



New River Community Development District

January 26, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



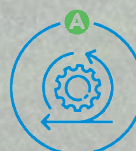
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

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
Ruben Nesbitt, Accountant
Howard Neal, Director of Field Services
Diana Kapatsyna, District Admin Assistant

Meeting Agenda Monday, January 26, 2026, 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 and Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
 - A. Consideration of Minutes from the Meeting held December 15, 2025Page 3
 - B. Consideration of November 2025 Financial StatementsPage 6
4. **Staff Reports**
 - A. Accountant
 - B. Field Manager
 - i. Consideration of Sidewalk Repairs ProposalPage 22
 - ii. Consideration of Tri-Care Plumbing Proposal.....Page 23
 - iii. Consideration of Higher Growth Proposal.....Page 29
 - iv. Consideration of Sand Volleyball Court Proposal *(Under Separate Cover)*
 - v. Discussion of Options to Address Pleco Impact on Ponds
 - C. Aquatics Maintenance
 - i. Aquatic Inspections ReportPage 31
 - D. Landscape
 - E. District Engineer
 - i. Consideration of Labor Rates.....Page 39
 - ii. Consideration of Engineer's Report.....Page 40
 - F. District Counsel
 - G. District Manager
 - i. Discussion of HA5
5. **Supervisor Requests**
6. **Adjournment**

Following Workshop Meeting February 2, 2025, at 5:30 p.m.
The next Regular Meeting is on February 16, 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

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, December 15, 2025, and called to order at 6:04 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
Ryan Thomas	Assistant Secretary

Also, present were:

Mark Vega	District Manager
John Weaver	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

There being no comments, and the next item followed.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes from the Meeting held November 17, 2025

B. Consideration of October 2025 Financial Statements

On MOTION by Mr. Alexander seconded by Mr. Lione, with all in favor, the business administration items, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant

None.

B. Field Manager

i. Consideration of Sand Volleyball Court Net Options

ii. Consideration of Soccer Net Options

- Splash Pad: New equipment will be installed.
- Parking Enforcement: On-site police addressed an issue involving a resident who was parking illegally and has received more than twelve citations.
- Volleyball Court: A quote for the volleyball court will be obtained and presented at the next meeting.
- Parking Lot Asphalt: The cost for asphalt repairs will not exceed \$1,500.00.

C. Aquatics Maintenance**i. Aquatic Inspections Report**

All facilities are being maintained well.

D. Landscape

The Landscape Report was presented and discussed.

- Coldwater Creek: A pine tree located on Coldwater Creek was cut down.
- Entrance Landscaping: Annual plants at the community entrance were installed during the week of December 15.
- Turf Treatment: Turf weeds in the St. Augustine grass areas were treated. Dollar weed will require an additional treatment.
- Irrigation & Spraying: Irrigation and spray technicians will inspect the affected areas.
- Sod Replacement: Sod replacement will occur in front of the Amenities area once irrigation functionality is confirmed.
- West Gates Maintenance: Jesse will provide a quote for mowing services in the West Gates area.

E. District Engineer**i. Consideration of Engineer's Report**

The Engineer's Report was reviewed. No action was taken.

F. District Counsel

Mr. Babbar is awaiting a follow-up call from the District Engineer.

G. District Manager**i. Consideration of Resolution 2026-01; General Election**

Board seats will be placed on the General Election ballot.

On MOTION by Mr. Thomas seconded by Mr. Lione, with all in favor, the Resolution 2026-01; the district will use the Pasco County Supervisor of Elections for the General Election, was approved.

ii. Discussion of 401/457 and 2025 Catch-Up Contributions

Further discussion will take place at the January 5, 2026 Workshop. The Board expressed a preference for a conference call format.

iii. Discussion of HA5

Mr. Vega reported that an HA5 complaint has been filed. A final letter of demand has been sent.

iv. Discussion of Health Insurance

On MOTION by Mr. Alexander seconded by Mr. Thomas, with all in favor, the Blue Select Platinum Health Plan, was selected.

v. Discussion of Warning Stickers for Repeat Offenders

The Board approved allowing the officer to continue follow-up enforcement. Warning stickers will be issued to repeat offenders.

vi. Discussion of Towing Procedures

The Board agreed to utilize parking stickers in lieu of towing at this time.

vii. Discussion of Legal Warning Sticker

None.

FIFTH ORDER OF BUSINESS

Supervisors' Requests and New Business

None.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Alexander seconded by Mr. Smith, with all in favor, the meeting was adjourned at 7:41 PM.

Mark Vega, Secretary

**New River
Community Development District**

Financial Report

November 30, 2025

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 4
Series 2010 Debt Service Fund	5
Series 2020 Debt Service Fund	6
 <u>SUPPORTING SCHEDULES</u>	
Assessments Collections Schedule	7
Cash and Investment Report	8
Bank Reconciliation - Bank United	9
Check Register	10 - 11

**New River
Community Development District**

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 545,841	\$ -	\$ -	\$ 545,841
Due From Other Funds	-	39,184	50,354	89,538
Investments:				
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,385	-	1,385
Remedial Indenture (A-2)	-	103,637	-	103,637
Reserve Fund (A-2)	-	167,613	-	167,613
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-2)	-	192	-	192
Revenue Fund (B-2)	-	270	-	270
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordiante Reserve Fund (A-1)	-	-	8,250	8,250
Subordinate Prepayment Fund (A-1)	-	-	6,667	6,667
Prepaid Items	23,936	-	-	23,936
Deposits	6,410	-	-	6,410
TOTAL ASSETS	\$ 576,187	\$ 332,572	\$ 164,652	\$ 1,073,411
LIABILITIES				
Accounts Payable	\$ 32,292	\$ 1,907	\$ 2,230	\$ 36,429
Accrued Expenses	5,703	-	-	5,703
Due To Developer	13,258	-	-	13,258
Deposits	300	-	-	300
Due To Other Funds	89,538	-	-	89,538
TOTAL LIABILITIES	141,091	1,907	2,230	145,228
FUND BALANCES				
Nonspendable:				
Prepaid Items	23,936	-	-	23,936
Deposits	6,410	-	-	6,410
Restricted for:				
Debt Service	-	330,665	162,422	493,087
Assigned to:				
Operating Reserves	159,263	-	-	159,263
Reserves - Buildings	222,812	-	-	222,812
Unassigned:	51,112	-	-	51,112
TOTAL FUND BALANCES	\$ 463,533	\$ 330,665	\$ 162,422	\$ 956,620
TOTAL LIABILITIES & FUND BALANCES	\$ 576,187	\$ 332,572	\$ 164,652	\$ 1,073,411

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,733	0.00%	\$ 1,305
Room Rentals	2,083	640	30.72%	-
Interest - Tax Collector	-	22	0.00%	22
Special Assmnts- Tax Collector	689,538	61,904	8.98%	61,904
Special Assmnts- CDD Collected	142,298	-	0.00%	-
Special Assmnts- Discounts	(27,582)	(2,523)	9.15%	(2,523)
Other Miscellaneous Revenues	-	20	0.00%	-
TOTAL REVENUES	806,337	62,796	7.79%	60,708
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	2,800	11.67%	800
FICA Taxes	1,836	214	11.66%	61
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	10,000	3,215	32.15%	3,215
ProfServ-Legal Services	10,000	768	7.68%	668
ProfServ-Mgmt Consulting	43,476	7,246	16.67%	3,623
ProfServ-Trustee Fees	11,000	-	0.00%	-
Auditing Services	6,500	-	0.00%	-
Email Maintenance	2,000	-	0.00%	-
Contract-Website Hosting	1,579	-	0.00%	-
Postage and Freight	2,472	5	0.20%	1
Public Officials Insurance	3,695	-	0.00%	-
Legal Advertising	2,000	-	0.00%	-
Misc-Assessment Collection Cost	13,791	1,188	8.61%	1,188
Tax Collector/Property Appraiser Fees	150	109	72.67%	109
Misc-Contingency	13,582	129	0.95%	129
Property Taxes	550	511	92.91%	511
Dues, Licenses, Subscriptions	175	175	100.00%	-
Total Administration	153,006	16,360	10.69%	10,305
<u>Electric Utility Services</u>				
Utility - Irrigation	3,500	261	7.46%	130
Street Lights	45,084	6,651	14.75%	3,312
Total Electric Utility Services	48,584	6,912	14.23%	3,442

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>Garbage/Solid Waste Services</u>				
Solid Waste Assessment	335	235	70.15%	235
Total Garbage/Solid Waste Services	335	235	70.15%	235
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	1,829	8.22%	(1,522)
Total Water-Sewer Comb Services	22,250	1,829	8.22%	(1,522)
<u>Stormwater Control</u>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	1,968	11.25%	984
Total Stormwater Control	26,562	1,968	7.41%	984
<u>Other Physical Environment</u>				
Contracts-Landscape	189,000	31,107	16.46%	15,554
Insurance - Property	11,028	11,028	100.00%	-
Insurance - General Liability	4,815	4,750	98.65%	-
Landscape - Mulch	24,000	-	0.00%	-
Landscape Replacement	7,267	3,671	50.52%	3,671
Irrigation Repairs & Replacement	10,000	14,844	148.44%	14,844
Holiday Decoration	4,203	-	0.00%	-
Reserve	169,200	-	0.00%	-
Total Other Physical Environment	419,513	65,400	15.59%	34,069
<u>Contingency</u>				
Misc-Contingency	4,634	3,155	68.08%	2,880
Total Contingency	4,634	3,155	68.08%	2,880
<u>Road and Street Facilities</u>				
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%	-
Total Road and Street Facilities	21,500	-	0.00%	-
<u>Parks and Recreation</u>				
Payroll-Salaries	37,074	10,910	29.43%	5,269
401(K) Plan	10,000	-	0.00%	-
Clubhouse - Facility Janitorial Service	3,214	600	18.67%	600

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
Pest Control	425	117	27.53%	-
Contracts-Pools	18,000	3,070	17.06%	1,535
Telephone/Fax/Internet Services	3,000	179	5.97%	-
Utility - Recreation Facilities	6,600	1,308	19.82%	612
Utility - Fountains	3,750	95	2.53%	48
R&M-Clubhouse	5,000	1,219	24.38%	380
R&M-Fountain	2,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	-	0.00%	-
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	2,500	-	0.00%	-
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	1,254	50.16%	378
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	239	9.56%	120
Miscellaneous Expenses	1,500	-	0.00%	(66)
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	-	0.00%	-
Facility Supplies	1,000	-	0.00%	-
Dog Waste Station Service & Supplies	240	-	0.00%	-
Pool Permits	500	-	0.00%	-
Total Parks and Recreation	109,953	18,991	17.27%	8,876
TOTAL EXPENDITURES	806,337	114,850	14.24%	59,269
Excess (deficiency) of revenues				
Over (under) expenditures	-	(52,054)	0.00%	1,439
Net change in fund balance	\$ -	\$ (52,054)	0.00%	\$ 1,439
FUND BALANCE, BEGINNING (OCT 1, 2025)	515,587	515,587		
FUND BALANCE, ENDING	\$ 515,587	\$ 463,533		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,295	0.00%	\$ 1,306
Special Assmnts- Tax Collector	238,147	20,650	8.67%	20,650
Special Assmnts- CDD Collected	1,093,177	-	0.00%	-
Special Assmnts- Discounts	(9,526)	(842)	8.84%	(842)
TOTAL REVENUES	1,321,798	22,103	1.67%	21,114
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,763	396	8.31%	396
Total Administration	4,763	396	8.31%	396
<u>Debt Service</u>				
Principal Debt Retirement A-2	335,000	-	0.00%	-
Principal Debt Retirement B-2	285,000	-	0.00%	-
Interest Expense Series A-2	354,056	181,844	51.36%	181,844
Interest Expense Series B-2	264,469	142,450	53.86%	142,450
Total Debt Service	1,238,525	324,294	26.18%	324,294
TOTAL EXPENDITURES	1,243,288	324,690	26.12%	324,690
Excess (deficiency) of revenues Over (under) expenditures	78,510	(302,587)	-385.41%	(303,576)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	78,510	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	78,510	-	0.00%	-
Net change in fund balance	\$ 78,510	\$ (302,587)	-385.41%	\$ (303,576)
FUND BALANCE, BEGINNING (OCT 1, 2025)	633,252	633,252		
FUND BALANCE, ENDING	\$ 711,762	\$ 330,665		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 742	0.00%	\$ 391
Special Assmnts- Tax Collector	238,147	21,292	8.94%	21,292
Special Assmnts- Discounts	(9,526)	(868)	9.11%	(868)
TOTAL REVENUES	228,621	21,166	9.26%	20,815
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,763	408	8.57%	408
Total Administration	4,763	408	8.57%	408
<u>Debt Service</u>				
Principal Debt Retirement	125,000	-	0.00%	-
Interest Expense	71,575	38,538	53.84%	38,538
Total Debt Service	196,575	38,538	19.60%	38,538
TOTAL EXPENDITURES	201,338	38,946	19.34%	38,946
Excess (deficiency) of revenues				
Over (under) expenditures	27,283	(17,780)	-65.17%	(18,131)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	27,283	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	27,283	-	0.00%	-
Net change in fund balance	\$ 27,283	\$ (17,780)	-65.17%	\$ (18,131)
FUND BALANCE, BEGINNING (OCT 1, 2025)	180,202	180,202		
FUND BALANCE, ENDING	\$ 207,485	\$ 162,422		

New River Community Development District

Supporting Schedules

November 30, 2025

New River

Community Development District

Monthly Collection Report
For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2010 A-2 Debt Service Fund	Series 2020 A-1 Debt Service Fund
Assessments Levied FY26				\$ 1,156,720	\$ 689,538	\$ 230,014	\$ 237,169
Allocation %				100%	60%	20%	21%
11/06/25	\$ 5,864	\$ 332	\$ 120	\$ 6,315	\$ 3,764	\$ 1,256	\$ 1,295
11/14/25	\$ 40,335	\$ 1,715	\$ 823	\$ 42,873	\$ 25,557	\$ 8,525	\$ 8,790
11/20/25	\$ 24,208	\$ 1,029	\$ 494	\$ 25,731	\$ 15,339	\$ 5,117	\$ 5,276
11/26/25	\$ 27,215	\$ 1,157	\$ 555	\$ 28,927	\$ 17,244	\$ 5,752	\$ 5,931
TOTAL	\$ 97,621	\$ 4,233	\$ 1,992	\$ 103,846	\$ 61,904	\$ 20,650	\$ 21,292
% COLLECTED					8.98%	8.98%	8.98%
TOTAL OUTSTANDING				\$ 1,052,875	\$ 627,633	\$ 209,364	\$ 215,877

Cash and Investment Report

November 30, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$158,469
High Yield Checking Account - Operating	Valley Bank	3.83%	387,372
			<u>545,841</u>
DEBT SERVICE FUNDS			
Series 2010 Prepayment Fund A-2	US Bank	3.75%	1,694
Series 2010 Prepayment Fund B-2	US Bank	3.75%	1,385
Series 2010 Remedial Expenditure A-2	US Bank	3.75%	103,637
Series 2010 Reserve Fund A-2	US Bank	3.75%	167,613
Series 2010 Reserve Fund B-2	US Bank	3.75%	18,597
Series 2010 Revenue Fund A-2	US Bank	3.75%	192
Series 2010 Revenue Fund B-2	US Bank	3.75%	270
	Subtotal Fund 201		<u>293,389</u>
Series 2020 Senior Reserve Fund A-1	US Bank	3.60%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	3.60%	8,250
Series 2020 Sub Prepayment Fund A-1	US Bank	3.60%	6,667
	Subtotal Fund 202		<u>114,298</u>
	Subtotal DS		<u>407,686</u>
	Total		<u><u>\$953,528</u></u>

New River CDD

Bank Reconciliation

Bank Account No. 6620 BankUnited GF
Statement No. 11-25
Statement Date 11/30/2025

G/L Balance (LCY)	158,500.49	Statement Balance	187,759.44
G/L Balance		Outstanding Deposits	
Positive Adjustments	0.00		
		Subtotal	187,759.44
Subtotal	158,500.49	Outstanding Checks	29,290.45
Negative Adjustments	31.50	Differences	0.00
Ending G/L Balance	158,468.99	Ending Balance	158,468.99
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/25/2025	Payment	100200	Paskert, Divers, Thompson	175.00	0.00	175.00
11/25/2025	Payment	100201	James C. Shrewbury	380.00	0.00	380.00
11/25/2025	Payment	100203	Straley Robin Vericker	492.50	0.00	492.50
11/25/2025	Payment	2761	New River CDD c/o US Bank	12,206.38	0.00	12,206.38
11/25/2025	Payment	2762	New River CDD c/o US Bank	11,838.12	0.00	11,838.12
11/25/2025	Payment	DD571	Withlacoochee River Electric	4,198.45	0.00	4,198.45
Total Outstanding Checks.....				29,290.45		29,290.45

New River
Community Development District

Check Register

11/1/2025 - 11/30/2025

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100189	11/07/25	ADVANCED AQUATIC SERVICES INC	10561236	Aquatics Maintenance NOV 25	monthly lake maintenance	546995-53805	\$984.00
001	100190	11/07/25	PASCO SHERIFF'S OFFICE	I-202510-12224	OCT Pasco County Sherriff	Misc-Contingency	549900-53985	\$2,880.00
001	100191	11/07/25	FIELDS CONSULTING GROUP, LLC	3681	Pickleball Rules Signage	Misc-Contingency	549900-53985	\$275.00
001	100192	11/07/25	COMPLETE I.T.	18096	GOOGLE VAULT EMAIL SERVICE	Access Control Maintenance & Repair	546998-57201	\$119.60
001	100193	11/07/25	JAMES C SHREWBURY	1073	Pothole Repair	R&M-Clubhouse	546015-57201	\$50.00
001	100194	11/07/25	INFRAMARK LLC	161833	POSTAGE	Postage and Freight	541006-51301	\$3.70
001	100194	11/07/25	INFRAMARK LLC	1163352	Playground Sidewalk Replacement	R&M-Clubhouse	546015-57201	\$3,031.25
001	100195	11/07/25	ALL DONE SERVICES, INC	271	CLUBHOUSE CLEANING OCT 25	Clubhouse - Facility Janitorial Service	531131-57201	\$300.00
001	100196	11/07/25	PINE LAKE SERVICES LLC	8596	Landscape Maintenance NOV 25	Contracts-Landscape	534050-53908	\$15,553.50
001	100197	11/10/25	BRLETIC DVORAK, INC	2156	Engineering Services thru 102925	ProfServ-Engineering	531013-51501	\$3,215.00
001	100198	11/20/25	DCSI INC	34396	Monthly Access System Warranty	Access System Code Administration	546479-57201	\$378.00
001	100199	11/20/25	INFRAMARK LLC	163523	Management Services NOV 2025	admin fees	531027-51201	\$3,623.00
001	100200	11/25/25	PASKERT, DIVERS, THOMPSON	111925	HA5 Legal Review	ProfServ-Legal Services	531023-51401	\$175.00
001	100201	11/25/25	JAMES C SHREWBURY	1079	Removal of 6 Signposts	Removal of signposts	546015-57201	\$380.00
001	100202	11/25/25	INFRAMARK LLC	159285	Dissemination Services	postage	541006-51301	\$2.22
001	100202	11/25/25	INFRAMARK LLC	159285	Dissemination Services	ProfServ-Dissemination Agent	531012-51301	\$5,000.00
001	100203	11/25/25	STRALEY ROBIN VERICKER	001285	Legal Service Through 10/31/25	ProfServ-Legal Services	531023-51401	\$492.50
001	2758	11/18/25	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	111225-P0-0000	County Stormwater	Tax Collector/Property Appraiser Fees	549114-51301	\$510.72
001	2759	11/20/25	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	25170067	2025 Solid Waste Assessment	Solid Waste Assessment	549146-53401	\$235.30
001	2760	11/20/25	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	111225-0090	County Solid Waste	Solid Waste Assessment	549146-53401	\$109.44
001	300030	11/06/25	FRONTIER ACH	022105-ACH	10/13-11/12/25	SERVICE 6/13-7/13/24	541009-57201	\$179.49
001	300031	11/06/25	WITHLACOOCHEE RIVER ELECTRIC	102425ACH	09/7-10/9/25	service date 9/5-10/4/25	543057-53100	\$3,338.97
001	300031	11/06/25	WITHLACOOCHEE RIVER ELECTRIC	102425ACH	09/7-10/9/25	service date 9/5-10/4/25	543014-53100	\$130.91
001	300031	11/06/25	WITHLACOOCHEE RIVER ELECTRIC	102425ACH	09/7-10/9/25	service date 9/5-10/4/25	543079-57201	\$695.95
001	300031	11/06/25	WITHLACOOCHEE RIVER ELECTRIC	102425ACH	09/7-10/9/25	service date 9/5-10/4/25	543085-57201	\$47.16
001	300032	11/18/25	VALLEY BANK CREDIT CARD	103125.6879	Supplies	R&M-Clubhouse	546015-57201	\$301.26
001	300033	11/24/25	PASCO COUNTY UTILITIES SERVICES	111025ACH	9/8-10/8/25	Utility Services	543063-53601	\$3,351.10
001	DD546	11/24/25	FLORIDA COMMERCE	92984	DISTRICT FILING FEES	DISTRICT FILING FEE	549007-51301	\$175.00
Fund Total								\$45,538.07

SERIES 2010 DEBT SERVICE FUND - 201

201	2762	11/25/25	NEW RIVER-C/O U.S BANK N.A.	11212025-A2	Transfer of Tax Receipts (Series 2010 A-2)	Due From Other Funds	131000	\$11,838.12
Fund Total								\$11,838.12

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

SERIES 2020 DEBT SERVICE FUND - 202

202	2761	11/25/25	NEW RIVER-C/O U.S BANK N.A.	11212025 A-1	Transfer of Tax Receipts (Series 2020 A-1)	Due From Other Funds	131000	\$12,206.38
Fund Total								\$12,206.38

Total Checks Paid	\$69,582.57
--------------------------	--------------------

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Page #22
Estimate #: 1046
Date: 1/8/2026
Valid until: 2/28/2026

New River CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Concern #1 as documented in the PDF File has the following measurements:

- Panel 1: 6ft length x 12ft width
- Panel 2: 7ft length x 12ft width

Total 156ft

Concern #2 as documented in the PDF File has the following measurements:

- Panel 1: 12ft length x 12ft width
- Panel 2: 12ft length x 12ft width

288ft

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
concrete	444	\$25.24	\$11,206.56
waste Disposal Dumping job waste off site	1	\$100.00	\$100.00
Subtotal:			\$11,306.56
Total:			\$11,306.56

Customer signature

Date



Plumbing
&
Gas

CFC 057162 CPL 25280
tricareservicesinc@gmail.com

Tri-Care Services Inc.
6740 Bluff Meadow Ct.
Wesley Chapel FL 33545
O 727-546-2059
F 813-780-6526

<https://www.tricareservicesinc.com>

≈ PROPOSAL FOR CONTRACT WORK ≈

Proposal Submitted to: BECK SPAW

VIA E-MAIL: info@newrivercdd.com

DATE: 1/8/2026

ATTN: BECK SPAW PH (813) 505-0463

JOB ADDRESS: 5227 AUTUMN RIDGE DRIVE, WESLEY CHAPEL, FL, 33545

PHYSICAL ADDRESS: 5227 AUTUMN RIDGE DRIVE, WESLEY CHAPEL, FL, 33545

PARCEL IDENTIFICATION NUMBER: 11-26-20-0070-00P00-0000

LEGAL DESCRIPTION: NEW RIVER LAKES PHASE 1 PARCEL D PB 64 PG 090 TRACT P OR 7585 PG 0395

Mailing Address: 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND LABOR NECESSARY FOR THE COMPLETION: RENOVATION OF SPACE TO INCORPORATE NEW PLUMBING

WORK TO CONSIST OF THE FOLLOWING:

WHICH EVER FOUNTAIN YOU PICK INCLUDES, FOUNTAIN CONCRETE MATERIALS AND LABOR TO SET SO THAT THEY ARE SOLID WITHSTANDING 250 POUNDS. PLEASE INITIAL AND SIGN THE VERY BOTTOM FOR THE ONE THAT IS WANTED.

UNIT WITH BOTTLE FILLER AMOUNT: \$4,500.00 DOLLARS



INITIAL _____



Plumbing
&
Gas

CFC 057162 CPL 25280
tricareservicesinc@gmail.com

Tri-Care Services Inc.
6740 Bluff Meadow Ct.
Wesley Chapel Fl 33545
O 727-546-2059
F 813-780-6526

<https://www.tricareservicesinc.com>

≈ PROPOSAL FOR CONTRACT WORK ≈

(CONTINUED)

UNIT THAT IS DRINKING FOUNTAIN AMOUNT \$4,800.00 DOLLARS



UNIT THAT IS DRINKING FOUNTAIN AMOUNT \$4,600.00 DOLLARS



INITIAL _____



CFC 057162 CPL 25280
tricare-services-inc@gmail.com

Plumbing
&
Gas

Tri-Care Services Inc. Page #25
6740 Bluff Meadow Ct.
Wesley Chapel FL 33545
O 727-546-2059
F 813-780-6526

<https://www.tricare-services-inc.com>

≈ PROPOSAL FOR CONTRACT WORK ≈

(CONTINUED)

TERMS AND CONDITIONS OF AGREEMENT LISTED BELOW:

- 1) PLUMBING & GAS SHALL BE INSTALLED TO STANDARD OF THE FLORIDA PLUMBING CODE LATEST EXISTING CODE BEING ENFORCE APPLICABLE TO THE DATE OF SIGNED PROPOSAL.
- 2) PLUMBING AND GAS INSTALLATION IS GUARANTEED FREE FOR ONE YEAR. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.
- 3) CHANGE ORDERS: ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE MADE ONLY UPON WRITTEN AGREEMENT AND WILL BECOME AN EXTRA CHARGE ABOVE THE CONTRACT PRICE TO BE PAID PER BILLING INVOICE.
- 4) PLUMBING CONTRACTOR SHALL MAKE HOLES IN THE BUILDING TO GAIN ACCESS FOR ROUTING SANITARY, WATER & GAS PIPING AND SHALL NOT BE HELD LIABLE IN ANY WAY FOR LABOR OR COSTS INCURRED FOR PAINTING, TEXTURING, REPAIRING WALLS, CEILINGS, ASPHALT PAVING, CONCRETE CUTTING (INDOOR OR OUTDOOR) OR FINISHINGS.
- 5) DELAY/DELAY'S PLUMBING CONTRACTOR WILL BE EXCUSED FOR ANY DELAY BEYOND OUR CONTROL, THESE DELAYS MAY INCLUDE, BUT ARE NOT LIMITED TO THE ACTS OF GOD, INCLEMENT WEATHER, ACTS OF OWNER OR PUBLIC AUTHORITY, OR OTHER UNFORESEEN CONTINGENCIES.
- 6) ANY FAILURE TO MAKE PAYMENTS TO THE PLUMBING CONTRACTOR IS SUBJECT TO A CLAIM AGAINST THE PROPERTY IN ACCORDANCE WITH APPLICABLE LIEN LAWS.
- 7) IN THE EVENT ANY PARTY TO THIS CONTRACT COMMENCES ANY ACTIONS LEGAL OR OTHERWISE TO COLLECT THE CONTRACT PRICE, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ATTORNEY'S FEES AND ALL OTHER COSTS INCURRED IN CONNECTION WITH THE ACTION.

INITIAL



CFC 057162 CPL 25280
tricareservicesinc@gmail.com

Plumbing
&
Gas

Tri-Care Services Inc. Page #26
6740 Bluff Meadow Ct.
Wesley Chapel Fl 33545
O 727-546-2059
F 813-780-6526

<https://www.tricareservicesinc.com>

≈ PROPOSAL FOR CONTRACT WORK ≈

(CONTINUED)

- 8) NO DEWATERING OF PROPERTY/JOB IS NOT INCLUDED IN THIS PROPOSAL. ANYTHING OTHER THAN WHAT HAS BEEN QUOTED WOULD BE CONSIDERED TO BE AN EXTRA OR CHANGE ORDER.
- 9) *WE ARE NOT RESPONSIBLE FOR ANY DATA / CABLE TV / ELECTRICAL LINES / IRRIGATION LINES / DUCT LINES / FIOS CABLE / ALARM SYSTEM / IN THE PATH OF OUR CONTRACTED WORK.*
- 10) PERMIT COST IS BASED PER EACH MUNICIPALITY, JOB, CUSTOMER REQUEST AND IS NOT INCLUDED AND IS GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ON THE JOB. SUBCONTRACTORS CARD WILL BE SIGNED UPON RECEIVING IT.
- 11) PARTY SUBMITTED TO GIVE WRITTEN NOTICE OF A BACK CHARGE TO PLUMBING CONTRACTOR WITHIN TEN DAYS OF THE ACT-GIVING RISE TO THE BACK CHARGE. IF NO SUCH NOTICE IS GIVEN WITHIN THE TEN-DAY PERIOD THE BACK CHARGE SHALL NOT BE ALLOWED.
- 12) ANY PLUMBING FIXTURES, APPLIANCES OR APPURTENANCES INCLUDING HARDWARE & FITTINGS NOT SUPPLIED OR PURCHASED BY TRI-CARE SERVICES INC. WILL NOT BE UNDER ANY WARRANTY AND WILL CONSTITUTE ADDITIONAL CHARGES IF WE HAVE TO SERVICE, INSTALL OR REPAIR THE ABOVE MENTIONED.
- 13) OVERDUE ACCOUNTS WILL BE CHARGED A LATE CHARGE AT THE RATE OF 5%.
- 14) PAYMENT METHODS ARE CASH OR CHECK. IF PAYMENT IS MADE WITH CREDIT CARD, THERE IS AN ADDITIONAL 3% PROSCCESSING FEE ADDED TO THE CONTRACT PRICE.

INITIAL _____



CFC 057162 CPL 25280
tricareservicesinc@gmail.com

Plumbing
&
Gas

Tri-Care Services Inc. Page #27
6740 Bluff Meadow Ct.
Wesley Chapel FL 33545
O 727-546-2059
F 813-780-6526

<https://www.tricareservicesinc.com>

≈ PROPOSAL FOR CONTRACT WORK ≈

(CONTINUED)

15) CHANGE ORDERS AND EXTRA WORK (DEFINED)

1. Definition of Change Order: Any alteration, deviation, addition, or omission from the original Scope of Work, Plans, or Specifications described in this Contract shall be deemed a "Change Order." No extra work will be performed without a prior written agreement.

2. Procedure: Should the Client requesting changes, or should unforeseen conditions (including but not limited to: hidden structural obstacles, rock formations during trenching, pre-existing code violations, or rotting materials) require additional work:

a. Contractor (Tri-Care Services) shall issue a written "Change Order Form" detailing the additional work, the associated costs, and any extension of time required.

b. Client must sign and approve the Change Order before the specific extra work begins.

c. Verbal authorizations are not binding. However, if the Client verbally requests work and allows it to proceed, they agree to pay for said work on a Time & Material basis at the Contractor's standard rates.

3. Payment for Changes:

a. Fixed Price Changes: Whenever possible, the Change Order will list a fixed price for the extra work.

b. Time & Material Changes: If a fixed price cannot be determined immediately, the work will be billed at: * Labor: \$250.00 per man-hour. * Materials: Cost plus 35% markup.

c. Payment Timing: Payment for approved Change Orders is due [Upon signature / Added to the next invoice / Upon completion of the extra work].

4. Impact on Schedule: Client acknowledges that Change Orders may delay the original completion date. Contractor is not liable for delays caused by the processing or execution of Change Orders.

INITIAL



Tri-Care Services Inc. Page #28
6740 Bluff Meadow Ct.
Wesley Chapel Fl 33545
O 727-546-2059
F 813-780-6526
<https://www.tricareservicesinc.com>

≈ PROPOSAL FOR CONTRACT WORK ≈

(CONTINUED)

All material and work are guaranteed to be as mentioned in the above specifications and installed in a work-like manner for the sum of:

AMOUNT TOTAL: AS LISTED ABOVE

Payments are as follows: NET 30

Per Tri Care Services, Inc.:

Acceptance and or Signature (wet or electronic) of this makes it a binding contract. The above prices, specifications and conditions are hereby accepted. You are authorizing work to be started, and payments will be made as outlined.

Estimator (Sam)

SIGNATURE _____ **Date** _____

SIGNATURE (PRINT) _____ **Date** _____

LICENSED * BONDED * INSURED
<https://www.tricareservicesinc.com>

Hello Beck & CDD Board Members,

I hope you're doing well. I'm writing to formally request approval to host a recurring community enrichment event series for our residents through **Higher Growth Journey Foundation**.

Proposed Event:

Name: First or Second Friday Creative Workshop Series

Schedule: First or Second Friday of every month

Time: 6:00 PM – 9:00 PM

Capacity: Maximum of 25 participants per event

Location: New River Club House

Format:

Each month we would host a guided, instructor-led creative workshop. Activities would rotate and may include:

- Painting workshops
- Pottery or clay projects
- Candle making
- Wine glass painting
- Chunky knit blanket classes
- And similar hands on, creative experiences

Pricing:

Pricing would vary by event depending on materials and instructor costs. Participants pay per workshop.

Purpose & Value to the Community:

This program is designed to:

- Create consistent, positive community engagement
- Offer residents high quality, social, low pressure activities
- Build connection, creativity, and wellbeing within the neighborhood
- Provide structured, safe, and organized events with limited attendance

Operations & Oversight:

- All workshops are organized and facilitated by Higher Growth Journey Foundation
- We handle registration, supplies, instructors, and cleanup
- Attendance is capped to avoid overcrowding
- Events are quiet, respectful, and appropriate for a community setting

Thank you for your time and consideration. I truly believe this will be a beautiful addition to our community.

Warm regards,
Denisse Heimbach
Founder, Higher Growth Journey Foundation
918.513.1767
www.highergrowthjourney.com



New River Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

12/18/2025

Prepared for:
New River
Community Development District

Prepared by:

Stephen T. Roehm, Service Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



Waterway Inspection Report | Page 1

TABLE OF CONTENTS

Site Assessments

Ponds 1-2 2

Ponds 3-4 3

Ponds 5-6 4

Pond 7-8 5

Pond 9-10 6

Site Map 7



Waterway Inspection Report | Page 2

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

Site Looks Good

Minimal growth of Primrose Willow targeted along the ponds edge.

Removal of dead vegetation around the outflow structure has been completed on this pond.

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

Site Looks Good

Planktonic Algae was present and targeted within this pond and pond dye has been added on 12/4/25.

Sandbags and debris remain on the edge of this pond from a homeowner.

Removal of dead vegetation around the outflow structure has been completed on this pond. (Work done by others)



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Waterway Inspection Report | Page 3

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

Site Looks Good

No issues currently within the pond at this time.

Continue monitoring.

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

Site Looks Good

No current issues at this time with the overall health of the pond.

Due to recent heavy rain, the edge of the pond has a few new points of erosion occurring and should be looked into.

Removal of dead vegetation around the outflow structure has been completed on this pond.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Waterway Inspection Report | Page 4

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

Requires Attention

Pre-emergent has been applied to the exposed bank. No algae is present at this time. Continue monitoring.

Due to recent heavy rain, the edge of the pond has a few new points of erosion occurring and should be looked into.

Removal of dead vegetation around the outflow structure has been completed on this pond.

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

Site Looks Good

No algae present within the pond at this time.

Due to recent heavy rain, the edge of the pond has a few new points of erosion occurring and should be looked into.

Removal of dead vegetation around the outflow structure has been completed on this pond.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Waterway Inspection Report | Page 5

Site Assessments**Pond 7****Comments:**

Site Looks Good

No algae or invasive growth present within the pond at this time.

Continue monitoring.

**Pond 8****Comments:**

Site Looks Good

Removal of dead vegetation around the outflow structure has been completed on this pond. Tall vegetation has been cut on the East side giving full ATV access around this pond.

Primrose Willow is present on the East side of the pond and treated.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Waterway Inspection Report | Page 6

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

Site Looks Good

No current problems within this pond at the moment.

Continue monitoring.

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

Site Looks Good

No current problems within this pond at the moment.

Continue monitoring.

Removal of dead vegetation around the outflow structure has been completed on this pond.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Waterway Inspection Report | Page 7

Map



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

CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50



NEW RIVER CDD

ENGINEERS REPORT FOR JANUARY 26th, 2026 BOARD MEETING

Discussion items:

Erosion Repairs:

There were 3 erosion locations highlighted by the Districts aquatic maintenance vendor. A site visit was conducted to survey the damage and put together a scope for repairs. Please see attached pictures. There were two things noticed in the field contributing to erosion. There are many decaying tree stumps showing up in the eroded locations. This is a large contributor to the destabilization of the pond bank. The stumps were there when they built the pond, it decays and leaves a void which destabilizes that section of pond bank. Additionally, there was observed to be many armored catfish (plecos) that damage ponds by burrowing horizontally into pond banks to create nesting tunnels in the ponds. Plecos dig long tunnels 3-6 feet into soft pond banks near the waterline. The tunnels weaken create voids that weaken the bank, causing erosion.

Parking Lot Repairs:

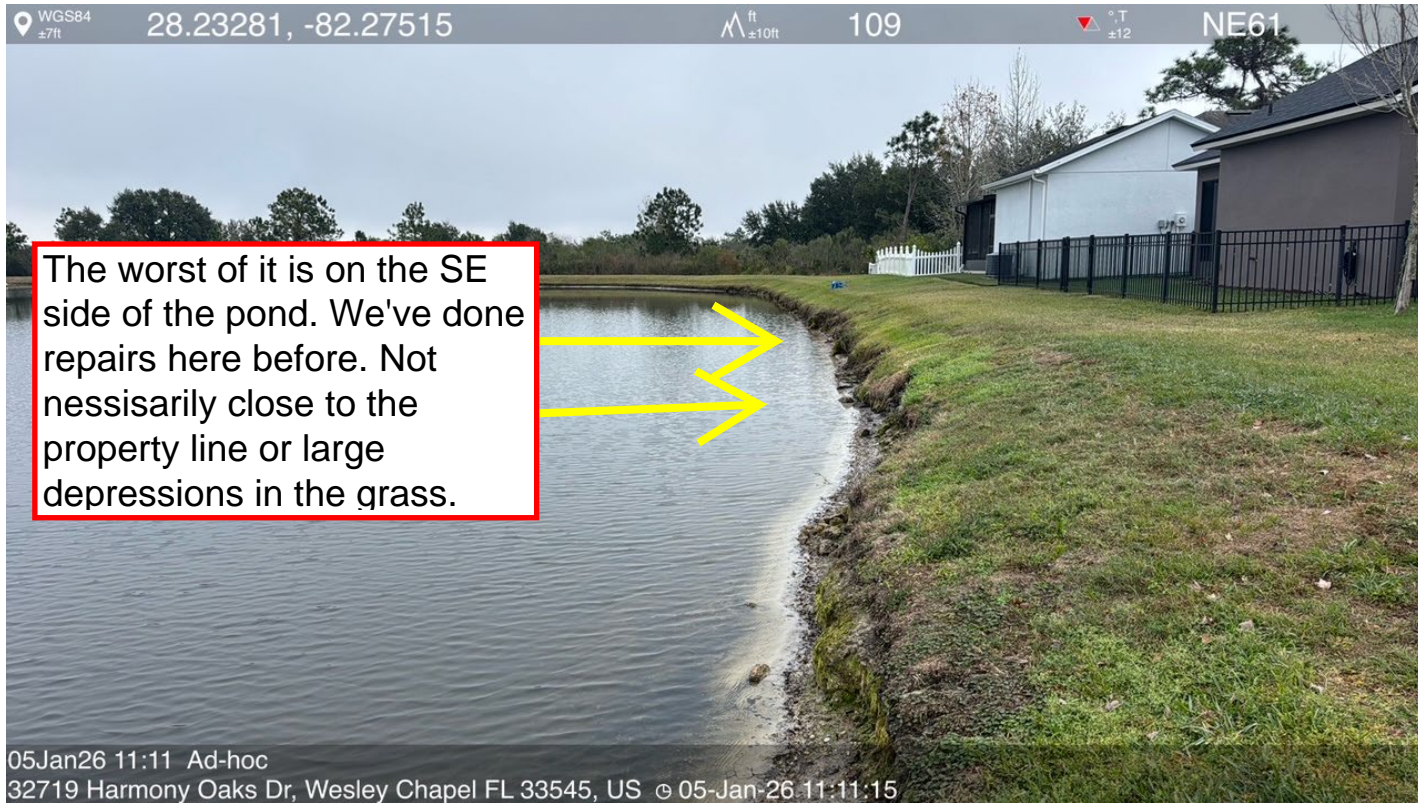
BDi reviewed the pictures of the parking lot repairs. From the pictures, the rolling out of the asphalt and the transitions from the existing pavement to the repair look good. We have advised District staff to be on the lookout for pooling water or small depressions starting up, those would be the most common issues that arise post construction for these repairs.

Property Conveyance:

We requested a proposal from MRIC, a surveyor, to provide a legal description and sketch for the sliver of property behind 5516 FISHER GLEN LOOP WESLEY CHAPEL, FL 33545-3221 that is part of the common area track M of CDD parcel 11-26-20-0070-00M00-0000 that is being considered for conveyance to the homeowner. The proposal was \$400 which was approved by District staff. Attached is exhibit A for the review.

Pond 4

Page #41





Pond 5



Exhibit "A"

Page #44

DESCRIPTION:

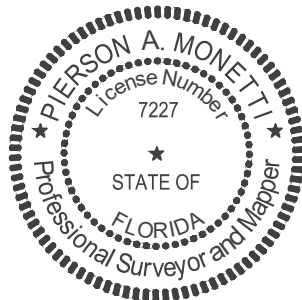
A portion of TRACT "M" COMMON AREA, NEW RIVER LAKES PHASE 1 PARCEL "D", according to the Plat thereof, recorded in Plat Book 64, Pages 90-113, of the Public Records of Pasco County, Florida, lying in Section 11, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of LOT 50, NEW RIVER LAKES PHASE 1 PARCEL "D" - PARTIAL REPLAT, according to the Plat thereof, recorded in Plat Book 68, Page 123, of the Public Records of Pasco County, Florida; run thence along the Northerly extension of the West line of said LOT 50, N.31°32'11"W., 15.65 feet to a point on the Northerly boundary of aforesaid TRACT "M"; thence N.66°22'00"E., 65.62 feet along said Northerly boundary to the Northerly extension of the East line of aforesaid LOT 50; thence along said Northerly extension, S.31°32'11"E., 6.63 feet to the Northeast corner of said LOT 50; thence along the North line of said LOT 50, S.58°27'49"W., 65.00 feet to the **POINT OF BEGINNING**.

Containing 724 square feet, more or less.


BASIS OF BEARINGS:

Bearings shown hereon are based on the North Line of LOT 50, NEW RIVER LAKES PHASE 1 PARCEL "D" - PARTIAL REPLAT (P.B. 68, PAGE 123) having a Grid bearing of S.58°27'49"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



The Description hereon is not valid without the accompanying sketch shown on Sheet 2

Description Sketch
Not a survey

Survey History			Surveyor's Certificate	New River CDD	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes	Description Sketch	
01/13/26	Date of Sketch	NCC		Prepared for: Lot 50	Project Number: 260008
				Section 11 Township 26 South Range 20 East Pasco County, FL	Sheet 1 of 2

Pierson A Monetti, LS 7227

Exhibit "A"

Page #45

TRACT "M" WETLAND CONSERVATION EASEMENT
NEW RIVER LAKES PHASE 1 PARCEL "D"
(PLAT BOOK 64, PAGE 106)

NORTHERLY BOUNDARY
OF TRACT "M"

NORTHERLY
EXTENSION
OF THE EAST
LINE OF LOT 50

S31°32'11"E
6.63'

NE CORNER OF LOT 50

SUBJECT PARCEL
724 S.F. ±
N66°22'00"E 65.62'
S58°27'49"W 65.00'

NORTHERLY
EXTENSION
OF THE WEST
LINE OF LOT 50

N31°32'11"W
15.65'

NORTH LINE OF LOT 50
(BASIS OF BEARINGS)

POINT OF BEGINNING
NW CORNER OF LOT 50

TRACT "M"
COMMON AREA
NEW RIVER LAKES
PHASE 1 PARCEL "D"
(PLAT BOOK 64, PAGE 106)

LOT 49

N31°32'11"W 112.00' (P)

LOT 50

NEW RIVER LAKES PHASE 1
PARCEL "D" - PARTIAL REPLAT
(PLAT BOOK 68, PAGE 123)

LOT 51

N31°32'11"W 112.00' (P)



0 10' 20'

Scale: 1" = 20'

Not Valid without Sheet 1

Description Sketch
Not a survey

Survey History

Surveyor's Certificate

New River CDD



701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

Project Number: 260008

Sheet 2 of 2

Date	Description	By

See Sheet 1 for Surveyor's
Certificate

Description Sketch

Prepared for:
Lot 50

Section 11
Township 26 South
Range 20 East
Pasco County, FL