

New River Community Development District

Board of Supervisors

Jeff Smith, Chairman
David Lione, Vice Chairman
Jordan Alexander, Assistant Secretary
Russ Mercier, Assistant Secretary
Ryan Thomas, Assistant Secretary

District Staff

Mark Vega, District Manager
Vivek Babbar, District Counsel
Robert Dvorak & Stephen Brletic, District Engineer
Jerry Whited, BDI Project Manager II
Beck Spaw, Field Manager

Regular Meeting Agenda

Monday, August 25, 2025, at 5:30 p.m.

***All cellular phones must be turned off during the meeting.
Please let us know at least 24 hours in advance if you are planning to call into the meeting.***

1. **Call to Order/Roll Call**
2. **Audience Comments**
3. **Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying O&M Assessments Pg. 2**
 - A. Open Public Hearing
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2025-04; Adopting Final Fiscal Year 2026 Budget Pg. 17
 - E. Consideration of Resolution 2025-05; Levying O&M Assessments Pg. 20
 - F. Close Public Hearing
4. **Consent Agenda**
 - A. Approval of the Meeting Minutes (*July 28, 2025*) Pg. 24
5. **Staff Reports**
 - A. District Engineer
 - i. Continued Monitoring of SWFWMD ERP 43013559.066 – No Change
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance
 - i. Aquatic Inspections Report Pg. 27
 - E. Field Manager
 - F. District Manager
 - i. Consideration of Resolution 2025-06, FY 2026 Meeting Schedule Pg. 35
 - ii. Consideration of Illuminations Holiday Lighting Pg. 37
 - iii. Update on 401a
 - iv. Update on HA5 Pg. 38
6. **Supervisors' Requests and New Business**
7. **Adjournment**

**Following Workshop Meeting September 8, 2025, at 5:30 p.m.
The next Regular Meeting is on September 22, 2025, at 5:30 p.m.**

District Office:

The offices of Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Meeting Room

New River Amenity Center
5227 Autumn Ridge Drive
Wesley Chapel, FL 33545

New River
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



New River

Community Development District

Operating Budget

Fiscal Year 2026

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Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 3,973	\$ -	\$ 3,973	\$ -
Room Rentals	2,000	400	1,600	2,000	1,000
Interest - Tax Collector	-	1,088	-	1,088	-
Special Assmnts- Tax Collector	689,538	674,454	15,084	689,538	852,778
Special Assmnts- CDD Collected	142,298	35,574	106,724	142,298	28,300
Special Assmnts - Discounts	(27,582)	(26,913)	-	(26,913)	(34,111)
Other Miscellaneous Revenues	-	-	-	-	-
TOTAL REVENUES	\$ 806,254	\$ 688,576	\$ 123,407	\$ 811,983	\$ 847,968

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors	\$ 8,800	\$ 6,400	\$ 2,400	\$ 8,800	\$ 24,000
FICA Taxes	673	490	183	673	1,836
ProfServ-Administrative	-	-	-	-	-
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	5,000	3,950	1,050	5,000	10,000
ProfServ-Legal Services	15,000	376	14,624	15,000	10,000
ProfServ-Mgmt Consulting Serv	41,399	13,800	27,599	41,399	43,476
ProfServ-Trustee Fees	11,000	2,924	8,076	11,000	11,000
ProfServ-E-mail Maintenance	-	-	-	-	-
Assessment Roll	-	-	-	-	-
ProfServ-Dissemination Agent	-	-	-	-	-
Accounting Services	-	-	-	-	-
Auditing Services	6,500	-	6,500	6,500	6,500
Contract-Website Hosting	1,579	1,563	16	1,579	1,579
Email Maintenance	2,000	445	1,555	2,000	2,000
Miscellaneous Mailings	2,472	84	2,388	2,472	2,472
Printing and Binding	-	-	-	-	-
Public Officials Insurance	2,905	2,905	-	2,905	3,695
Legal Advertising	2,000	129	1,871	2,000	2,000
Misc-Property Taxes	550	511	39	550	550
Misc-Assessmnt Collection Cost	13,791	12,951	840	13,791	17,056
Tax Collector/Property Appraiser Fees	150	-	150	150	150
Misc - Contingency	-	-	-	-	21,582
Amenity Center Cost Share	-	-	-	-	-
Dues, Licenses, Subscriptions	325	175	150	325	175
Total Financial and Administrative	\$ 120,345	\$ 46,703	\$ 73,642	\$ 120,345	\$ 164,271

Electric Utility Services

Electricity - Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ -
Utility - Irrigation	3,500	535	2,965	3,500	3,500

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Street Lights	45,084	12,683	32,401	45,084	45,084
Utility - Roundabout Lights	-	-	-	-	-
Garbage Collection	-	-	-	-	-
Total Electric Utility Services	\$ 48,584	\$ 13,218	\$ 35,366	\$ 48,584	\$ 48,584
Garbage/Solid Waste Services					
Solid Waste Assessment	\$ 335	\$ -	\$ 335	\$ 335	\$ 335
Total Garbage/Solid Waste Services	\$ 335	\$ -	\$ 335	\$ 335	\$ 335
Water-Sewer Comb Services					
Utility Services	\$ 22,250	\$ 3,245	\$ 19,005	\$ 22,250	\$ 22,250
Total Garbage/Solid Waste Services	\$ 22,250	\$ 3,245	\$ 19,005	\$ 22,250	\$ 22,250
Stormwater Control					
Stormwater Assessment	\$ 562	\$ -	\$ 562	\$ 562	\$ 562
Conservation & Wetlands	8,500	-	8,500	8,500	8,500
Aquatic Maintenance	17,500	11,424	6,076	17,500	17,500
Total Stormwater Control	\$ 26,562	\$ 11,424	\$ 15,138	\$ 26,562	\$ 26,562
Other Physical Environment					
Insurance - Property	\$ 8,250	\$ 11,028	\$ -	\$ 11,028	\$ 11,028
Insurance - General Liability	724	724	-	724	4,815
R&M-Mulch	-	-	-	-	-
R&M-Well Maintenance	-	-	-	-	-
Contracts-Landscape	189,000	63,788	125,212	189,000	189,000
Landscape Maintenance	-	-	-	-	-
Landscape Replacement	60,000	13,604	46,396	60,000	7,267
Irrigation Repairs & Replacem.	10,000	3,491	6,509	10,000	10,000
Holiday Decoration	2,650	4,203	-	4,203	4,203
Utility Deposit Bond	-	-	-	-	-
Reserve	169,200	-	169,200	169,200	169,200
Landscape Mulch			-	\$ -	24,000
Total Security Operations	\$ 439,824	\$ 96,838	\$ 347,317	\$ 444,155	\$ 419,513
Contingency					
Misc-Contingency	\$ 19,902	\$ 8,411	\$ 11,491	\$ 19,902	\$ 35,000
Cap Outlay - Vehicles	-	-	-	-	-
Total Contingency	\$ 19,902	\$ 8,411	\$ 11,491	\$ 19,902	\$ 35,000
Road and Street Facilities					
Pressure Cleaning	\$ 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	810			1,500
Roadway Repair & Maintenance	5,000	-	5,000	5,000	5,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Total Road and Street Facilities	\$ 21,500	\$ 810	\$ 20,000	\$ 20,000	\$ 21,500
Landscape and Pond Maintenance					
Payroll-Salaries	\$ 34,074	\$ 22,829	\$ 11,245	\$ 34,074	\$ 37,074
Clubhouse - Facility Janitorial Service	3,214	1,500	1,714	3,214	3,214
Management Contract	-	-	-	-	-
Pest Control	425	-	425	425	425
Contracts-Pools	18,000	7,570	10,430	18,000	18,000
Telephone/Fax/Internet Services	3,000	694	2,306	3,000	3,000
Utility - Recreation Facilities	6,600	2,225	4,375	6,600	6,600
Utility - Fountains	3,750	191	3,559	3,750	3,750
R&M-Clubhouse	10,000	2,721	7,279	10,000	5,000
R&M-Fountain	5,000	-	5,000	5,000	2,500
R&M-Parking Lots	1,500	-	1,500	1,500	1,500
R&M-Pools	2,500	175	2,325	2,500	2,500
Athletic/Park Court/Field Repairs	1,500	-	1,500	1,500	1,500
Amenity Maintenance & Repairs	5,000	-	5,000	5,000	2,500
Facility A/C & Heating Maintenance & Repair	1,500	-	1,500	1,500	1,500
Security System Monitoring & Maint.	2,500	1,512	988	2,500	2,500
Garbage Collection	-	-	-	-	-
Entry & Walls Maintenance	2,000	-	2,000	2,000	2,000
Access Control Maintenance & Repair	2,500	738	1,762	2,500	2,500
Miscellaneous Expenses	1,500	231	1,269	1,500	1,500
Office Supplies	250	-	250	250	250
Clubhouse - Facility Janitorial Supplies	400	-	400	400	400
Facility Supplies	1,000	392	608	1,000	1,000
Dog Waste Station Service & Supplies	240	61	179	240	240
Pool Permits	500	-	500	500	500
401(A)	(1)	-	-	\$ -	10,000
Total Landscape and Pond Maintenance	\$ 106,952	\$ 40,839	\$ 66,114	\$ 106,953	\$ 109,953
TOTAL EXPENDITURES	\$ 806,254	\$ 221,488	\$ 588,408	\$ 809,086	\$ 847,968
Excess (deficiency) of revenues	\$ 0	\$ 467,088	\$ (465,000)	\$ 2,898	\$ -
Net change in fund balance	\$ 0	\$ 467,088	\$ (465,000)	\$ 2,898	\$ -
FUND BALANCE, BEGINNING	\$ 423,916	\$ 423,916	\$ 891,004	\$ 423,916	\$ 426,814
FUND BALANCE, ENDING	\$ 423,916	\$ 891,004	\$ 426,004	\$ 426,814	\$ 426,814

New River
Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 426,814
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	169,200
Total Funds Available (Estimated) - 9/30/2026	596,014

ALLOCATION OF AVAILABLE FUNDS

Operating Reserve		169,692 ⁽¹⁾
<i>Assigned Fund Balance</i>		
Reserves FY 2024		
Reserves FY 2025 funds spent		
Reserves FY 2025	169,200	
Reserves FY 2026		169,200
		<hr/>
Total Allocation of Available Funds		338,892

Total Unassigned (undesignated) Cash	\$ 257,122
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Notes

(1) Represents approximately 3 months of operating expenditures

New River

Community Development District

Debt Service Budgets

Fiscal Year 2026

New River

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/2025	PROJECTED February- Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	230,014	-	230,014	230,014	238,147
Special Assmnts- CDD Collected	1,030,884	-	1,030,884	1,030,884	\$ 948,445
Special Assments - Discounts	(9,201)	-	(9,201)	(9,201)	(9,526)
TOTAL REVENUES	\$ 1,251,697	\$ -	\$ 1,251,697	\$ 1,251,697	\$ 1,177,066
EXPENDITURES					
Administrative					
Misc-Assessmnt Collection Cost	4,600	-	4,600	4,600	4,763
<i>Total Administrative</i>	<i>\$4,600</i>	<i>\$0</i>	<i>4,600</i>	<i>\$4,600</i>	<i>\$4,763</i>
Debt Service					
Principal Prepayments	\$ -	\$ -	-	-	\$ -
Principal Debt Retirement 2010A-2	320,000	-	320,000	320,000	335,000
Principal Debt Retirement 2010B-2	270,000	-	270,000	270,000	285,000
Interest Expense 2010A-2	382,088	-	382,088	382,088	354,056
Interest Expense 2010B-2	286,125	-	286,125	286,125	264,469
TOTAL EXPENDITURES	\$ 1,262,813	\$ -	\$ 1,262,813	\$ 1,262,813	\$ 1,243,288
Excess (deficiency) of revenues Over (under) expenditures	(11,116)	-	(11,116)	(11,116)	(66,222)
Net change in fund balance	\$ (11,116)	\$ -	\$ (11,116)	\$ (11,116)	\$ (132,444)
FUND BALANCE, BEGINNING	\$ 635,628	\$ 635,628	\$ 635,628	\$ 635,628	\$ 624,512
FUND BALANCE, ENDING	\$ 624,512	\$ 635,628	\$ 624,512	\$ 624,512	\$ 492,068

New River

Community Development District

Series 2010A-2 Bond

AMORTIZATION SCHEDULE**Capital Improvement Revenue Refunding Bonds Series 2010A-2**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Total
11/1/2024	\$ 6,645,000			\$ 191,043.75	\$ 191,043.75
5/1/2025	\$ 6,645,000	\$ 320,000	5.750%	\$ 191,043.75	\$ 511,043.75
11/1/2025	\$ 6,325,000			\$ 181,843.75	\$ 181,843.75
5/1/2026	\$ 6,325,000	\$ 335,000	5.750%	\$ 181,843.75	\$ 516,843.75
11/1/2026	\$ 5,990,000			\$ 172,212.50	\$ 172,212.50
5/1/2027	\$ 5,990,000	\$ 355,000	5.750%	\$ 172,212.50	\$ 527,212.50
11/1/2027	\$ 5,635,000			\$ 162,006.25	\$ 162,006.25
5/1/2028	\$ 5,635,000	\$ 375,000	5.750%	\$ 162,006.25	\$ 537,006.25
11/1/2028	\$ 5,260,000			\$ 151,225.00	\$ 151,225.00
5/1/2029	\$ 5,260,000	\$ 400,000	5.750%	\$ 151,225.00	\$ 551,225.00
11/1/2029	\$ 4,860,000			\$ 139,725.00	\$ 139,725.00
5/1/2030	\$ 4,860,000	\$ 425,000	5.750%	\$ 139,725.00	\$ 564,725.00
11/1/2030	\$ 4,435,000			\$ 127,506.25	\$ 127,506.25
5/1/2031	\$ 4,435,000	\$ 450,000	5.750%	\$ 127,506.25	\$ 577,506.25
11/1/2031	\$ 3,985,000			\$ 114,568.75	\$ 114,568.75
5/1/2032	\$ 3,985,000	\$ 475,000	5.750%	\$ 114,568.75	\$ 589,568.75
11/1/2032	\$ 3,510,000			\$ 100,912.50	\$ 100,912.50
5/1/2033	\$ 3,510,000	\$ 505,000	5.750%	\$ 100,912.50	\$ 605,912.50
11/1/2033	\$ 3,005,000			\$ 86,393.75	\$ 86,393.75
5/1/2034	\$ 3,005,000	\$ 535,000	5.750%	\$ 86,393.75	\$ 621,393.75
11/1/2034	\$ 2,470,000			\$ 71,012.50	\$ 71,012.50
5/1/2035	\$ 2,470,000	\$ 565,000	5.750%	\$ 71,012.50	\$ 636,012.50
11/1/2035	\$ 1,905,000			\$ 54,768.75	\$ 54,768.75
5/1/2036	\$ 1,905,000	\$ 600,000	5.750%	\$ 54,768.75	\$ 654,768.75
11/1/2036	\$ 1,305,000			\$ 37,518.75	\$ 37,518.75
5/1/2037	\$ 1,305,000	\$ 635,000	5.750%	\$ 37,518.75	\$ 672,518.75
11/1/2037	\$ 670,000			\$ 19,262.50	\$ 19,262.50
5/1/2038	\$ 670,000	\$ 670,000	5.750%	\$ 19,262.50	\$ 689,262.50
Total		\$ 6,645,000		\$ 3,220,000	\$ 9,865,000

NEW RIVER

Community Development District

Series 2010 B-2 Debt Service Fund

AMORTIZATION SCHEDULE
Capital Improvement Revenue Refunding Bonds Series 2010B-2

Date	Bond Balance	Principal	Rate	Interest	Total
11/1/2024	\$ 5,450,000		5.250%	\$ 143,062.50	\$ 143,062.50
2/1/2025	\$ 5,450,000		5.250%	\$ -	\$ -
5/1/2025	\$ 5,450,000	\$ 270,000	5.250%	\$ 143,062.50	\$ 413,062.50
8/1/2025	\$ 5,180,000		5.250%	\$ -	\$ -
11/1/2025	\$ 5,180,000		5.250%	\$ 135,975.00	\$ 135,975.00
2/1/2026	\$ 5,180,000		5.250%	\$ -	\$ -
5/1/2026	\$ 5,180,000	\$ 285,000	5.250%	\$ 135,975.00	\$ 420,975.00
8/1/2026	\$ 4,895,000		5.250%	\$ -	\$ -
11/1/2026	\$ 4,895,000		5.250%	\$ 128,493.75	\$ 128,493.75
2/1/2027	\$ 4,895,000		5.250%	\$ -	\$ -
5/1/2027	\$ 4,895,000	\$ 300,000	5.250%	\$ 128,493.75	\$ 428,493.75
8/1/2027	\$ 4,595,000		5.250%	\$ -	\$ -
11/1/2027	\$ 4,595,000		5.250%	\$ 120,618.75	\$ 120,618.75
2/1/2028	\$ 4,595,000		5.250%	\$ -	\$ -
5/1/2028	\$ 4,595,000	\$ 315,000	5.250%	\$ 120,618.75	\$ 435,618.75
8/1/2028	\$ 4,280,000		5.250%	\$ -	\$ -
11/1/2028	\$ 4,280,000		5.250%	\$ 112,350.00	\$ 112,350.00
2/1/2029	\$ 4,280,000		5.250%	\$ -	\$ -
5/1/2029	\$ 4,280,000	\$ 335,000	5.250%	\$ 112,350.00	\$ 447,350.00
8/1/2029	\$ 3,945,000		5.250%	\$ -	\$ -
11/1/2029	\$ 3,945,000		5.250%	\$ 103,556.25	\$ 103,556.25
2/1/2030	\$ 3,945,000		5.250%	\$ -	\$ -
5/1/2030	\$ 3,945,000	\$ 350,000	5.250%	\$ 103,556.25	\$ 453,556.25
8/1/2030	\$ 3,595,000		5.250%	\$ -	\$ -
11/1/2030	\$ 3,595,000		5.250%	\$ 94,368.75	\$ 94,368.75
2/1/2031	\$ 3,595,000		5.250%	\$ -	\$ -
5/1/2031	\$ 3,595,000	\$ 370,000	5.250%	\$ 94,368.75	\$ 464,368.75
8/1/2031	\$ 3,225,000		5.250%	\$ -	\$ -
11/1/2031	\$ 3,225,000		5.250%	\$ 84,656.25	\$ 84,656.25
2/1/2032	\$ 3,225,000		5.250%	\$ -	\$ -
5/1/2032	\$ 3,225,000	\$ 390,000	5.250%	\$ 84,656.25	\$ 474,656.25
8/1/2032	\$ 2,835,000		5.250%	\$ -	\$ -
11/1/2032	\$ 2,835,000		5.250%	\$ 74,418.75	\$ 74,418.75
2/1/2033	\$ 2,835,000		5.250%	\$ -	\$ -
5/1/2033	\$ 2,835,000	\$ 410,000	5.250%	\$ 74,418.75	\$ 484,418.75
8/1/2033	\$ 2,425,000		5.250%	\$ -	\$ -
11/1/2033	\$ 2,425,000		5.250%	\$ 63,656.25	\$ 63,656.25
2/1/2034	\$ 2,425,000		5.250%	\$ -	\$ -
5/1/2034	\$ 2,425,000	\$ 435,000	5.250%	\$ 63,656.25	\$ 498,656.25
8/1/2034	\$ 1,990,000		5.250%	\$ -	\$ -
11/1/2034	\$ 1,990,000		5.250%	\$ 52,237.50	\$ 52,237.50
2/1/2035	\$ 1,990,000		5.250%	\$ -	\$ -
5/1/2035	\$ 1,990,000	\$ 460,000	5.250%	\$ 52,237.50	\$ 512,237.50
8/1/2035	\$ 1,530,000		5.250%	\$ -	\$ -
11/1/2035	\$ 1,530,000		5.250%	\$ 40,162.50	\$ 40,162.50
2/1/2036	\$ 1,530,000		5.250%	\$ -	\$ -
5/1/2036	\$ 1,530,000	\$ 485,000	5.250%	\$ 40,162.50	\$ 525,162.50
8/1/2036	\$ 1,045,000		5.250%	\$ -	\$ -
11/1/2036	\$ 1,045,000		5.250%	\$ 27,431.25	\$ 27,431.25
2/1/2037	\$ 1,045,000		5.250%	\$ -	\$ -
5/1/2037	\$ 1,045,000	\$ 510,000	5.250%	\$ 27,431.25	\$ 537,431.25
8/1/2037	\$ 535,000		5.250%	\$ -	\$ -
11/1/2037	\$ 535,000		5.250%	\$ 14,043.75	\$ 14,043.75
2/1/2038	\$ 535,000		5.250%	\$ -	\$ -
5/1/2038	\$ 535,000	\$ 535,000	5.250%	\$ 14,043.75	\$ 549,043.75
Total		\$ 5,450,000		\$ 2,390,063	\$ 7,840,063

New River

Community Development District

Series 2020 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/2025	PROJECTED February- Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	238,147	-	238,147	238,147	238,147
Special Assmnts- CDD Collected	-	-	-	-	-
Special Assmnts- Discounts	(9,526)	-	(9,526)	(9,526)	(9,526)
TOTAL REVENUES	\$ 228,621	\$ -	\$ 228,621	\$ 228,621	\$ 228,621
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	4,763	-	4,763	4,763	4,763
<i>Total Administrative</i>	<i>\$4,763</i>	<i>\$0</i>	<i>\$4,763</i>	<i>\$4,763</i>	<i>\$4,763</i>
<i>Debt Service</i>					
Principal Prepayments			-	-	\$ -
Principal Debt Retirement	125,000	-	125,000	125,000	125,000
Interest Expense Series	75,950	-	75,950	75,950	71,575
TOTAL EXPENDITURES	\$ 205,713	\$ -	\$ 205,713	\$ 205,713	\$ 201,338
Excess (deficiency) of revenues Over (under) expenditures	22,908	-	22,908	22,908	27,283
Net change in fund balance	\$ 22,908	\$ -	\$ 22,908	\$ 22,908	\$ 27,283
FUND BALANCE, BEGINNING	\$ 166,516	\$ 168,698	\$ 168,698	\$ 166,516	\$ 189,424
FUND BALANCE, ENDING	\$ 189,424	\$ 168,698	\$ 191,606	\$ 189,424	\$ 216,707

Community Development District

AMORTIZATION SCHEDULE

Special Assessment Refunding Bonds, 2020A-1 Senior

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2024	\$ 2,170,000			\$ 37,975.00	\$ 37,975.00
5/1/2025	\$ 2,170,000	\$ 125,000	3.500%	\$ 37,975.00	\$ 162,975.00
11/1/2025	\$ 2,045,000			\$ 35,787.50	\$ 35,787.50
5/1/2026	\$ 2,045,000	\$ 125,000	3.500%	\$ 35,787.50	\$ 160,787.50
11/1/2026	\$ 1,920,000			\$ 33,600.00	\$ 33,600.00
5/1/2027	\$ 1,920,000	\$ 130,000	3.500%	\$ 33,600.00	\$ 163,600.00
11/1/2027	\$ 1,790,000			\$ 31,325.00	\$ 31,325.00
5/1/2028	\$ 1,790,000	\$ 135,000	3.500%	\$ 31,325.00	\$ 166,325.00
11/1/2028	\$ 1,655,000			\$ 28,962.50	\$ 28,962.50
5/1/2029	\$ 1,655,000	\$ 140,000	3.500%	\$ 28,962.50	\$ 168,962.50
11/1/2029	\$ 1,515,000			\$ 26,512.50	\$ 26,512.50
5/1/2030	\$ 1,515,000	\$ 145,000	3.500%	\$ 26,512.50	\$ 171,512.50
11/1/2030	\$ 1,370,000			\$ 23,975.00	\$ 23,975.00
5/1/2031	\$ 1,370,000	\$ 150,000	3.500%	\$ 23,975.00	\$ 173,975.00
11/1/2031	\$ 1,220,000			\$ 21,350.00	\$ 21,350.00
5/1/2032	\$ 1,220,000	\$ 155,000	3.500%	\$ 21,350.00	\$ 176,350.00
11/1/2032	\$ 1,065,000			\$ 18,637.50	\$ 18,637.50
5/1/2033	\$ 1,065,000	\$ 160,000	3.500%	\$ 18,637.50	\$ 178,637.50
11/1/2033	\$ 905,000			\$ 15,837.50	\$ 15,837.50
5/1/2034	\$ 905,000	\$ 170,000	3.500%	\$ 15,837.50	\$ 185,837.50
11/1/2034	\$ 735,000			\$ 12,862.50	\$ 12,862.50
5/1/2035	\$ 735,000	\$ 175,000	3.500%	\$ 12,862.50	\$ 187,862.50
11/1/2035	\$ 560,000			\$ 9,800.00	\$ 9,800.00
5/1/2036	\$ 560,000	\$ 180,000	3.500%	\$ 9,800.00	\$ 189,800.00
11/1/2036	\$ 380,000			\$ 6,650.00	\$ 6,650.00
5/1/2037	\$ 380,000	\$ 185,000	3.500%	\$ 6,650.00	\$ 191,650.00
11/1/2037	\$ 195,000			\$ 3,412.50	\$ 3,412.50
5/1/2038	\$ 195,000	\$ 195,000	3.500%	\$ 3,412.50	\$ 198,412.50
Total		\$ 2,170,000		\$ 613,375	\$ 2,783,375

New River

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

New River

Community Development District

All Funds

**Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

				TOTAL	% TOTAL	General Fund 001			2020A-1 DEBT SERVICE			2010A-2 DEBT SERVICE			2010B-2 DEBT SERVICE			Total		
	LOT SIZE	Units	EAU	EAU's	EAU's	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change
PLATTED UNITS																				
Cypress Parcel D	Single Family 45'	95	1.00	95.00	12.34%	\$1,144.65	\$1,144.65	0.0%	\$ 644.00	\$ 644.00	0.0%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$1,788.65	\$ 1,788.65	0.0%
Cypress Parcel D	Single Family 55'	161	1.18	189.98	24.68%	\$1,350.69	\$1,350.69	0.0%	\$ 759.00	\$ 759.00	0.0%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$2,109.69	\$ 2,109.69	0.0%
Cypress Parcel D	Single Family 65'	56	1.52	85.12	11.06%	\$1,739.87	\$1,739.87	0.0%	\$ 978.00	\$ 978.00	0.0%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$2,717.87	\$ 2,717.87	0.0%
Hawthorne Parcel E1	Townhome	52	0.73	37.96	4.93%	\$ 835.60	\$ 835.60	0.0%	\$ -	\$ -	n/a	\$ 675.00	\$ 675.00	0.0%	\$ 535.00	\$ 535.00	0.0%	\$2,045.60	\$ 2,045.60	0.0%
Hawthorne Parcel E1	Single Family 45'	66	1.00	66.00	8.57%	\$1,144.65	\$1,144.65	0.0%	\$ -	\$ -	n/a	\$ 925.00	\$ 925.00	0.0%	\$ 734.00	\$ 734.00	0.0%	\$2,803.65	\$ 2,803.65	0.0%
Hawthorne Parcel E1	Single Family 55'	35	1.18	41.30	5.37%	\$1,350.69	\$1,350.69	0.0%	\$ -	\$ -	n/a	\$1,092.00	\$1,092.00	0.0%	\$ 866.00	\$ 866.00	0.0%	\$3,308.69	\$ 3,308.69	0.0%
Parcel E-2	Townhome	157	0.73	114.61	14.89%	\$ 835.60	\$ 835.60	0.0%	\$ -	\$ -	n/a	\$ 408.22	\$ 408.22	0.0%	\$ 535.00	\$ 535.00	0.0%	\$1,778.82	\$ 1,778.82	0.0%
Parcel E-3	Single Family 34'	28	1.00	28.00	3.64%	\$1,144.65	\$ -	n/a	\$ -	\$ -	n/a	\$ 559.21	\$ -	n/a	\$ 734.00	\$ -	n/a	\$2,437.86	\$ -	n/a
Parcel F	Single Family 40'	25	1.00	25.00	3.25%	\$1,144.65	\$1,144.65	0.0%	\$ -	\$ -	n/a	\$1,098.85	\$1,098.85	0.0%	\$ 734.00	\$ 734.00	0.0%	\$2,977.50	\$ 2,977.50	0.0%
Parcel F	Single Family 50'	50	1.18	59.00	7.66%	\$1,350.69	\$1,350.69	0.0%	\$ -	\$ -	n/a	\$1,296.64	\$1,296.64	0.0%	\$ 866.00	\$ 866.00	0.0%	\$3,513.33	\$ 3,513.33	0.0%
Parcel F	Single Family 60'	2	1.52	3.04	0.39%	\$1,739.87	\$1,739.87	0.0%	\$ -	\$ -	n/a	\$1,670.25	\$1,670.25	0.0%	\$1,115.00	\$1,115.00	0.0%	\$4,525.12	\$ 4,525.11	0.0%
		727	12.04	745.01	96.79%															
UNPLATTED UNITS																				
Parcel E-2	Commercial	187	0.90	24.72	3.21%	\$1,030.19	\$1,030.19	0.0%	\$ -	\$ -	n/a	\$ 201.32	\$ 201.32	0.0%	\$ 264.00	\$ 264.00	0.0%	\$1,495.51	\$ 1,495.51	0.0%
Parcel E-2	Live/Work	37	0.90	0.00		\$1,030.19	\$1,030.19	0.0%	\$ -	\$ -	n/a	\$ 201.32	\$ 201.32	0.0%	\$ 264.00	\$ 264.00	0.0%	\$1,495.51	\$ 1,495.51	0.0%
Parcel E-2	Multifamily	1346	0.90	0.00		\$1,030.19	\$1,030.19	0.0%	\$ -	\$ -	n/a	\$ 201.32	\$ 201.32	0.0%	\$ 264.00	\$ 264.00	0.0%	\$1,495.51	\$ 1,495.51	0.0%
Parcel E-2	Villa	44	0.90	0.00		\$1,030.19	\$1,030.19	0.0%	\$ -	\$ -	n/a	\$ 436.19	\$ 436.19	0.0%	\$ 572.00	\$ 572.00	0.0%	\$2,038.38	\$ 2,038.38	0.0%
Parcel E-2	Single Family 40'	181	0.90	0.00		\$1,030.19	\$1,030.19	0.0%	\$ -	\$ -	n/a	\$ 559.21	\$ 559.21	0.0%	\$ 734.00	\$ 734.00	0.0%	\$2,323.40	\$ 2,323.40	0.0%
		1795	4.50	24.72	3.21%															

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; 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 2024-2025 and/or revised projections for fiscal year 2025-2026.
- 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, 2025, and Ending September 30, 2026”.

- 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, 2025, and ending September 30, 2026, 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 25, 2025.

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 2025-2026 Adopted Budget

RESOLUTION 2025-05

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 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 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 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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, 2025; 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 2025-2026 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, 2025; 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, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than May 1, 2026
 - 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 25, 2025.

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 2025-2026 Budget

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, July 28, 2025, and called to order at 5:30 p.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jeff Smith	Chairman
David Lione	Vice Chairman
Jordan Alexander	Assistant Secretary
Russ Mercier	Assistant Secretary
Ryan Thomas	Assistant Secretary

Also, present were:

Mark Vega	District Manager
Beck Spaw	Field Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Amarosa of Pine Lake Nursery and Bryce Haake of Down-to-Earth provided Landscape Maintenance proposals to the Board. Discussion ensued by the Board.

On MOTION by Mr. Smith seconded by Mr. Lione, with all in favor, approval of the Pine Lake Nursery Landscape Maintenance Agreement, was approved. 5-0

On MOTION by Mr. Smith seconded by Mr. Alexander, with all in favor, to terminate Rainmaker AKA Yellowstone Landscape Maintenance Agreement, was approved. 5-0

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the June 23, 2025 Meeting Minutes
- B. Acceptance of the May and June 2025 Financials
- C. Ratification of online purchase of above ground pickleball post and nets \$986.95 each
- D. Ratification of repair two Hawthorne Mail Stations NTE \$2,500.00

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Continued Monitoring of SWFWMD ERP 43013559.066 – No Change

- Mr. Vega reported nothing has changed on the ERP permit and there is no more MES work needed at this time.
- Board discussion ensued on Pond 11, 13, and 10B needing the weirs sprayed by Advanced Aquatics to remove vegetation away from the weirs on average of 3 to 6 feet away.

On MOTION by Mr. Smith seconded by Mr. Lione, with all in favor, Not To Exceed \$5,000.00 for cleanout of vegetation on ponds 11, 13, and 10B, was approved. 5-0

B. District Counsel

i. Update on HA5

- Mr. Vega updated the Board on the status of the project Mills Paskert's firm is handling for the CDD.

C. Landscape & Irrigation Maintenance

- Discussion ensued under Agenda item two.

D. Aquatics Maintenance

i. Aquatic Inspection Report

- Mr. Smith requested Mr. Vega follow up with Mr. Jaszak on the water quality report.

E. District Manager

i. Discussion of FY 2026 Budget

- Discussion of the budget ensued, and a quorum check was verified for August.

ii. Update on 401a

- Board discussion ensued

On MOTION by Mr. Alexander seconded by Mr. Ryan, with all in favor, approving payment of 5% of Onsite Managers Salary to the 401a was approved. 5-0

iii. Update on Insurance Options

- Mr. Vega stated he is working with Brown and Brown and they will have options for us by the end of August.

F. Field Manager

- iv. Ms. Spaw updated the Board on completed projects and will have pool maintenance quotes by the next meeting. Discussion ensued on the pickleball net construction.

On MOTION by Mr. Alexander seconded by Mr. Ryan, with all in favor, Not To Exceed \$1,000.00 for Skilled Hands to assemble the pickleball nets, was approved. 5-0

FIFTH ORDER OF BUSINESS

None.

Supervisors' Requests and New Business

SIXTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Mr. Alexander seconded by Mr. Ryan, with all in favor, the meeting was adjourned at 7:38 PM. 5-0

Mark Vega, Secretary



New River Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

8/15/2025

Prepared for:
New River
Community Development District

Prepared by:

Stephen Roehm

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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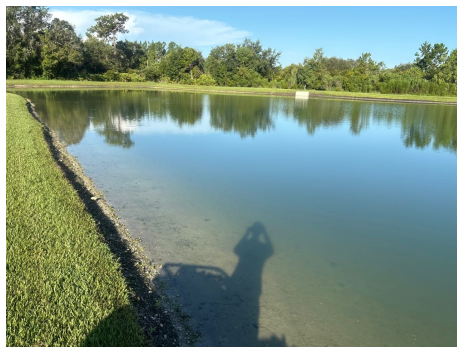
Waterway Inspection Report | Page 2

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

Normal Growth Observed

Torpedograss and Primrose targeted around ponds edge.

Grass clippings present within pond.

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

Treatment In Progress

Minimal Torpedograss and Primrose targeted around ponds edge.

Planktonic algae and grass clippings present within pond. Algae treated today on 8/15/25.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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1-800-491-9621



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

Site Looks Good

Continue monitoring.

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

Normal Growth Observed

Alligator Weed, Torpedograss, and Primrose targeted around ponds edge.



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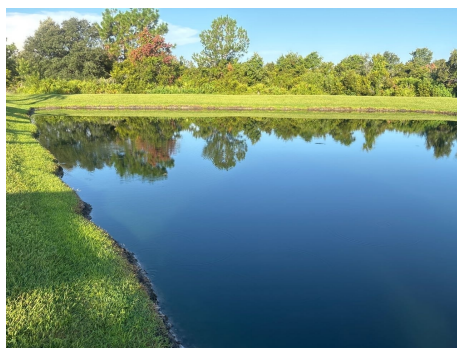
Site Assessments**Pond 5****Comments:**

Site Looks Good

Pond has returned to normal level.

Pond was treated for algae and pond dye was added on 8/1/25.

No algae present 8/15/25.

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

Normal Growth Observed

Torpedograss and Primrose targeted around ponds edge.

Pre-emergent has been applied to the exposed bank.

Grass clippings present within pond.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Minimal Torpedograss and Primrose targeted.



Pond 8

Comments:

Site Looks Good

Continue targeting Torpedograss and Primrose.



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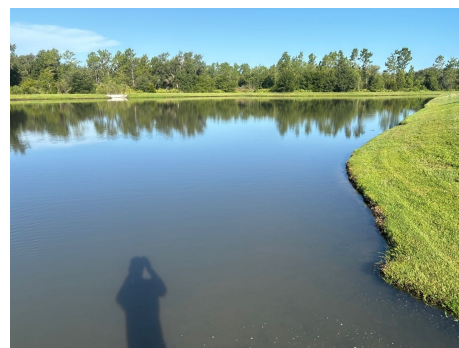


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Site Assessments**Pond 9****Comments:**

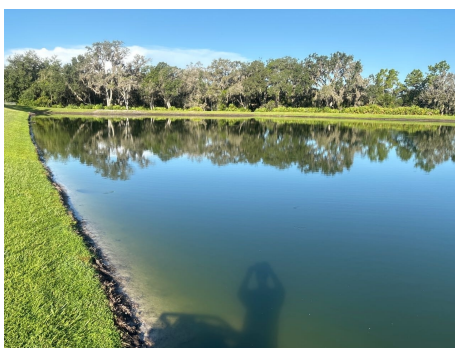
Normal Growth Observed

Primrose and Torpedograss has been targeted around the ponds edge.

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

Normal Growth Observed

Minimal Primrose present and treated along ponds edge.



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Map

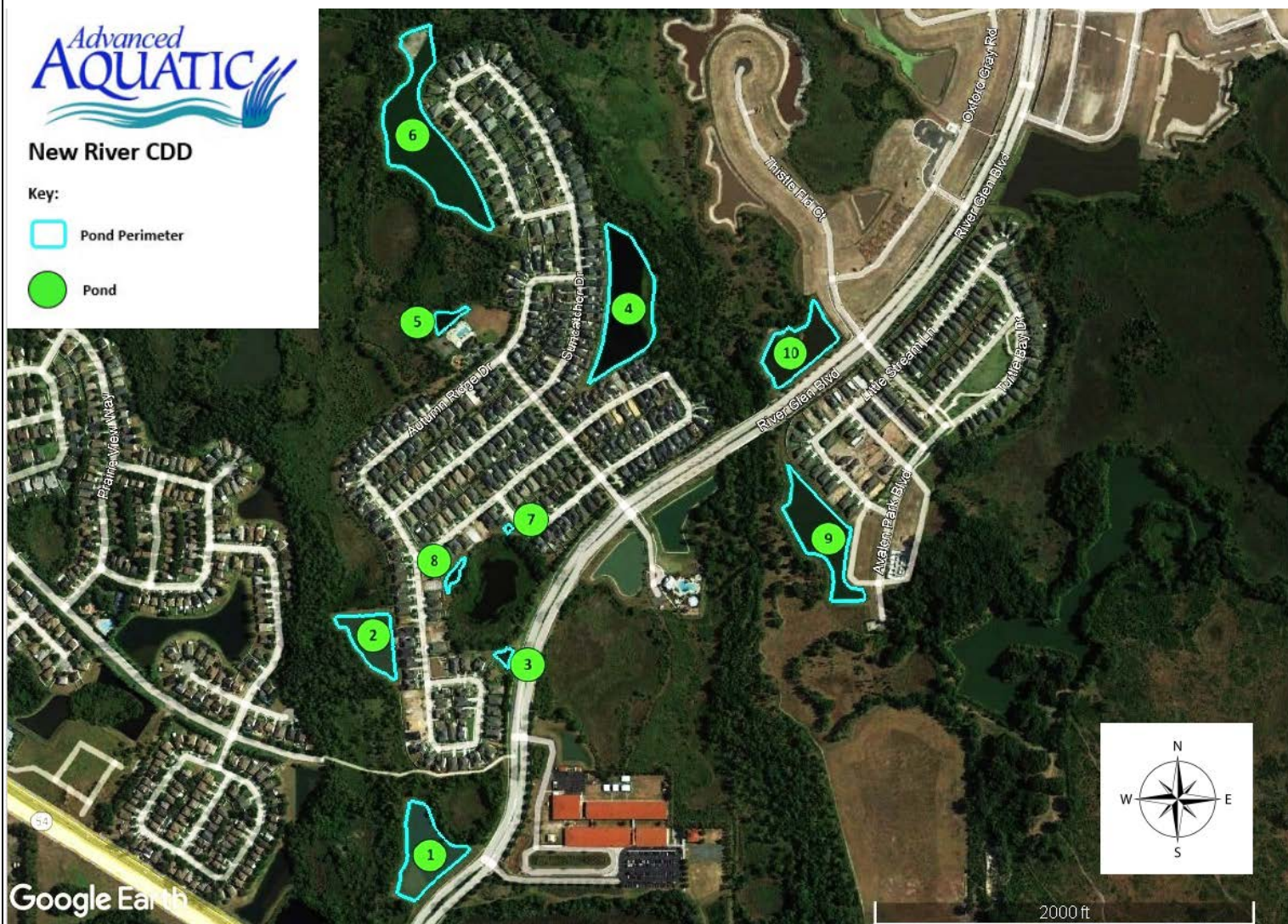


New River CDD

Key:

 Pond Perimeter

 Pond



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RESOLUTION 2025-06

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

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

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

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

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 2025.

ATTEST:

**NEW RIVER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Chairman / Vice Chairman

Exhibit A: Schedule

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 Workshop meetings for Fiscal Year 2026 on the **first Monday of every month** and Regular meetings on the **third Monday of every month** as listed below at **5:30 p.m.** at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

WORKSHOPS

October 6, 2025
November 3, 2025
December 1, 2025
January 5, 2026
February 2, 2026
March 2, 2026
April 6, 2026
May 4, 2026
June 1, 2026
July 6, 2026
August 3, 2026
September 7, 2026

MEETINGS

October 20, 2025
November 17, 2025
December 15, 2025
January 19, 2026
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

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 in progress without additional notice to a time, date, and location stated on the record.

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 (813) 873-7300 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

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 48825

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

New River CDD
210 University Dr; Suite 702
Coral Springs, FL 33071

(321) 263-0132

JOB DESCRIPTION
Holiday and Permanent Track Lighting Invoice for New River CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance Install warm white, LED C9s on entrance walls and sign Install warm white, LED C9 on trellis Install wreaths with lights and bows on columns (total of 4) Install warm white, LED mini lights on 2 palm trees Install warm white, net lighting on shrubs (in front of sign; left/right of sign)	\$3,295.00
Cypress Village Entrance Install warm white, LED mini lights across the top of 2 entrance signs (entrance/exit) Install 2 wreaths with lights and bow on each entrance sign (Total of 4)	\$1,600.00
Hawthorn Village Entrance Install 1 wreath with lights and bow on each entrance column (Total of 2)	\$650.00
Amenity Center Install warm white, LED mini lights - 5 palms	\$1,285.00
Install permanent track lighting outlining the perimeter of roof line	\$7,875.00
* Includes 5 year warranty on lights; 1 year service warranty Year 2 of 5 Year Term	\$1,575.00
TOTAL	\$8,405.00
Requires 50% Deposit	DEPOSIT \$4,202.50
AMOUNT DUE	\$4,202.50

* Price includes all material, labor, service and removal for the holiday lighting.

* Assumes adequate power available. If additional power needed community responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

8/18/2025
DATE



100 North Tampa Street
Suite 3700
Tampa, Florida 33602

Telephone: 813-229-3500
Facsimile: 813-229-3502
www.pdtlegal.com

August 20, 2025

Via E-Mail and Certified Mail

Stanley T. Padgett, Esq.
201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602
spadgett@padgettlawpa.com

Re: Renewed Request for Warranty Work
New River Community Development District v. Holbrook Asphalt, LLC
PDT File No. 125068

Dear Mr. Padgett:

I represent the New River Community Development District (the “CDD”) with regard to the work Holbrook Asphalt, LLC (“Holbrook”) performed within the CDD beginning in December 2021 pursuant to the parties’ Pavement Management Services Agreement (“Original Agreement”) and Settlement Agreement, copies of which are attached as **Exhibit A** and **Exhibit B**, respectively. Please advise if your office continues to represent Holbrook such that we may ensure the appropriate party receives this correspondence.

As you are aware and as acknowledged by Holbrook Director of Asset Preservation Steve White following the initial work completed in January 2022, areas of the CDD’s roadways Holbrook treated exhibited continuous delamination from the surface and unsightly aesthetics. As a result, the parties entered into the Settlement Agreement on July 1, 2022, wherein Holbrook agreed to resolve these issues in exchange for the CDD’s payment, contingent upon the CDD’s approval and release of the work. Unfortunately, Holbrook completed the warranty work in an unsatisfactory manner by, for instance, failing to adequately clean the roadway surface before application, thereby resulting in further delamination.

Mr. White agreed to meet with CDD staff on August 23, 2023, regarding the continued concerns but abruptly left shortly after the meeting began, claiming the CDD failed to timely pay Holbrook for its work. Your January 8, 2024, letter to the CDD’s attorney, attached as **Exhibit C**, reaffirmed Mr. White’s position and stated no additional work would be performed. I am writing to address Holbrook’s claims in the hope that an amicable resolution can be reached without the need for litigation and its associated expenses.

In your January 8, 2024, letter, you write that “Holbrook has performed all work required under its contract with the District fully and completely.” Exh. C. The CDD disagrees. Holbrook agreed to provide “repair and pavement preservation services . . . to preserve the life” of the roadways, but the continued degradation demonstrates this was not achieved. Exh. A at 1. Contemplating that issues with the work may arise, Holbrook agreed to include a warranty in the Original Agreement. The warranty remains active pursuant to Paragraph 6 of the Settlement Agreement excluding “items covered under the warranty” from the CDD’s waiver of claims. Exh. B at ¶ 6. This paragraph also preserves claims the CDD may have related to Paragraph 2 listing the warranty work Holbrook agreed to perform. *Id.*

The five-year warranty ***requires*** Holbrook to provide warranty work “at no expense to the District, for 5 years from the Date of Completion.” It also mandates annual inspections and warranty work as needed. Exh. A at § 15.

Holbrook has argued its warranty obligations are inapplicable because the CDD did not issue timely payment for the work. The Settlement Agreement provides the following terms for payment of the \$105,961.35 invoice:

3. Within five (5) business days of releasing the crack seal improvements, the District will pay Contractor 40% of the \$105,961.35 invoice.
4. Within five (5) business days after Contractor completes the re-treatment of delaminated areas, and accepted by the District Engineer, listed in paragraph 2 above, the District will pay 50% of the \$105,961.35 invoice.
5. Within five (5) business days after the Contractor completes the warranty work listed in paragraph 2 above, and acceptance by District Engineer, the District will pay the remaining 10% of the \$105,961.35 invoice.

Exh. B at ¶¶ 3-5.

Underlined are clauses which make the CDD’s payment contingent on its release and approval of the work. As outlined herein and made clear to Holbrook, the CDD has not and does not accept the work because it is not of the quality Holbrook agreed to provide. Under the Settlement Agreement, payment was not due until such time as the CDD received and approved satisfactory services from Holbrook. Though this has still yet to occur, the CDD nonetheless paid Holbrook in full. Any contention that the CDD breached the Settlement Agreement is belied by the above language requiring release and approval of the work before payment is due.

Holbrook has also argued that it is not obligated to provide additional warranty work because of pre-existing roadway conditions. Exh. C. But to the extent any may be present, the Original Agreement clarified that Holbrook would “review[] all apparent, existing conditions and limitations affecting the work, including existing improvements, elevations, and site and local conditions, as applicable to the work.” Exh. A at § 11. It also noted Holbrook’s responsibility to “[u]pon discovery of any information, concealed conditions, or defect that may affect the work . . . immediately provide the District of written notice of such information or defect.” Its failure to do so “shall result in

[Holbrook] incurring full responsibility and cost for repairs necessary and caused by [Holbrook].” *Id.* at § 4. The CDD contracted with Holbrook to provide its professional guidance and services. It relied upon its judgment, as reflected in these provisions. Holbrook was obligated to inform the CDD before beginning any work if it believed the roadways were unsuitable for HA5 treatment,

In any event, the warranty, Settlement Agreement, and all provisions therein remain in effect. Holbrook was paid in full despite the unsatisfactory work and notwithstanding the above provisions requiring the CDD’s release before payment became due. The CDD is ready and willing to reach a mutually agreeable resolution involving Holbrook’s performance of the warranty work required under the Original Contract and reaffirmed in the Settlement Agreement. We respectfully ask that you respond to this request within ten (10) days of receipt with your plan to perform warranty work in accordance with the parties’ agreements.

We look forward to your prompt response. Please do not hesitate to contact my office with any questions.

Best regards,

PASKERT DIVERS THOMPSON

Benjamin A. Lima, Esq.

BAL/
Attachment

cc: Client
Matthew G. Davis, Esq., Attorney for New River CDD