



# *New River Community Development District*

**March 16, 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 & John Weaver, 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  
Tabitha Blackwelder, District Admin Assistant

## REGULAR MEETING AGENDA Monday, March 16, 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. **Staff Reports**
  - A. Accountant
  - B. Field Manager
    - i. Consideration of Inframark General Handyman Labor Estimate #147 ..... Page 3
    - ii. Consideration of Inframark Dog Park Sign Estimate #151 ..... Page 4
  - C. Aquatics Maintenance
    - i. Aquatic Inspections Report ..... Page 5
  - D. Landscape
    - i. Consideration of Pine Lake Additional Pond Mowing Proposal #8134..... Page 13
    - ii. Consideration of Pine Lake Ponds and Commons on Thistle Field Ct  
Proposal #8135..... Page 23
  - E. District Engineer
    - i. Engineer’s Report
  - F. District Counsel
  - G. District Manager
    - i. Discussion of Budget
4. **Business Administration**
  - A. Consideration of Minutes from the Meeting held on February 16, 2026..... Page 33
  - B. Consideration of January 2026 Financial Statement..... Page 36
5. **Supervisor Requests**
6. **Adjournment**

*The next Workshop is scheduled for April 6, 2026, at 5:30 p.m.  
The next regular Board meeting is scheduled for April 20, 2026, at 5:30 p.m.*

**District Office:**

Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

**Meeting Room**

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



2002 West Grand Parkway North | suite 100 | Katy, Texas  
77449  
6562473501 | nmontagna@inframark.com |  
www.inframark.com/maintenance

Estimate #147	
Sent on	Mar 01, 2026
<b>Total</b>	<b>\$200.00</b>

**RECIPIENT:**

**John Weaver**  
2005 Pan Am Circle  
Tampa, Florida 33607

**SERVICE ADDRESS:**

New River CDD  
5227 Autumn Ridge Dr  
Wesley Chapel, Florida 33545

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	Hourly labor charge for general handyman services.	2	\$100.00	\$200.00
			<b>Total</b>	<b>\$200.00</b>

This quote is valid for the next 30 days, after which values may be subject to change.



2002 West Grand Parkway North | suite 100 | Katy, Texas  
 77449  
 6562473501 | nmontagna@inframark.com |  
 www.inframark.com/maintenance

**RECIPIENT:**

**John Weaver**  
 2005 Pan Am Circle  
 Tampa, Florida 33607

**SERVICE ADDRESS:**

New River CDD  
 5227 Autumn Ridge Dr  
 Wesley Chapel, Florida 33545

Estimate #151	
Sent on	Mar 02, 2026
<b>Total</b>	<b>\$350.00</b>

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	New dog park sign, Metal sign with vinyl. Labor and materials for a full install will be provided in cost. This is a not to exceed 350.00 we will do this at cost and provide all information.	1	\$350.00	\$350.00

<b>Total</b>	<b>\$350.00</b>
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**Images**

View online <https://l.jbbr.io/oIX8Fts>



This quote is valid for the next 30 days, after which values may be subject to change.



# New River Community Development District Waterway Inspection Report

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**

2/18/2026

**Prepared for:**  
New River  
Community Development District

**Prepared by:**

Cody Q. Wylupek, Assistant Project Manager & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Waterway Inspection Report | Page 2

### Site Assessments

#### Pond 1

##### **Comments:**

Site Looks Good

Overall health of the pond looks great. Pond is free of any algae, submersed aquatics, and invasive growth.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



#### Pond 2

##### **Comments:**

Site Looks Good

Overall health of the pond looks great. Pond is free of any algae, submersed aquatics, and invasive growth.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



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## Waterway Inspection Report | Page 3

### Site Assessments

#### Pond 3

##### Comments:

Site Looks Good

Overall health of the pond looks great. Pond is free of any algae, submersed aquatics, and invasive growth.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



#### Pond 4

##### Comments:

Site Looks Good

Minimal amounts of Alligator Weed present and treated on 2/18/26. Overall health of the pond looks great. Pond is free of any algae and submersed aquatics.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



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**Site Assessments**

**Pond 5**

**Comments:**

Site Looks Good

Overall health of the pond looks great. Pond is free of any algae, submersed aquatics, and invasive growth.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



**Pond 6**

**Comments:**

Site Looks Good

Overall health of the pond looks great. Pond is free of any algae, submersed aquatics, and invasive growth.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



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## Waterway Inspection Report | Page 5

### Site Assessments

#### Pond 7

##### Comments:

Requires Attention

Planktonic algae present within the pond. Treatment will take place on this upcoming visit.

Treatment will take place on 2/27.



#### Pond 8

##### Comments:

Site Looks Good

- Overall health of the pond looks great. Pond is free of any algae, submersed aquatics, and invasive growth.
- Native aquatic plants are beginning to recover from the damage caused by the recent Freezing temperatures.
- Erosion is occurring on back end of outflow structure.
- Continue monitoring.



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**Site Assessments**

**Pond 9**

**Comments:**

Normal Growth Observed

Small Primroses targeted growing along the ponds edge.

Overall health of the pond looks great. Pond is free of any algae and submersed aquatics.

Continue monitoring.



**Pond 10**

**Comments:**

Normal Growth Observed

Small Primroses targeted growing along the ponds edge.

Overall health of the pond looks great. Pond is free of any algae and submersed aquatics.

Continue monitoring.



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# Waterway Inspection Report | Page 7

## Map



### New River CDD

Key:

 Pond Perimeter

 Pond



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## Proposal #8134

### New River - Additional CDD Pond Mowing

**Date** 3/7/2026

**Customer** New River CDD | 5227 Autumn Ridge Dr | Wesley Chapel, FL 33545

**Property** New River CDD | 5227 Autumn Ridge Dr | Tampa, FL 33545

Dear New River,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

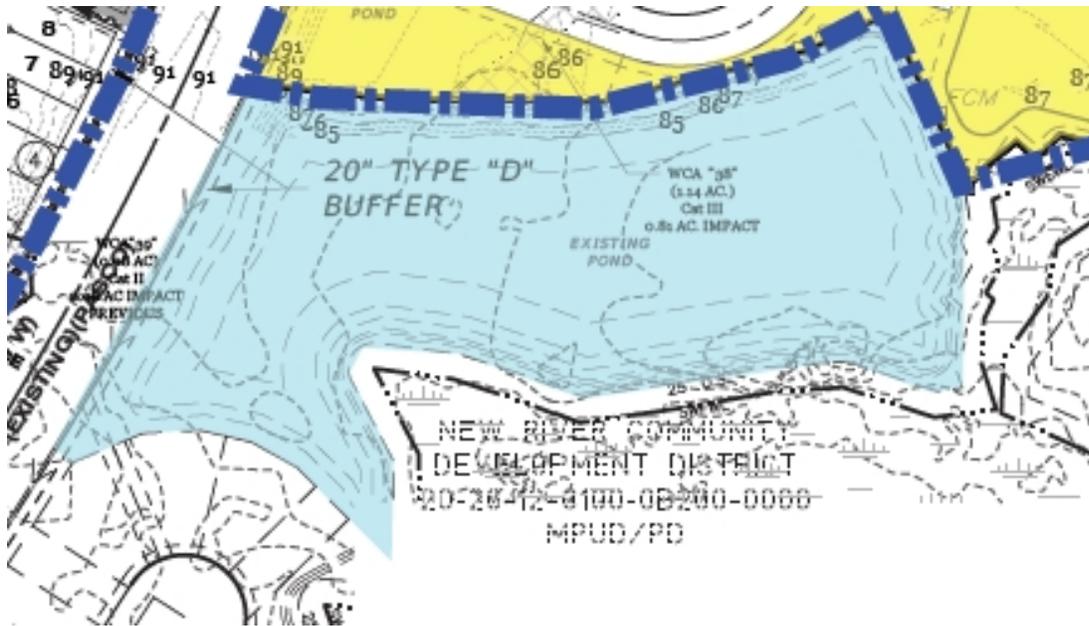
Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team  
(813) 948-4736



Customer Initials \_\_\_\_\_

### Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
<b>Contract Services</b>			
General Maintenance - Summer	26	\$272.73	\$7,090.98
General Maintenance - Winter	16	\$181.82	\$2,909.12
<b>Annual Maintenance Price</b>			<b>\$10,000.10</b>

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
April	\$833.00	\$0.00	\$833.00
May	\$833.00	\$0.00	\$833.00
June	\$833.00	\$0.00	\$833.00
July	\$833.00	\$0.00	\$833.00
August	\$833.00	\$0.00	\$833.00
September	\$833.00	\$0.00	\$833.00
October	\$833.00	\$0.00	\$833.00
November	\$833.00	\$0.00	\$833.00
December	\$833.00	\$0.00	\$833.00
January	\$833.00	\$0.00	\$833.00
February	\$833.00	\$0.00	\$833.00
March	\$833.00	\$0.00	\$833.00
	<b>\$9,996.00</b>	<b>\$0.00</b>	<b>\$9,996.00</b>

Customer Initials \_\_\_\_\_

# Terms & Conditions

## General Contract Terms

A. The term of this contract:

From start date \_\_\_\_\_ To end date: \_\_\_\_\_

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

G. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

## Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

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- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.
- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

#### Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

#### Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

#### Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

#### Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet

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specific turf and seasonal requirements, or as needed based upon seasonal conditions.

- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.
- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

#### Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

#### Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

#### Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

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## Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

### Part 1: Additional Options if selected

#### Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

#### Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

#### Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

### Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows: Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

## SECTION C: GENERAL TERMS AND CONDITIONS

### Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation

Customer Initials \_\_\_\_\_

or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

## Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend

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services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

### Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

### Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges agreed to by the Client and performed through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

### Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs

Customer Initials \_\_\_\_\_

and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By  \_\_\_\_\_  
Terry Mclane  
Date 3/7/2026  
Pine Lake Services, LLC

By \_\_\_\_\_  
New River CDD  
Date \_\_\_\_\_



## Proposal #8135

### New River - Ponds and Commons on Thistle Field Ct

**Date** 3/7/2026

**Customer** New River CDD | 5227 Autumn Ridge Dr | Wesley Chapel, FL 33545

**Property** New River CDD | 5227 Autumn Ridge Dr | Tampa, FL 33545

Dear New River,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

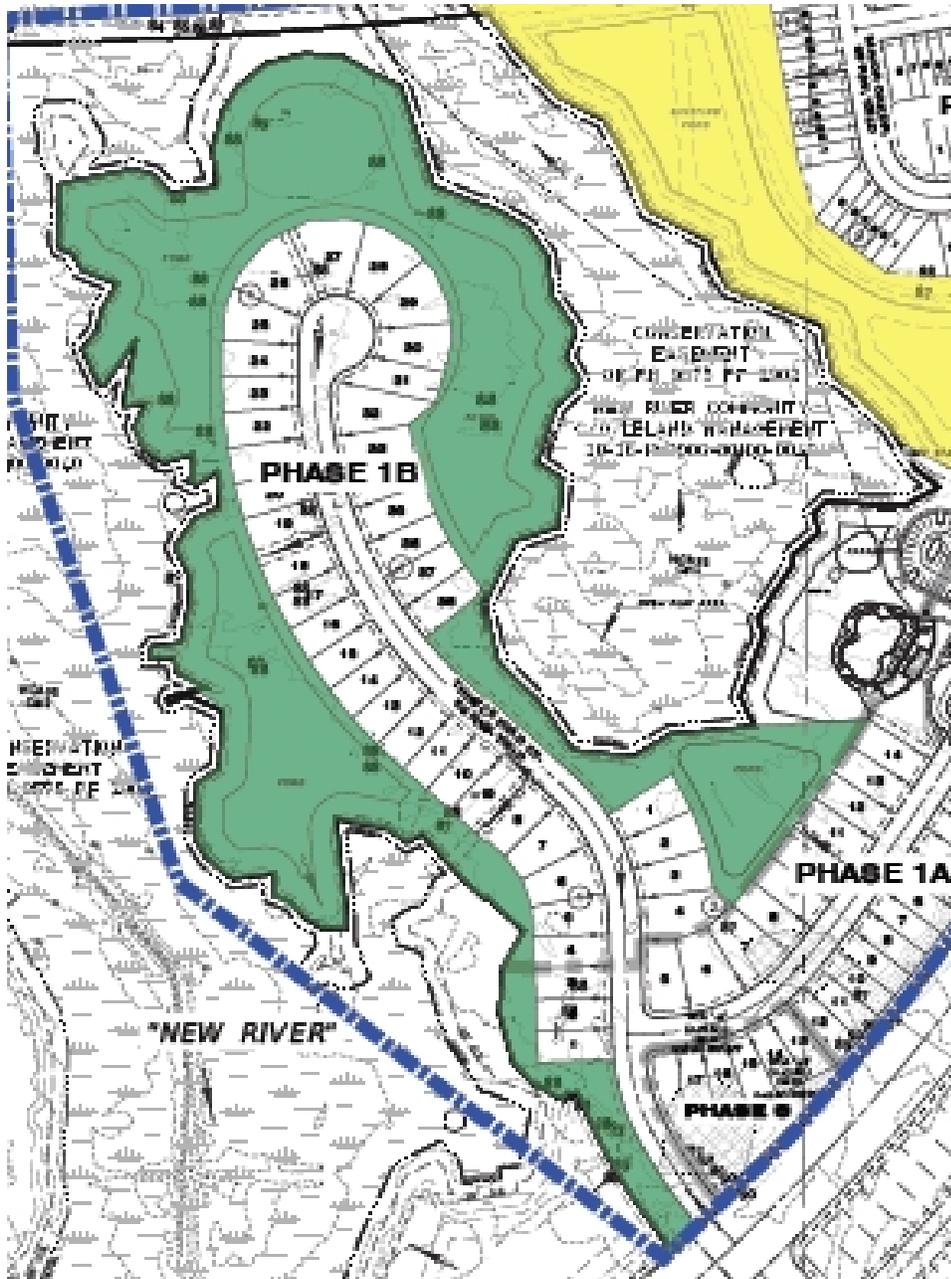
Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team  
(813) 948-4736



Customer Initials \_\_\_\_\_

### Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
<b>Contract Services</b>			
General Maintenance - Summer	26	\$454.55	\$11,818.30
General Maintenance - Winter	16	\$363.64	\$5,818.24
<b>Annual Maintenance Price</b>			<b>\$17,636.54</b>

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
April	\$1,470.00	\$0.00	\$1,470.00
May	\$1,470.00	\$0.00	\$1,470.00
June	\$1,470.00	\$0.00	\$1,470.00
July	\$1,470.00	\$0.00	\$1,470.00
August	\$1,470.00	\$0.00	\$1,470.00
September	\$1,470.00	\$0.00	\$1,470.00
October	\$1,470.00	\$0.00	\$1,470.00
November	\$1,470.00	\$0.00	\$1,470.00
December	\$1,470.00	\$0.00	\$1,470.00
January	\$1,470.00	\$0.00	\$1,470.00
February	\$1,470.00	\$0.00	\$1,470.00
March	\$1,470.00	\$0.00	\$1,470.00
	<b>\$17,640.00</b>	<b>\$0.00</b>	<b>\$17,640.00</b>

Customer Initials \_\_\_\_\_

# Terms & Conditions

## General Contract Terms

A. The term of this contract:

From start date \_\_\_\_\_ To end date: \_\_\_\_\_

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

G. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

## Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

Customer Initials \_\_\_\_\_

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.
- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

#### Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post-emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

#### Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

#### Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

#### Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet

Customer Initials \_\_\_\_\_

specific turf and seasonal requirements, or as needed based upon seasonal conditions.

- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.
- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

#### Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

#### Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

#### Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

Customer Initials \_\_\_\_\_

## Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

### Part 1: Additional Options if selected

#### Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

#### Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

#### Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

### Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows: Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

## SECTION C: GENERAL TERMS AND CONDITIONS

### Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation

Customer Initials \_\_\_\_\_

or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend

Customer Initials \_\_\_\_\_

services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

### Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

### Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges agreed to by the Client and performed through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

### Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs

Customer Initials \_\_\_\_\_

and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By  \_\_\_\_\_  
Terry Mclane  
Date 3/7/2026  
Pine Lake Services, LLC

By \_\_\_\_\_  
New River CDD  
Date \_\_\_\_\_

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

1 The regular meeting of the Board of Supervisors of the New River Community Development 5  
2 District was held Monday, February 16, 2026, and called to order at 5:30 p.m. at the New River 6  
3 Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida

4  
5 Present and constituting a quorum were:

- |    |                  |                     |
|----|------------------|---------------------|
| 6  | Jeff Smith       | Chairman            |
| 7  | David Lione      | Vice Chairman       |
| 8  | Russ Mercier     | Assistant Secretary |
| 9  | Jordan Alexander | Assistant Secretary |
| 10 | Ryan Thomas      | Assistant Secretary |

11  
12 Also present either in person or via Teams were:

- |    |             |                  |
|----|-------------|------------------|
| 13 | Mark Vega   | District Manager |
| 14 | John Weaver | District Manager |

15  
16 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
17 *the meeting. The full meeting is available in audio format upon request. Contact the District*  
18 *Office for any related costs for an audio copy.*  
19

20 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

21 Mr. Weaver called the meeting to order and called the roll. A quorum was established.  
22

23 **SECOND ORDER OF BUSINESS** **Audience Comments**

24 No audience comments were offered.  
25

26 **THIRD ORDER OF BUSINESS** **Consent Agenda**

- 27 **A. Consideration of Minutes from the Meeting held on January 26, 2026**
- 28 **B. Consideration of December 2025 Financial Statement**
- 29 **C. Ratification of Visual Enchantments Fountain Project Estimate #124830**
- 30 **D. Ratification of Advance Aquatics - Armored Catfish Proposal**
- 31 **E. Ratification of Pine Lake Sod Installation Proposal #7819 at 5336 Little Stream Lane**
- 32 **F. Ratification of Outdoor Oasis Proposal #1305 for Fountain Courtyard Paver Repair**
- 33 **G. Consideration of Resolution 2026-02; Common Area Property as Surplus Property**

34  
35 On MOTION by Mr. Smith, seconded by Mr. Lione, with all in favor, the  
36 motion to approve the consent agenda carried. 5-0

37 **FOURTH ORDER OF BUSINESS** **Staff Reports**

38 **A. Accountant**

39 There being none, the next line item followed.

40

41 **B. Field Manager**

42 The Board discussed need for pickleball court to be addressed but withheld going forward with.

43 Volleyball Court Proposal.

44

45 **i. Triangle Recirculation Pump Replacement**

46 Discussion ensued.

47

48 On MOTION by Mr. Alexander, seconded by Mr. Smith, with all in favor,  
49 motion to approve proposal for Triangle Recirculation Pump Replacement  
as presented carried. 5-0

50

51

52 **ii. Consideration of Finn Outdoor Proposals for Erosion Restoration**

53 On MOTION by Mr. Alexander, seconded by Mr. Smith, with all in favor,  
54 motion to approved proposal for Finn Outdoor Proposals for Erosion  
Restoration as presented carried. 5-0

55

56

57 **iii. Consideration of Inframark Proposal for Pickleball Court Proposal**

58 Discussion ensued regards to trying to have the vendor come inspect the court surface for warranty  
59 repair in place of the Inframark proposal.

60

61 On MOTION by Mr. Alexander, seconded by Mr. Smith, with all in favor,  
62 motion to approve the Inframark Proposal for Pickleball Court carried, 5-  
0

63

64 **iv. Consideration of Precision Volleyball Court Proposal**

65 Item was tabled.

66

67 **C. Aquatics Maintenance**

68 **i. Aquatics Inspection**

69 Discussion ensued.

70

71

72 **D. Landscape**

73 The Landscape Report was presented and discussed.

74 It was noted that foliage trimming cannot commence until mid-March. The irrigation lines have  
75 been inspected and are in good condition, prepared for the upcoming spring season. A more  
76 comprehensive update regarding plant survival following the frost will be provided at the March  
77 meeting. Ant mounds have been treated; however, their presence may continue until rainfall and  
78 warmer weather occur, particularly as mowing operations resume in affected areas.

79

80 **E. District Engineer**

81 **i. Consideration of Engineer’s Report**

82 The Engineer’s Report was reviewed.

83

84 **F. District Counsel**

85 There being none, the next business item followed.

86

87 **G. District Manager**

88 Mr. Weaver provided an update regarding the status of ongoing projects, and Mr. Vega present  
89 discussion on current financials.

90

91 **FIFTH ORDER OF BUSINESS** **Supervisors’ Requests and New Business**

92 On MOTION by Mr. Smith, seconded by Mr. Alexandar, with all in favor,  
93 motion to remove Inframark from District Management carried. 5-0

94 The Board entered into agreement with GMS for management services.

95

96 **SIXTH ORDER OF BUSINESS** **Adjournment**

97 On MOTION by Mr. Smith, seconded by Mr. Lione, with all in favor,  
98 meeting was adjourned at 7:21 p.m.

99

100 \_\_\_\_\_

101 John Weaver, Secretary

***New River  
Community  
Development  
District***

***Financial Report***

***January 31, 2026***

**CLEAR PARTNERSHIPS**



**NEW RIVER**Community Development District

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**New River  
Community Development District**

**Financial Statements**

**(Unaudited)**

**January 31, 2026**

**NEW RIVER**

Community Development District

**Governmental Funds****Balance Sheet**  
January 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2010 DEBT SERVICE FUND</b>	<b>SERIES 2020 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Cash - Checking Account	\$ 952,340	\$ -	\$ -	\$ 952,340
Due From Other Funds	-	3,609	13,672	17,281
Investments:				
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,393	-	1,393
Remedial Indenture (A-2)	-	104,272	-	104,272
Reserve Fund (A-2)	-	168,385	-	168,385
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	229,781	229,781
Revenue Fund (A-2)	-	222,436	-	222,436
Revenue Fund (B-2)	-	414	-	414
Senior Prepayment Fund (A-1)	-	-	32	32
Senior Reserve Fund (A-1)	-	-	99,350	99,350
Subordinate Reserve Fund (A-1)	-	-	8,250	8,250
Subordinate Prepayment Fund (A-1)	-	-	6,667	6,667
Prepaid Items	4,889	-	-	4,889
Deposits	6,410	-	-	6,410
<b>TOTAL ASSETS</b>	<b>\$ 963,639</b>	<b>\$ 520,800</b>	<b>\$ 357,752</b>	<b>\$ 1,842,191</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 35,706	\$ -	\$ -	\$ 35,706
Accrued Expenses	1,535	-	-	1,535
Due To Developer	13,258	-	-	13,258
Deposits	300	-	-	300
Due To Other Funds	17,281	-	-	17,281
<b>TOTAL LIABILITIES</b>	<b>68,080</b>	<b>-</b>	<b>-</b>	<b>68,080</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	4,889	-	-	4,889
Deposits	6,410	-	-	6,410
<b>Restricted for:</b>				
Debt Service	-	520,800	357,752	878,552
<b>Assigned to:</b>				
Operating Reserves	159,263	-	-	159,263
Reserves - Buildings	392,012	-	-	392,012
<b>Unassigned:</b>	<b>332,985</b>	<b>-</b>	<b>-</b>	<b>332,985</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 895,559</b>	<b>\$ 520,800</b>	<b>\$ 357,752</b>	<b>\$ 1,774,111</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 963,639</b>	<b>\$ 520,800</b>	<b>\$ 357,752</b>	<b>\$ 1,842,191</b>

**NEW RIVER**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,083	0.00%	\$ -
Room Rentals	2,083	1,874	89.97%	625
Interest - Tax Collector	-	791	0.00%	769
Special Assmnts- Tax Collector	689,538	663,161	96.17%	13,154
Special Assmnts- CDD Collected	142,298	-	0.00%	-
Special Assmnts- Discounts	(27,582)	(26,408)	95.74%	(395)
Other Miscellaneous Revenues	-	48	0.00%	20
<b>TOTAL REVENUES</b>	<b>806,337</b>	<b>643,549</b>	<b>79.81%</b>	<b>14,173</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	24,000	6,200	25.83%	1,600
FICA Taxes	1,836	413	22.49%	61
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	10,000	8,515	85.15%	1,760
ProfServ-Legal Services	10,000	6,553	65.53%	5,079
ProfServ-Mgmt Consulting	43,476	14,492	33.33%	3,623
ProfServ-Trustee Fees	11,000	7,348	66.80%	2,335
Auditing Services	6,500	-	0.00%	(5,825)
Email Maintenance	2,000	120	6.00%	120
Contract-Website Hosting	1,579	1,538	97.40%	-
Postage and Freight	2,472	10	0.40%	1
Public Officials Insurance	3,695	-	0.00%	-
Legal Advertising	2,000	-	0.00%	-
Misc-Assessment Collection Cost	13,791	12,735	92.34%	255
Tax Collector/Property Appraiser Fees	150	109	72.67%	-
Misc-Contingency	13,582	258	1.90%	95
Property Taxes	550	511	92.91%	-
Dues, Licenses, Subscriptions	175	175	100.00%	-
<b>Total Administration</b>	<b>153,006</b>	<b>58,977</b>	<b>38.55%</b>	<b>9,104</b>
<b><u>Electric Utility Services</u></b>				
Utility - Irrigation	3,500	679	19.40%	143
Street Lights	45,084	16,643	36.92%	3,341
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>17,322</b>	<b>35.65%</b>	<b>3,484</b>

**NEW RIVER**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
<b><u>Garbage/Solid Waste Services</u></b>				
Solid Waste Assessment	335	235	70.15%	-
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>235</b>	<b>70.15%</b>	<b>-</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	7,250	32.58%	1,747
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>7,250</b>	<b>32.58%</b>	<b>1,747</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
R&M-Lake	-	12,500	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>-</b>	<b>12,500</b>	<b>0.00%</b>	<b>-</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	950	11.18%	-
Aquatic Maintenance	17,500	3,936	22.49%	984
<b>Total Stormwater Control</b>	<b>26,562</b>	<b>4,886</b>	<b>18.39%</b>	<b>984</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	189,000	62,214	32.92%	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	5,063	69.67%	-
Irrigation Repairs & Replacement	10,000	14,844	148.44%	-
Holiday Decoration	4,203	4,203	100.00%	-
Reserve	169,200	-	0.00%	-
<b>Total Other Physical Environment</b>	<b>419,513</b>	<b>102,102</b>	<b>24.34%</b>	<b>15,554</b>
<b><u>Contingency</u></b>				
Misc-Contingency	4,634	10,995	237.27%	4,320
<b>Total Contingency</b>	<b>4,634</b>	<b>10,995</b>	<b>237.27%</b>	<b>4,320</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	-	0.00%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	1,556	31.12%	1,556
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>1,556</b>	<b>7.24%</b>	<b>1,556</b>

**NEW RIVER**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
<b><u>Parks and Recreation</u></b>				
Payroll-Salaries	37,074	26,785	72.25%	8,333
401(K) Plan	10,000	-	0.00%	-
Clubhouse - Facility Janitorial Service	3,214	1,200	37.34%	600
Pest Control	425	235	55.29%	117
Contracts-Pools	18,000	6,140	34.11%	1,535
Telephone/Fax/Internet Services	3,000	718	23.93%	179
Utility - Recreation Facilities	6,600	3,124	47.33%	560
Utility - Fountains	3,750	248	6.61%	52
R&M-Clubhouse	5,000	5,013	100.26%	1,790
R&M-Fountain	2,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	1,790	71.60%	1,615
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	2,010	80.40%	378
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	359	14.36%	-
Miscellaneous Expenses	1,500	20	1.33%	-
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%	-
<b>Total Parks and Recreation</b>	<b>109,953</b>	<b>47,642</b>	<b>43.33%</b>	<b>15,159</b>
<b>TOTAL EXPENDITURES</b>	<b>806,337</b>	<b>263,465</b>	<b>32.67%</b>	<b>51,908</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	380,084	0.00%	(37,735)
Net change in fund balance	\$ -	\$ 380,084	0.00%	\$ (37,735)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>515,475</b>	<b>515,475</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 515,475</b>	<b>\$ 895,559</b>		

**NEW RIVER**

Community Development District

**Series 2010 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,684	0.00%	\$ 931
Special Assmnts- Tax Collector	238,147	221,215	92.89%	4,388
Special Assmnts- CDD Collected	1,093,177	-	0.00%	-
Special Assmnts- Discounts	(9,526)	(8,809)	92.47%	(132)
<b>TOTAL REVENUES</b>	<b>1,321,798</b>	<b>216,090</b>	<b>16.35%</b>	<b>5,187</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,763	4,248	89.19%	85
<b>Total Administration</b>	<b>4,763</b>	<b>4,248</b>	<b>89.19%</b>	<b>85</b>
<b><u>Debt Service</u></b>				
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%	-
Interest Expense Series B-2	264,469	142,450	53.86%	-
<b>Total Debt Service</b>	<b>1,238,525</b>	<b>324,294</b>	<b>26.18%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,243,288</b>	<b>328,542</b>	<b>26.43%</b>	<b>85</b>
Excess (deficiency) of revenues Over (under) expenditures	78,510	(112,452)	-143.23%	5,102
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	78,510	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>78,510</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 78,510	\$ (112,452)	-143.23%	\$ 5,102
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>633,252</b>	<b>633,252</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 711,762</b>	<b>\$ 520,800</b>		

**NEW RIVER**

Community Development District

**Series 2020 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,454	0.00%	\$ 368
Special Assmnts- Tax Collector	238,147	228,097	95.78%	4,524
Special Assmnts- Discounts	(9,526)	(9,083)	95.35%	(136)
<b>TOTAL REVENUES</b>	<b>228,621</b>	<b>220,468</b>	<b>96.43%</b>	<b>4,756</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,763	4,380	91.96%	88
<b>Total Administration</b>	<b>4,763</b>	<b>4,380</b>	<b>91.96%</b>	<b>88</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	125,000	-	0.00%	-
Interest Expense	71,575	38,538	53.84%	-
<b>Total Debt Service</b>	<b>196,575</b>	<b>38,538</b>	<b>19.60%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>201,338</b>	<b>42,918</b>	<b>21.32%</b>	<b>88</b>
Excess (deficiency) of revenues Over (under) expenditures	27,283	177,550	650.77%	4,668
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	27,283	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>27,283</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 27,283	\$ 177,550	650.77%	\$ 4,668
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>180,202</b>	<b>180,202</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 207,485</b>	<b>\$ 357,752</b>		

**New River  
Community Development District**

**Supporting Schedules**

**January 31, 2026**

**New River**

Community Development District

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					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
12/05/25	\$ 869,820	\$ 36,956	\$ 17,751	\$ 924,528	\$ 551,124	\$ 183,842	\$ 189,561
12/11/25	\$ 56,353	\$ 2,385	\$ 1,150	\$ 59,888	\$ 35,700	\$ 11,909	\$ 12,279
12/18/25	\$ 2,038	\$ 64	\$ 42	\$ 2,144	\$ 1,278	\$ 426	\$ 440
01/09/26	\$ 20,976	\$ 662	\$ 428	\$ 22,066	\$ 13,154	\$ 4,388	\$ 4,524
<b>TOTAL</b>	<b>\$ 1,046,809</b>	<b>\$ 44,300</b>	<b>\$ 21,363</b>	<b>\$ 1,112,471</b>	<b>\$ 663,161</b>	<b>\$ 221,215</b>	<b>\$ 228,097</b>
% COLLECTED				96.17%	96.17%	96.17%	96.17%
<b>TOTAL OUTSTANDING</b>				<b>\$ 44,249</b>	<b>\$ 26,377</b>	<b>\$ 8,799</b>	<b>\$ 9,072</b>

## Cash and Investment Report

January 31, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>			
Checking Account - Operating New	Bank United	-	\$530,626
High Yield Checking Account - Operating	Valley Bank	3.59%	421,714
			952,340
<b>DEBT SERVICE FUNDS</b>			
Series 2010 Prepayment Fund A-2	US Bank	3.50%	1,694
Series 2010 Prepayment Fund B-2	US Bank	3.50%	1,393
Series 2010 Remedial Expenditure A-2	US Bank	3.50%	104,272
Series 2010 Reserve Fund A-2	US Bank	3.50%	168,385
Series 2010 Reserve Fund B-2	US Bank	3.50%	18,597
Series 2010 Revenue Fund A-2	US Bank	3.50%	222,436
Series 2010 Revenue Fund B-2	US Bank	3.50%	414
	Subtotal Fund 201		517,192
Series 2020 Revenue Fund A-1	US Bank	3.31%	229,781
Series 2020 Senior Prepayment Fund A-1	US Bank	3.31%	32
Series 2020 Senior Reserve Fund A-1	US Bank	3.31%	99,350
Series 2020 Sub Reserve Fund A-1	US Bank	3.31%	8,250
Series 2020 Sub Prepayment Fund A-1	US Bank	3.31%	6,667
	Subtotal Fund 202		344,080
	<b>Subtotal DS</b>		861,272
	<b>Total</b>		\$1,813,612

**New River CDD**

Bank Reconciliation

**Bank Account No.** 6620 BankUnited GF  
**Statement No.** 01-26  
**Statement Date** 1/31/2026

<b>G/L Balance (LCY)</b>	530,657.64	<b>Statement Balance</b>	761,280.29
<b>G/L Balance</b>		<b>Outstanding Deposits</b>	
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	761,280.29
<b>Subtotal</b>	530,657.64	<b>Outstanding Checks</b>	230,654.15
<b>Negative Adjustments</b>	31.50	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	530,626.14	<b>Ending Balance</b>	530,626.14
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
<b>Outstanding Checks</b>						
1/16/2026	Payment	2780	Brletic Dvorak, Inc	3,540.00	0.00	3,540.00
1/16/2026	Payment	2781	Complete I.T.	239.20	0.00	239.20
1/16/2026	Payment	2782	DCSI INC	756.00	0.00	756.00
1/16/2026	Payment	2783	Inframark LLC	2.96	0.00	2.96
1/16/2026	Payment	2784	Innersync Studio, LTD	1,537.50	0.00	1,537.50
1/16/2026	Payment	2787	Triangle Pool Services	1,710.00	0.00	1,710.00
1/23/2026	Payment	2788	Pasco Sheriff's Office	3,520.00	0.00	3,520.00
1/23/2026	Payment	2789	Inframark LLC	1.48	0.00	1.48
1/23/2026	Payment	2790	James C. Shrewbury	1,790.11	0.00	1,790.11
1/23/2026	Payment	2791	New River -C/O U.S. Bank N.A.	208,157.90	0.00	208,157.90
1/23/2026	Payment	2792	Paskert, Divers, Thompson	3,920.00	0.00	3,920.00
1/23/2026	Payment	2793	Straley Robin Vericker	1,159.00	0.00	1,159.00
1/23/2025	Payment	2794	Pasco Sheriff's Office	4,320.00	0.00	4,320.00
<b>Total Outstanding Checks.....</b>				<b>230,654.15</b>		<b>230,654.15</b>

**New River  
Community Development District**

**Check Register**

**1/1/2026 - 1/31/2026**

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2772	01/07/26	US BANK	7975501	Trustee Fees SERIES 2010 A-2/B-2	ProfServ-Trustee Fees	531045-51301	\$5,013.43
001	2772	01/07/26	US BANK	7975501	Trustee Fees SERIES 2010 A-2/B-2	Prepaid Items	155000	\$455.77
001	2773	01/08/26	DAVID LIONE	DL-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$184.70
001	2774	01/08/26	JEFFREY SMITH	JS-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$184.70
001	2775	01/08/26	JORDAN ALEXANDER	JA-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$184.70
001	2776	01/08/26	PINE LAKE SERVICES LLC	8874	Remove Dead Pine Tree on Coldwater Creek	Landscape Replacement	546338-53908	\$1,392.08
001	2777	01/08/26	RYAN THOMAS	RT-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$184.70
001	2778	01/16/26	ADVANCED AQUATIC SERVICES INC	10561741	Aquatics Maintenance JAN 26	Aquatic Maintenance	546995-53805	\$950.00
001	2778	01/16/26	ADVANCED AQUATIC SERVICES INC	10562054	Aquatics Maintenance JAN 26	Aquatic Maintenance	546995-53805	\$984.00
001	2779	01/16/26	BERGER, TOOMBS, ELAM CAINS & FRANK	373722	AUDIT OF THE BASIC FINANCIAL STATEMENTS	Auditing Services	532002-51301	\$5,825.00
001	2780	01/16/26	BRLETIC DVORAK, INC	2201	Engineering Services thru 112525	ProfServ-Engineering	531013-51501	\$3,540.00
001	2781	01/16/26	COMPLETE I.T.	18375	GOOGLE VAULT EMAIL SERVICE	Access Control Maintenance & Repair	546998-57201	\$119.60
001	2781	01/16/26	COMPLETE I.T.	18680	Email account 30GB.	Email Maintenance	534190-51301	\$119.60
001	2782	01/16/26	DCSI INC	34531	Monthly Access System Warranty	Security System Monitoring & Maint.	546479-57201	\$378.00
001	2782	01/16/26	DCSI INC	34643	Full Extended Access System Warranty	Security System Monitoring & Maint.	546479-57201	\$378.00
001	2783	01/16/26	INFRAMARK LLC	166709	POSTAGE	Postage and Freight	541006-51301	\$2.96
001	2784	01/16/26	INNERSYNC STUDIO, LTD	INV-SN-1065	WEBSITE/COMPLIANCE SERVICES	Contract-Website Hosting	534384-51301	\$1,537.50
001	2786	01/16/26	STRALEY ROBIN VERICKER	27691	Legal Service Through 11/30/25	ProfServ-Legal Services	531023-51301	\$706.00
001	2787	01/16/26	TRIANGLE POOL SERVICES	59083	Filter System Maintenance	R&M-Pools	546074-57201	\$175.00
001	2787	01/16/26	TRIANGLE POOL SERVICES	01124-64-177	Pool Maintenance DEC25	Contracts-Pools	534078-57201	\$1,535.00
001	2788	01/23/26	PASCO SHERIFF'S OFFICE	I-202511-12226	November Pasco Co Sheriff	Misc-Contingency	549900-53985	\$3,520.00
001	2789	01/23/26	INFRAMARK LLC	169049	Postage	Postage and Freight	541006-51301	\$1.48
001	2790	01/23/26	JAMES C SHREWBURY	1085	Refinish pool splash pad	R&M-Clubhouse	546015-57201	\$1,790.11
001	2792	01/23/26	PASKERT, DIVERS, THOMPSON	011626-	Services rendered through December 31, 2025	ProfServ-Legal Services	531023-51401	\$3,920.00
001	2793	01/23/26	STRALEY ROBIN VERICKER	27764	r Professional Services Rendered Through December 31, 2025	ProfServ-Legal Services	531023-51401	\$1,159.00
001	2794	01/23/26	PASCO SHERIFF'S OFFICE	I-202512-12430	SECURITY/COMMUNITY AVALON PARK	Misc-Contingency	549900-53985	\$4,320.00
001	300035	01/06/26	FRONTIER ACH	121325 1022105 ACH	12/13/25-01/12/26	Telephone/Fax/Internet Services	541009-57201	\$179.49
001	300039	01/16/26	VALLEY BANK CREDIT CARD	093025-6879 ACH	SUPPLIES	R&M-Clubhouse	546015-57201	\$878.47
001	DD109	01/20/26	VALLEY BANK CREDIT CARD	123125-6879 ACH	supplies	R&M-Clubhouse	546015-57201	\$221.21
001	DD552	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	012326 ACH	12/25/25-01/07/26	Street Lights	543057-53100	\$3,326.11
001	DD552	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	012326 ACH	12/25/25-01/07/26	Utility - Irrigation	543014-53100	\$142.85
001	DD552	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	012326 ACH	12/25/25-01/07/26	Utility - Recreation Facilities	543079-57201	\$560.01
001	DD552	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	012326 ACH	12/25/25-01/07/26	Utility - Fountains	543085-57201	\$52.30
<b>Fund Total</b>								<b>\$43,921.77</b>

**SERIES 2010 DEBT SERVICE FUND - 201**

201	2791	01/23/26	NEW RIVER-C/O U.S BANK N.A.	01102026-A2	Transfer of Tax Receipts (Series 2010 A-2)	Due From Other Funds	131000	\$208,157.90
<b>Fund Total</b>								<b>\$208,157.90</b>

**SERIES 2020 DEBT SERVICE FUND - 202**

202	2785	01/16/26	NEW RIVER-C/O U.S BANK N.A.	01102026 A-1	Transfer of Tax Receipts (Series 2020 A-1)	Due From Other Funds	131000	\$214,633.23
<b>Fund Total</b>								<b>\$214,633.23</b>

<b>Total Checks Paid</b>	<b>\$466,712.90</b>
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