000	10,000		3.50%	3,150	13,150	16,300
11/1/2027	155,000				2,975	2,975	
5/1/2028	155,000	10,000		3.50%	2,975	12,975	15,950
11/1/2028	145,000				2,800	2,800	
5/1/2029	145,000	10,000		3.50%	2,800	12,800	15,600
11/1/2029	135,000				2,625	2,625	
5/1/2030	135,000	15,000		3.50%	2,625	17,625	20,250
11/1/2030	120,000				2,363	2,363	
5/1/2031	120,000	15,000		3.50%	2,363	17,363	19,725
11/1/2031	105,000				2,100	2,100	
5/1/2032	105,000	15,000		4.00%	2,100	17,100	19,200
11/1/2032	90,000				1,800	1,800	
5/1/2033	90,000	15,000		4.00%	1,800	16,800	18,600
11/1/2033	75,000				1,500	1,500	
5/1/2034	75,000	15,000		4.00%	1,500	16,500	18,000
11/1/2034	60,000				1,200	1,200	
5/1/2035	60,000	15,000		4.00%	1,200	16,200	17,400
11/1/2035	45,000				900	900	
5/1/2036	45,000	15,000		4.00%	900	15,900	16,800
11/1/2036	30,000				600	600	
5/1/2037	30,000	15,000		4.00%	600	15,600	16,200
11/1/2037	15,000				300	300	
5/1/2038	15,000	15,000		4.00%	300	15,300	15,600
<b>Total</b>		<b>205,000</b>	<b>0</b>		<b>73,100</b>	<b>278,100</b>	<b>278,100</b>

**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-CDD Collected**

The District will directly bill for assessments due on parcels not placed on the tax roll.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the 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. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirementj**

Principal payments due on the series 2010 and series 2020 bonds.

**Interest Expense**

Interest payments due on the series 2010 and series 2020 bonds.

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

**Supporting Budget Schedules**  
Fiscal Year 2023

**Comparison of Assessment Rates  
Fiscal Year 2023 vs. Fiscal Year 2022**

	LOT SIZE	Units	EAU	TOTAL EAU's	% TOTAL EAU's	General Fund 001			2020A-1 DEBT SERVICE			2010A-2 DEBT SERVICE			2010B-2 DEBT SERVICE			Total		
						FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change	FY 2023	FY 2022	% Change
<b>PLATTED UNITS</b>																				
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	\$1,248.16	0.0%	\$759.00	\$759.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,007.16	\$2,007.16	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	\$1,248.16	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	\$3,206.16	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	\$1,098.85	0.0%	\$734.00	\$734.00	0.0%	\$2,890.62	\$2,890.62	0.0%
Parcel F	Single Family 50'	50	1.18	59.00	8.03%	\$1,248.16	\$1,248.16	0.0%	\$0.00	\$0.00	n/a	\$1,296.64	\$1,296.64	0.0%	\$866.00	\$866.00	0.0%	\$3,410.81	\$3,410.81	0.0%
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	\$1,670.25	0.0%	\$1,115.00	\$1,115.00	0.0%	\$4,393.05	\$4,393.05	0.0%
<b>UNPLATTED UNITS</b>																				
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 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING  
OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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 2021-2022 and/or revised projections for fiscal year 2022-2023.
- 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, 2022, and Ending September 30, 2023”.

- 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, 2022, and ending September 30, 2023, 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	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*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 18, 2022.**

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 2022-2023 Adopted Budget**

**4B**

## RESOLUTION 2022-06

**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 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 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 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 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 2022-2023 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 2022-2023 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 2022-2023 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 2022-2023 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 2022-2023 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, 2022; 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 2022-2023 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, 2022; 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, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than May 1, 2023
- 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 18, 2022.**

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 2022-2023 Budget**