



New River Community Development District

April 20, 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
Jason Liggett, Field Services
Tabitha Blackwelder, District Admin Assistant

REGULAR MEETING AGENDA Monday, April 20, 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
 - C. Aquatics Maintenance
 - i. Aquatic Inspections Report Page 3
 - ii. Consideration of Advanced Aquatics 2026 Renewal Letter Page 11
 - D. Landscape
 - E. District Engineer
 - i. Engineer’s Report
 - F. District Counsel
 - G. District Manager
 - i. Review of Phase2 Mapping..... Page 12
 - ii. Discussion of FY2027 Proposed Budget First Draft..... Page 14
- 4. Business Administration**
 - A. Consideration of Minutes from the Workshop held on March 02, 2026 Page 21
 - B. Consideration of Minutes from the Meeting held on March 16, 2026..... Page 23
 - C. Consideration of Minutes from the Workshop held on April 6, 2026 Page 26
 - D. Consideration of February 2026 Financial Statement..... Page 28
 - E. Ratification of Triangle Pool Proposal #987654388..... Page 43
 - F. Ratification of Pine Lake Proposal #8308 Page 44
 - G. Ratification of Munyan Proposal #26LR..... Page 49
 - H. Ratification of Stanley Martin Parcel E2 Phase 2..... Page 50
- 5. Supervisor Requests**
- 6. Adjournment**

*The next Workshop is scheduled for May 4, 2026, at 5:30 p.m.
The next regular Board meeting is scheduled for May 18, 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



New River Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
3/17/2026

Prepared for:
New River
Community Development District

Prepared by:
Cody Q. Wylupek, Assistant Project 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



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Site Assessments

Pond 1

Comments:

Site Looks Good

Water level noticeably higher.

Minimal growth around the shoreline.

Water is nice and clean and clear looking



Pond 2

Comments:

Site Looks Good

Pond looks excellent, nothing to report



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Site Looks Good

Pond 3 is in great shape.

Minor grass growth around the perimeter of the pond was addressed.



Pond 4

Comments:

Site Looks Good

Nothing to report



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Site Assessments

Pond 5

Comments:

Site Looks Good

Nothing new to report, half of pond is dry, minimal to no shoreline growth.



Pond 6

Comments:

Site Looks Good



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Site Looks Good

Minimal to no Shoreline growth.

Previous algae treatment very successful, water is clean and clear.



Pond 8

Comments:

Site Looks Good

Pond has cleaned up very nicely since vegetation being cut down a couple months ago.

Little to no Shoreline growth

Beneficials are healthy and robust.



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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Site Looks Good

Pond looks excellent.

Minor grasses around the perimeter of the pond and was treated during our routine visit.



Pond 10

Comments:

Site Looks Good

Pond looks excellent.

Little to no Shoreline weed growth.



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Waterway Inspection Report | Page 7

Map



New River CDD

Key:

Pond Perimeter

Pond



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March 16, 2026

New River CDD
c/o INFRAMARK
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We appreciate the opportunity to continue serving **New River CDD**, and we want to thank you for trusting Advanced Aquatic with the care of your ponds since 2023.

We'd like to take this opportunity to highlight the upcoming renewal of your service agreement and a small price adjustment effective September 1, 2026.

Over the past year, we've experienced significant increases in costs related to herbicides, labor, insurance, and vehicle maintenance. While we've made every effort to absorb these expenses, a modest price increase is necessary in order to continue providing the high-quality service you've come to expect from us.

Updated Pricing:

- **Current Monthly Service Rate: \$984.00**
- **New Monthly Service Rate (effective 9/1/2026): \$1,023.00**
- **Increase: \$39.00 per month**

Please note that all other terms and conditions of your existing contract remain unchanged. The only revision is to the service rate, which will take effect September 1, 2026.

We remain committed to delivering reliable, effective pond and lake management services and greatly value the continued relationship we've built with your community.

If you have any questions or need further information, please don't hesitate to reach out. We're always happy to help.

Thank you again for your continued business. We look forward to another successful year working together.

Sincerely,

Doug Agnew

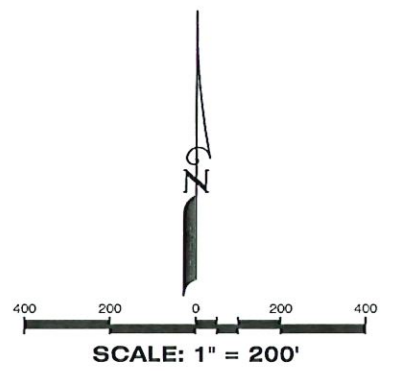
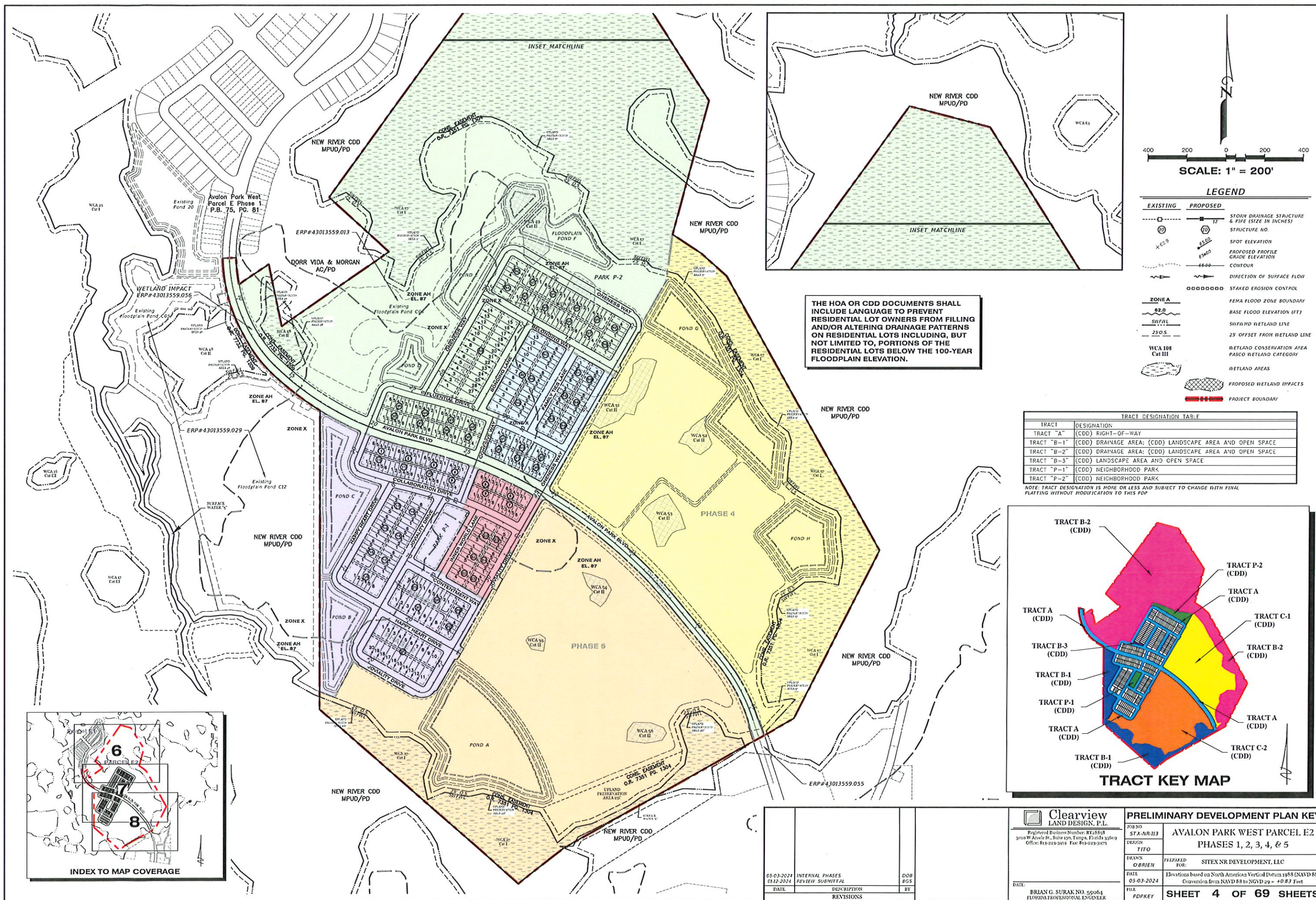
Doug Agnew
 Senior Environmental Consultant

Jason Jaszczak

Jason Jaszczak
 Environmental Consultant

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LEGEND

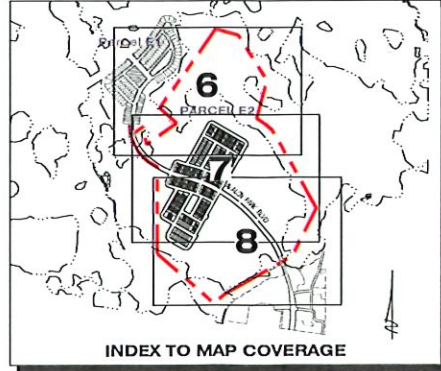
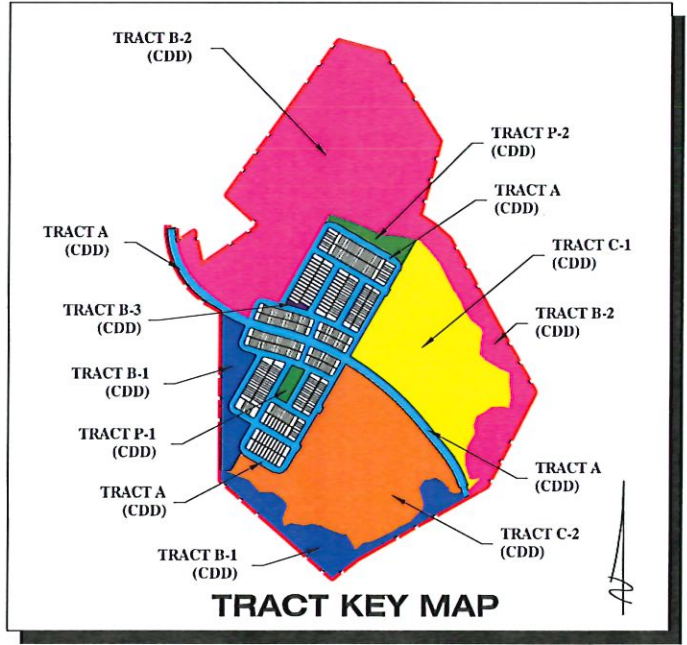
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES) STRUCTURE NO.
		SPOT ELEVATION
		PROPOSED PROFILE GRADE ELEVATION
		CONTOUR
		DIRECTION OF SURFACE FLOW
		STAKED EROSION CONTROL
		FEMA FLOOD ZONE BOUNDARY
		BASE FLOOD ELEVATION (FT)
		SWFWMD WETLAND LINE
		25' OFFSET FROM WETLAND LINE
		WCA 108 Cat III WETLAND CONSERVATION AREA PASCO WETLAND CATEGORY
		WETLAND AREAS
		PROPOSED WETLAND IMPACTS
		PROJECT BOUNDARY

THE HOA OR CDD DOCUMENTS SHALL INCLUDE LANGUAGE TO PREVENT RESIDENTIAL LOT OWNERS FROM FILLING AND/OR ALTERING DRAINAGE PATTERNS ON RESIDENTIAL LOTS INCLUDING, BUT NOT LIMITED TO, PORTIONS OF THE RESIDENTIAL LOTS BELOW THE 100-YEAR FLOODPLAIN ELEVATION.

TRACT DESIGNATION TABLE

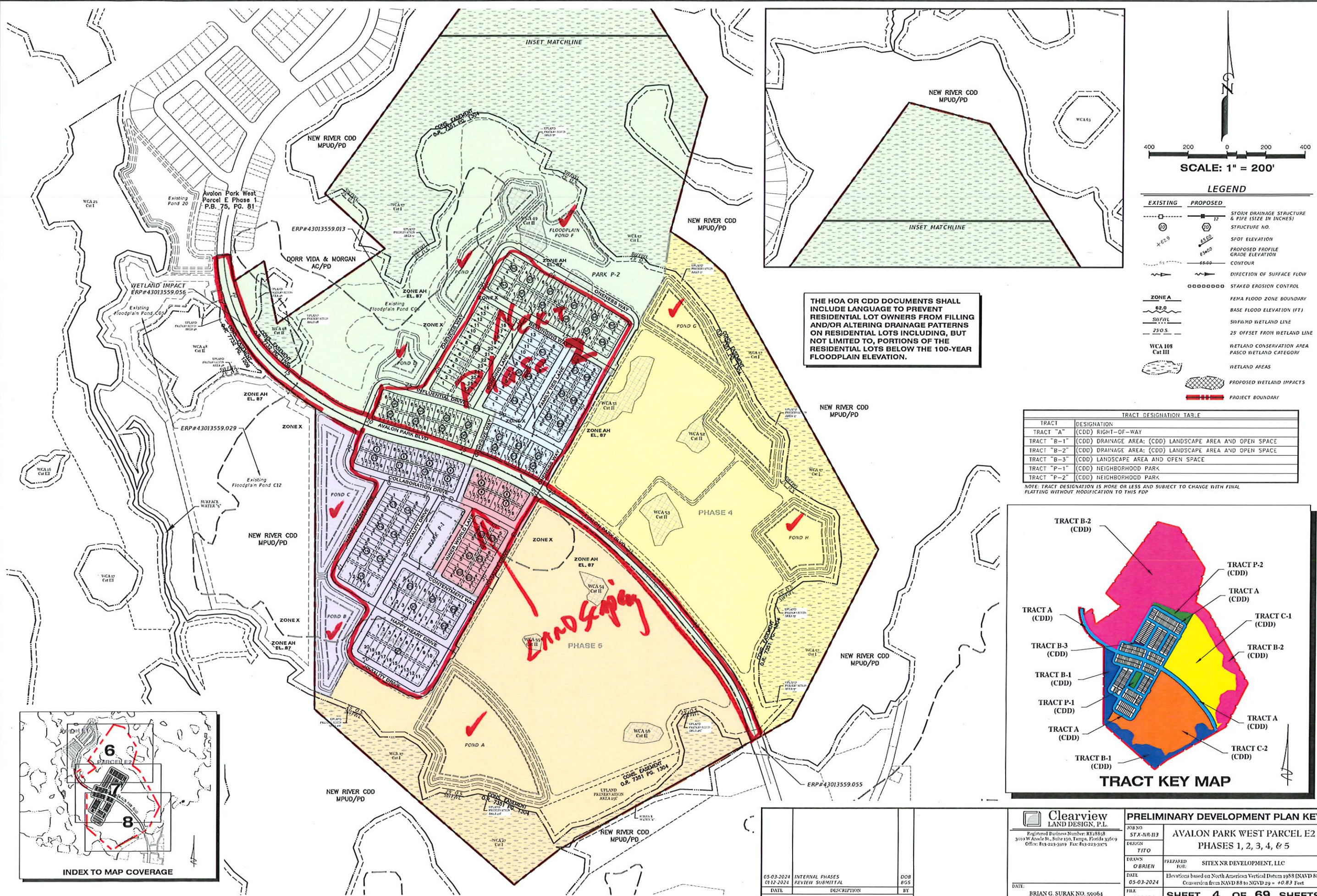
TRACT	DESIGNATION
TRACT "A"	(CDD) RIGHT-OF-WAY
TRACT "B-1"	(CDD) DRAINAGE AREA; (CDD) LANDSCAPE AREA AND OPEN SPACE
TRACT "B-2"	(CDD) DRAINAGE AREA; (CDD) LANDSCAPE AREA AND OPEN SPACE
TRACT "B-3"	(CDD) LANDSCAPE AREA AND OPEN SPACE
TRACT "P-1"	(CDD) NEIGHBORHOOD PARK
TRACT "P-2"	(CDD) NEIGHBORHOOD PARK

NOTE: TRACT DESIGNATION IS MORE OR LESS AND SUBJECT TO CHANGE WITH FINAL PLATTING WITHOUT MODIFICATION TO THIS PDP.

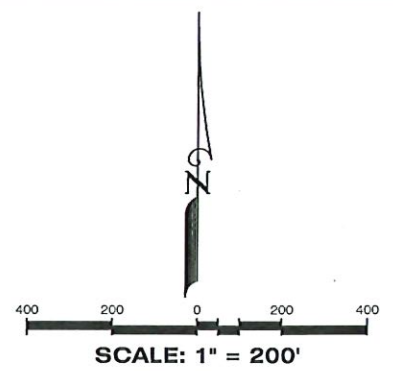


<p>05-03-2024 01-12-2024</p>			<p>INTERNAL PHASES REVIEW SUBMITTAL</p>	<p>DOB EGS</p>
DATE	DESCRIPTION	BY		
	REVISIONS			
<p>Clearview LAND DESIGN, P.L. Registered Business Number: RY25838 3050 W. Avonle St., Suite 100, Tampa, Florida 33609 Office: 813-228-9100 Fax: 813-228-9175</p>			<p>PRELIMINARY DEVELOPMENT PLAN KEY</p>	
<p>DATE: 05-03-2024</p>			<p>PROJECT: AVALON PARK WEST PARCEL E2 PHASES 1, 2, 3, 4, & 5</p>	
<p>FILE: BRIAN G. SURAK NO. 59064 FLORIDA PROFESSIONAL ENGINEER</p>			<p>PREPARED FOR: SITES NR DEVELOPMENT, LLC</p>	
<p>FILE: FDPKEY</p>			<p>DATE: 05-03-2024</p>	
<p>FILE: FDPKEY</p>			<p>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet</p>	
<p>FILE: FDPKEY</p>			<p>SHEET 4 OF 69 SHEETS</p>	

PLAN VIEW RIVER LAKES EASTY-PARCEL E2 DRAWING CONDUCTED BY: PRELIMINARY DEVELOPMENT PLAN KEY SHEET 4 OF 69 B.G.S. AM DAVID O'BRIEN



THE HOA OR CDD DOCUMENTS SHALL INCLUDE LANGUAGE TO PREVENT RESIDENTIAL LOT OWNERS FROM FILLING AND/OR ALTERING DRAINAGE PATTERNS ON RESIDENTIAL LOTS INCLUDING, BUT NOT LIMITED TO, PORTIONS OF THE RESIDENTIAL LOTS BELOW THE 100-YEAR FLOODPLAIN ELEVATION.



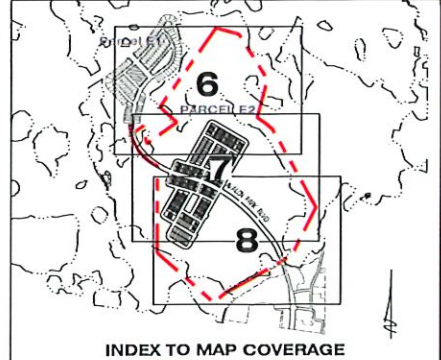
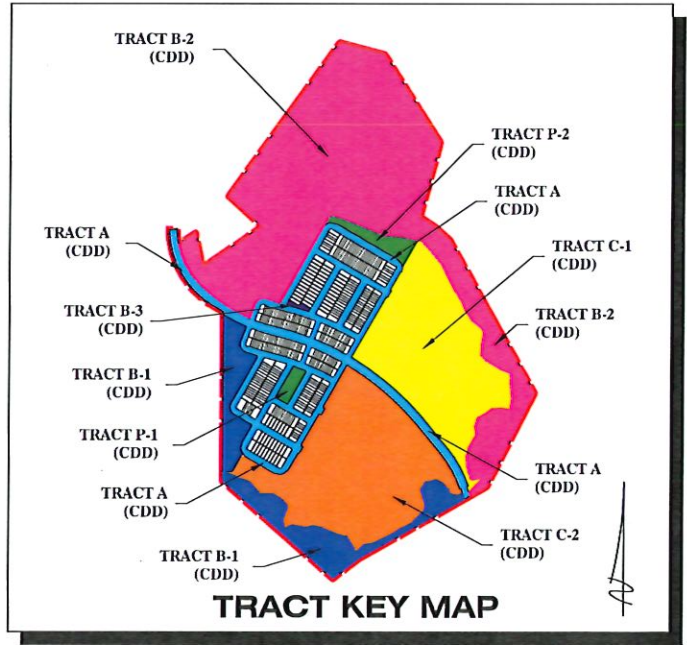
LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol: Dashed line with circles)	(Symbol: Solid line with circles)	STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES)
(Symbol: Circle with number)	(Symbol: Circle with number)	STRUCTURE NO.
(Symbol: Dashed line with elevation)	(Symbol: Solid line with elevation)	SPOT ELEVATION
(Symbol: Dashed line with elevation)	(Symbol: Solid line with elevation)	PROPOSED PROFILE GRADE ELEVATION
(Symbol: Dashed line)	(Symbol: Solid line)	CONTOUR
(Symbol: Arrow)	(Symbol: Arrow)	DIRECTION OF SURFACE FLOW
(Symbol: Dashed line)	(Symbol: Dashed line)	STAKED EROSION CONTROL
(Symbol: Dashed line)	(Symbol: Dashed line)	ZONE A
(Symbol: Dashed line)	(Symbol: Dashed line)	FEMA FLOOD ZONE BOUNDARY
(Symbol: Dashed line)	(Symbol: Dashed line)	BASE FLOOD ELEVATION (FT)
(Symbol: Dashed line)	(Symbol: Dashed line)	SWFWMD WETLAND LINE
(Symbol: Dashed line)	(Symbol: Dashed line)	25' OFFSET FROM WETLAND LINE
(Symbol: Dashed line)	(Symbol: Dashed line)	WCA 168 Cat III
(Symbol: Dashed line)	(Symbol: Dashed line)	WETLAND CONSERVATION AREA PASCO WETLAND CATEGORY
(Symbol: Dashed line)	(Symbol: Dashed line)	WETLAND AREAS
(Symbol: Dashed line)	(Symbol: Dashed line)	PROPOSED WETLAND IMPACTS
(Symbol: Dashed line)	(Symbol: Dashed line)	PROJECT BOUNDARY

TRACT DESIGNATION TABLE

TRACT	DESIGNATION
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05-03-2024	INTERNAL PHASES REVIEW SUBMITTAL	DOB
01-12-2024		EGS
DATE	DESCRIPTION	BY
	REVISIONS	

Clearview LAND DESIGN, P.L. Registered Business Number: RY28838 3003 W Azule St., Suite 150, Tampa, Florida 33609 Cell: 813-223-9119 Fax: 813-223-9175		PRELIMINARY DEVELOPMENT PLAN KEY JOB NO: STX-NR-113 DESIGN: TITO DRAWN: O'BRIEN DATE: 05-03-2024 FILE: PDPKEY
AVALON PARK WEST PARCEL E2 PHASES 1, 2, 3, 4, & 5		PREPARED FOR: SITES NR DEVELOPMENT, LLC ELEVATIONS based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet
BRIAN G. SURAK NO. 59064 FLORIDA PROFESSIONAL ENGINEER		SHEET 4 OF 69 SHEETS



New River
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET
DATE

CLEAR PARTNERSHIPS



New River

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$5,221.00	\$0.00	\$5,221.00	\$0.00
Room Rentals	\$2,083.00	\$2,474.00	\$0.00	\$2,474.00	\$0.00
Interest - Tax Collector	\$0.00	\$791.00	\$0.00	\$791.00	\$0.00
Special Assmnts- Tax Collector	\$689,538.00	\$670,957.00	\$18,581.00	\$689,538.00	\$711,482.80
Special Assmnts- CDD Collected	\$142,298.00	\$0.00	\$142,298.00	\$142,298.00	\$156,197.88
Special Assmnts - Discounts	-\$27,582.00	-\$26,564.00	\$0.00	-\$26,564.00	-\$28,459.31
Other Miscellaneous Revenues	\$0.00	\$48.00	\$0.00	\$48.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$806,337.00	\$652,927.00	\$160,879.00	\$813,806.00	\$839,221.36

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors	\$24,000.00	\$7,000.00	\$17,000.00	\$24,000.00	\$24,000.00
FICA Taxes	\$1,836.00	\$413.00	\$1,423.00	\$1,836.00	\$1,836.00
401(K) Plan	\$0.00	\$800.00	\$4,200.00	\$5,000.00	\$11,254.00
ProfServ-Arbitrage Rebate	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
ProfServ-Dissemination Agent	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$7,500.00
ProfServ-Engineering	\$10,000.00	\$10,945.00	\$0.00	\$10,945.00	\$10,000.00
ProfServ-Legal Services	\$10,000.00	\$11,016.00	\$0.00	\$11,016.00	\$10,000.00
ProfServ-Mgmt Consulting	\$43,476.00	\$18,115.00	\$25,361.00	\$43,476.00	\$37,500.00
ProfServ-Trustee Fees	\$11,000.00	\$12,305.00	\$0.00	\$12,305.00	\$12,305.00
ProfServ-E-mail Maintenance	-\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Assessment Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Auditing Services	\$6,500.00	\$0.00	\$6,500.00	\$6,500.00	\$6,500.00
Contract-Website Hosting	\$1,579.00	\$1,538.00	\$41.00	\$1,579.00	\$1,538.00
Postage and Freight	\$0.00	\$62.00	\$0.00	\$62.00	\$100.00
Email Maintenance	\$2,000.00	\$239.00	\$1,761.00	\$2,000.00	\$2,000.00
Miscellaneous Mailings	\$2,472.00	\$0.00	\$2,472.00	\$2,472.00	\$2,472.00
Printing and Binding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Officials Insurance	\$3,695.00	\$0.00	\$3,695.00	\$3,695.00	\$3,695.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
Property Taxes	\$550.00	\$511.00	\$39.00	\$550.00	\$550.00
Misc-Assessment Collection Cost	\$13,791.00	\$12,888.00	\$903.00	\$13,791.00	\$14,229.66
Tax Collector/Property Appraiser Fees	\$150.00	\$109.00	\$41.00	\$150.00	\$150.00
Misc-Contingency	\$21,582.00	\$258.00	\$21,324.00	\$21,582.00	\$40,000.00

New River

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
Dues, Licenses, Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Financial and Administrative	\$153,006.00	\$76,374.00	\$92,960.00	\$169,334.00	\$194,004.66
Electric Utility Services					
Utility - Irrigation	\$3,500.00	\$809.00	\$2,691.00	\$3,500.00	\$3,500.00
Street Lights	\$45,084.00	\$19,482.00	\$27,924.20	\$47,406.20	\$47,406.20
New for FY2027 Street Lights E2	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
Total Electric Utility Services	\$48,584.00	\$20,291.00	\$30,615.20	\$50,906.20	\$75,906.20
Garbage/Solid Waste Services					
Solid Waste Assessment	\$335.00	\$235.00	\$100.00	\$335.00	\$335.00
Total Garbage/Solid Waste Services	\$335.00	\$235.00	\$100.00	\$335.00	\$335.00
Water-Sewer Combined Services					
Utility Services	\$22,250.00	\$9,102.00	\$13,046.20	\$22,148.20	\$22,250.00
Total Water-Sewer Combined Services	\$22,250.00	\$9,102.00	\$13,046.20	\$22,148.20	\$22,250.00
Stormwater Control					
Stormwater Assessment	\$562.00	\$0.00	\$562.00	\$562.00	\$562.00
Conservation & Wetlands	\$8,500.00	\$950.00	\$7,550.00	\$8,500.00	\$8,500.00
Aquatic Maintenance	\$17,500.00	\$6,720.00	\$9,632.00	\$16,352.00	\$12,276.00
New for FY2027 Ponds 11-17	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000.00
Total Stormwater Control	\$26,562.00	\$7,670.00	\$17,744.00	\$25,414.00	\$53,338.00
Other Physical Environment					
Insurance - Property	\$11,028.00	\$11,028.00	\$0.00	\$11,028.00	\$12,130.80
Insurance - General Liability	\$4,815.00	\$4,750.00	\$65.00	\$4,815.00	\$5,225.00
Contracts-Landscape	\$189,000.00	\$77,768.00	\$111,467.47	\$189,235.47	\$192,241.26
Landscape Replacement	\$7,267.00	\$6,763.00	\$504.00	\$7,267.00	\$25,000.00
Irrigation Repairs & Replacement	\$10,000.00	\$19,113.00	\$0.00	\$19,113.00	\$20,000.00
Holiday Decoration	\$4,203.00	\$4,203.00	\$0.00	\$4,203.00	\$4,203.00
Reserve	\$169,200.00	\$0.00	\$169,200.00	\$169,200.00	\$169,200.00
Landscape - Mulch	\$24,000.00	\$0.00	\$24,000.00	\$24,000.00	\$26,000.00
New for FY2027 E2 Landscape	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
Total Other Physical Environment	\$419,513.00	\$123,625.00	\$305,236.47	\$428,861.47	\$514,000.06
Contingency					
Misc-Contingency	\$4,634.00	\$16,444.00	\$0.00	\$16,444.00	\$0.00
Total Contingency	\$4,634.00	\$16,444.00	\$0.00	\$16,444.00	\$0.00
Road and Street Facilities					

New River

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
Pressure Cleaning	\$13,500.00	\$0.00	\$13,500.00	\$13,500.00	\$13,500.00
R&M-Sidewalks	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
R&M-Street Signs	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
Roadway Repair & Maintenance	\$5,000.00	\$1,556.00	\$3,444.00	\$5,000.00	\$5,000.00
Total Road and Street Facilities	\$21,500.00	\$1,556.00	\$19,944.00	\$21,500.00	\$21,500.00
Landscape and Pond Maintenance					
Payroll-Salaries	\$37,074.00	\$32,352.00	\$46,371.20	\$78,723.20	\$81,084.69
Clubhouse - Facility Janitorial Service	\$3,214.00	\$1,200.00	\$2,014.00	\$3,214.00	\$3,214.00
Pest Control	\$425.00	\$235.00	\$190.00	\$425.00	\$425.00
Contracts-Pools	\$18,000.00	\$4,605.00	\$13,395.00		\$18,000.00
Telephone/Fax/Internet Services	\$3,000.00	\$897.00	\$2,103.00	\$3,000.00	\$3,000.00
Utility - Recreation Facilities	\$6,600.00	\$3,622.00	\$5,191.53	\$8,813.53	\$8,814.00
Utility - Fountains	\$3,750.00	\$296.00	\$424.27	\$720.27	\$725.00
R&M-Clubhouse	\$5,000.00	\$6,196.00	\$0.00	\$6,196.00	\$6,200.00
R&M-Fountain	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
R&M-Parking Lots	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
R&M-Pools	\$2,500.00	\$6,885.00	\$0.00	\$6,885.00	\$6,900.00
Athletic/Park Court/Field Repairs	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
Amenity Maintenance & Repairs	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Facility A/C & Heating Maintenance & Repair	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
Security System Monitoring & Maint.	\$2,500.00	\$2,388.00	\$112.00	\$2,500.00	\$2,500.00
Entry & Walls Maintenance	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
Access Control Maintenance & Repair	\$2,500.00	\$359.00	\$2,141.00	\$2,500.00	\$2,500.00
Miscellaneous Expenses	\$1,500.00	\$20.00	\$1,480.00	\$1,500.00	\$1,500.00
Office Supplies	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00
Clubhouse - Facility Janitorial Supplies	\$400.00	\$0.00	\$400.00	\$400.00	\$400.00
Facility Supplies	\$1,000.00	\$21.00	\$979.00	\$1,000.00	\$1,000.00
Dog Waste Station Service & Supplies	\$240.00	\$101.00	\$139.00	\$240.00	\$240.00
Pool Permits	\$200.00		\$200.00	\$200.00	\$200.00
New for FY2027 Pond Banks 11-17	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$27,640.10
Total Landscape and Pond Maintenance	\$109,653.00	\$59,177.00	\$96,890.00	\$138,067.00	\$178,092.79
TOTAL EXPENDITURES	\$806,037.00	\$314,474.00	\$576,535.87	\$873,009.87	\$1,059,426.71
Excess (deficiency) of revenues					
Over (under) expenditures	\$300.00	\$338,453.00	-\$415,656.87	-\$59,203.87	-\$220,205.34
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00

New River

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$338,453.00	-\$415,656.87	-\$59,203.87	-\$220,205.34
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	-\$59,203.87
FUND BALANCE, ENDING	\$300.00	\$338,453.00	-\$415,656.87	-\$59,203.87	-\$279,409.21

New River

Community Development District

Assessment Table

Comparison of Assessment Rates Fiscal Year 2027 vs. Fiscal Year 2026

	LOT SIZE	Units	EAU	TOTAL EAU's	% TOTAL EAU's	General Fund 001			2020A-1 DEBT SERVICE			2010A-2 DEBT SERVICE			2010B-2 DEBT SERVICE			Total		
						FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change
PLATTED UNITS																				
Cypress Parcel D	Single Family 45'	95	1.00	95.00	10.74%	\$1,181.08	\$1,144.65	3.2%	\$644.00	\$644.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,825.08	\$1,788.65	2.0%
Cypress Parcel D	Single Family 55'	161	1.18	189.98	21.47%	\$1,393.67	\$1,350.69	3.2%	\$759.00	\$759.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,152.67	\$2,109.69	2.0%
Cypress Parcel D	Single Family 65'	56	1.52	85.12	9.62%	\$1,795.24	\$1,739.87	3.2%	\$978.00	\$978.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,773.24	\$2,717.87	2.0%
Hawthorne Parcel E1	Townhome	52	0.73	37.96	4.29%	\$862.19	\$835.60	3.2%	\$0.00	\$0.00	n/a	\$675.00	\$675.00	0.0%	\$535.00	\$535.00	0.0%	\$2,072.19	\$2,045.60	1.3%
Hawthorne Parcel E1	Single Family 45'	66	1.00	66.00	7.46%	\$1,181.08	\$1,144.65	3.2%	\$0.00	\$0.00	n/a	\$925.00	\$925.00	0.0%	\$734.00	\$734.00	0.0%	\$2,840.08	\$2,803.65	1.3%
Hawthorne Parcel E1	Single Family 55'	35	1.18	41.30	4.67%	\$1,393.67	\$1,350.69	3.2%	\$0.00	\$0.00	n/a	\$1,092.00	\$1,092.00	0.0%	\$866.00	\$866.00	0.0%	\$3,351.67	\$3,308.69	1.3%
Parcel E-2	Single Family 34'	167	0.90	150.30	16.98%	\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$559.21	\$559.21	0.0%	\$734.00	\$734.00	0.0%	\$2,356.18	\$2,323.40	1.4%
Parcel F	Single Family 40'	25	1.00	25.00	2.83%	\$1,181.08	\$1,144.65	3.2%	\$0.00	\$0.00	n/a	\$1,098.85	\$1,098.85	0.0%	\$734.00	\$734.00	0.0%	\$3,013.93	\$2,977.50	1.2%
Parcel F	Single Family 50'	50	1.18	59.00	6.67%	\$1,393.67	\$1,350.69	3.2%	\$0.00	\$0.00	n/a	\$1,296.64	\$1,296.64	0.0%	\$866.00	\$866.00	0.0%	\$3,556.32	\$3,513.33	1.2%
Parcel F	Single Family 60'	2	1.52	3.04	0.34%	\$1,795.24	\$1,739.87	3.2%	\$0.00	\$0.00	n/a	\$1,670.25	\$1,670.25	0.0%	\$1,115.00	\$1,115.00	0.0%	\$4,580.49	\$4,525.11	1.2%
		709.00	11.21	752.70	85.06%															
UNPLATTED UNITS																				
Parcel E-2	Commercial	187	0.90	132.25	14.94%	\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,528.29	\$1,495.51	2.2%
Parcel E-2	Live/Work	37	0.90			\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,528.29	\$1,495.51	2.2%
Parcel E-2	Multifamily	1346	0.90			\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,528.29	\$1,495.51	2.2%
Parcel E-2	Villa	44	0.90			\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$436.19	\$436.19	0.0%	\$572.00	\$572.00	0.0%	\$2,071.16	\$2,038.38	1.6%
Parcel E-2	Single Family 40'	14	0.90			\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$559.21	\$559.21	0.0%	\$734.00	\$734.00	0.0%	\$2,356.18	\$2,323.40	1.4%
Parcel E-2	Townhome (.73)	157	0.90			\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$408.22	\$408.22	0.0%	\$535.00	\$535.00	0.0%	\$2,006.19	\$1,973.41	1.7%
Parcel E-2	Single Family 34' (28 Units) (1.00)	11	0.90			\$1,062.97	\$1,030.19	3.2%	\$0.00	\$0.00	n/a	\$559.21	\$559.21	0.0%	\$734.00	\$734.00	0.0%	\$2,356.18	\$2,323.40	1.4%
		1796.00	6.30	132.25	14.94%															

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

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

4
5 Present and constituting a quorum were:

6	Jeff Smith	Chairman
7	Russ Mercier	Assistant Secretary
8	Jordan Alexander	Assistant Secretary
9	Ryan Thomas	Assistant Secretary

10

11 Also present either in person or via Teams were:

12	Beck Spaw	Field Manager
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13

14 *This is not a certified or verbatim transcript but rather represents the context and summary of*
15 *the workshop.*

16

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

18 Mr. Smith called the meeting to order and called the roll.

19

20 **SECOND ORDER OF BUSINESS** **Discussion Items**

21 **A. Discussion of Operations and Maintenance**

22 **i. Library Box Purchase**

23 **ii. Field Report Updates**

24 Discussion ensued regarding Pond #8 and Pond #9 weir repairs. Consensus not to exceed
25 \$14,500.00 for project. Consensus to collect a proposal from Site Masters on the Pond #8 and Pond
26 #9 weir repairs.

27 Staff to reach out to Chris for proposals on installing two posts for the wooden bridge.

28 Discussion ensued regarding the Dog Park Sign proposal. Consensus to deny this proposal.

29 The Board would like to set rules for the street parking to limit the amount of time a vehicle can
30 be parked in the allowed parking zoning. This is to be added to the agenda for the next meeting.

31 Discussion ensued regarding mulch installation. Consensus to mulch the other side of the concrete
32 bridge that was completed in September 2024. Consensus to not exceed \$23,400.00 on the Annual
33 Mulch Project.

34 Discussion ensued regarding the Triangle Pools Estimate #0008681864-13-14 for general repairs.
35 Consensus to approve this proposal in the amount of #1,185.65.

36 Discussion ensued regarding the 2026 general elections. The Board would like an exact date for
37 when Board members need to qualify for open seats in the upcoming election and instructions to be
38 provided at the next meeting.

39 Discussion ensued regarding the clubhouse interior paint. The Board like would a quote for light
40 grey (curtain color is blur) with new curtains. The want to leave the existing wallpaper. The quote
41 needs to include white trim and doors (curtain color green).

42

43 **FOURTH ORDER OF BUSINESS** **Supervisor’s Request**

44 The Board requests that Staff find out from Pine Lake how the removal of the cypress tree will
45 impact the remaining cypress trees roots systems. Will the remaining trees die over time? What would
46 be the best way for the homeowner to remove the remaining roots in his yard?

47

48 **THIRD ORDER OF BUSINESS** **Adjournment**

49 There being no further discussion items, the meeting was adjourned.

50

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54 Mark Vega, Secretary

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

1 The regular meeting of the Board of Supervisors of the New River Community Development District
2 was held Monday, March 16, 2026, and called to order at 5:30 p.m. at the New River Amenity Center,
3 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 <i>(via phone)</i>
9	Jordan Alexander	Assistant Secretary <i>(via phone)</i>
10	Ryan Thomas	Assistant Secretary

11

12 Also present either in person or via Teams were:

13	Mark Vega	District Manager
14	Beck Spaw	Field Manager
15	Jerry Whited	Project Manager of BDI <i>(via phone)</i>

16

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

20

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

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

23

24 **SECOND ORDER OF BUSINESS** **Audience Comments**

25 No audience present.

26

27 **THIRD ORDER OF BUSINESS** **Staff Reports**

28 **A. Accountant**

29 Not present. No report.

30

31 **B. Field Manager**

32 **i. Consideration of Inframark General Handyman Labor Estimate #147**

33 Discussion ensued. The Board decided not to move forward with this proposal.

34

35 **ii. Consideration of Inframark Dog Park Sign Estimate #151**

36 Discussion ensued. The Board decided not to move forward with this proposal.

37 Discussion ensued regarding the installation of mulch community wide.

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On MOTION by Mr. Thomas, seconded by Mr. Lione, with all in favor, the motion to approve the American Mulch Company spray in mulch proposal in the amount of \$23,400.00 carried. 5-0

C. Aquatics Maintenance

i. Aquatics Inspection

Discussion ensued regarding the upcoming FY 2027 Budget responsibility for ponds 11-17.

D. Landscape

i. Consideration of Pine Lake Additional Pond Mowing Proposal #8134

Tabled. This item will be discussed with the upcoming FY2027 Budget.

ii. Consideration of Pine Lake Ponds and Commons on Thistle Field Ct Proposal #8135

Tabled. This item will be discussed with the upcoming FY2027 Budget.

Mr. Vega called John Amarosa of Pine Lake Nursery and expressed the Boards discontent with the amount of weeds in the community and with Pine Lake’s removal of all the Croton’s at the Cypress Village Monuments. Mr. Amarosa stated that he will address the Boards concerning and correct the issues.

E. District Engineer

i. Engineer’s Report

Mr. Whited will verify SWFWMD permit and schedule a call with Mr. Babbar. Mr. Whited stated the District is responsible for the inflows and outflows per the permit on ponds 11-17.

F. District Counsel

Not present. No report.

G. District Manager

Mr. Vega stated he has contacted Avalon Park Group to confirm what is being platted in E2 so that Inframark can adjust the assessments.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held on February 16, 2026

B. Consideration of January 2026 Financial Statement

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

FIFTH ORDER OF BUSINESS **Supervisors' Requests and New Business**

Mr. Alexandar advised that there is a pothole at the entrance to the community. Mr. Spaw will
report this concern to the county via the app.

SIXTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Smith, seconded by Mr. Thomas, with all in favor,
meeting was adjourned at 7:02 p.m.

Mark Vega, Secretary

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

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

4
5 Present and constituting a quorum were:

6	Jeff Smith	Chairman
7	Russ Mercier	Assistant Secretary
8	Jordan Alexander	Assistant Secretary
9	Ryan Thomas	Assistant Secretary

10

11 Also present either in person or via Teams were:

12	Mark Vega	District Manager
13	Beck Spaw	Field Manager

14

15 *This is not a certified or verbatim transcript but rather represents the context and summary of*
16 *the workshop.*

17

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

19 Mr. Vega called the meeting to order and called the roll.

20

21 **SECOND ORDER OF BUSINESS** **Discussion Items**

22 **A. Discussion of Operations**

23 The Board reviewed proposals for pool repairs, wire tracking for non-functioning valves and free
24 resident social events hosted by a West Gate resident.

25 Following discussion the Board reached consensus to approve Triangle Pool Proposal
26 #987654388 in the amount of \$3,149.95 to repair the splash pad pump.

27 Following discussion the Board reached consensus to approve Pine Lake Proposal #8308 for wire
28 tracking on non-functioning valves in the amount of \$2,072.34.

29 Following discussion the Board reached consensus to reject the free Resident Social Events hosted
30 by West Gate resident until a written proposal is received. Christine Glass at the Autumn Ridge Drive
31 Clubhouse needs to provide the proposal with the residents address for Board review prior to the next
32 meeting.

33

34

35

36 **B. Discussion of Amenity Center Interior Proposals (Combined)**

37 i. **Visual Enhancement – Proposal #12516**

38 ii. **DNA Painting - Proposal #2605877**

39 iii. **Lou Philips Painting - Proposal #108612507**

40 Following discussion the Board reached consensus to approve Munyan Proposal #26LR for the
41 Clubhouse interior paint project in the amount of \$3,400.00 with the Agreeable Gray (Sherman
42 Williams) for the walls in both the bathrooms and clubhouse interior, and the Black Trim Satin Finish.

43
44 It was noted that the Croton installation on one side has been placed on hold by Pine Lake due to
45 concerns regarding a gas line in the landscaping bed at the front of the monument. The project should
46 resume and installation will be completed.

47 The re-grading project was completed on the wrong property. Pine Lake will correct this issue
48 ASAP on the correct property.

49 The mulch bed reduction project in front of the clubhouse parking lot is pending and the date of
50 installation will be provided at or prior to the next CDD meeting.

51 The pothole ticket is still open with Pasco County and an update will be provided once repairs are
52 completed by Pasco County.

53 The electrician is scheduled to come and inspect the fountain and provide a quote on fountain
54 repairs. The proposal for repairs will be available for Board review at the next meeting.

55

56 **THIRD ORDER OF BUSINESS** **Supervisor’s Request**

57 The Board had no requests at this time.

58

59 **FOURTH ORDER OF BUSINESS** **Adjournment**

60 There being no further discussion items, the meeting was adjourned.

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65 _____
Mark Vega, Secretary

***New River
Community
Development
District***

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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**New River
Community Development District**

Financial Statements

(Unaudited)

February 28, 2026

NEW RIVER

Community Development District

Governmental Funds

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 905,360	\$ -	\$ -	\$ 905,360
Due From Other Funds	-	6,106	16,248	22,354
Investments:				
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,397	-	1,397
Remedial Indenture (A-2)	-	104,581	-	104,581
Reserve Fund (A-2)	-	169,141	-	169,141
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	230,180	230,180
Revenue Fund (A-2)	-	222,228	-	222,228
Revenue Fund (B-2)	-	471	-	471
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)	-	-	1,667	1,667
Prepaid Items	7,367	-	-	7,367
Deposits	6,410	-	-	6,410
TOTAL ASSETS	\$ 919,137	\$ 524,215	\$ 355,727	\$ 1,799,079
LIABILITIES				
Accounts Payable	\$ 39,983	\$ -	\$ -	\$ 39,983
Accrued Expenses	1,814	-	-	1,814
Due To Developer	13,258	-	-	13,258
Deposits	300	-	-	300
Due To Other Funds	22,354	-	-	22,354
TOTAL LIABILITIES	77,709	-	-	77,709
FUND BALANCES				
Nonspendable:				
Prepaid Items	7,367	-	-	7,367
Deposits	6,410	-	-	6,410
Restricted for:				
Debt Service	-	524,215	355,727	879,942
Assigned to:				
Operating Reserves	159,263	-	-	159,263
Reserves - Buildings	392,012	-	-	392,012
Unassigned:	276,376	-	-	276,376
TOTAL FUND BALANCES	\$ 841,428	\$ 524,215	\$ 355,727	\$ 1,721,370
TOTAL LIABILITIES & FUND BALANCES	\$ 919,137	\$ 524,215	\$ 355,727	\$ 1,799,079

NEW RIVER

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,221	0.00%	\$ 1,139
Room Rentals	2,083	2,474	118.77%	600
Interest - Tax Collector	-	791	0.00%	-
Special Assmnts- Tax Collector	689,538	670,957	97.31%	7,797
Special Assmnts- CDD Collected	142,298	-	0.00%	-
Special Assmnts- Discounts	(27,582)	(26,564)	96.31%	(156)
Other Miscellaneous Revenues	-	48	0.00%	-
TOTAL REVENUES	806,337	652,927	80.97%	9,380
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	7,000	29.17%	800
FICA Taxes	1,836	413	22.49%	-
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	10,000	10,945	109.45%	2,430
ProfServ-Legal Services	10,000	11,016	110.16%	4,464
ProfServ-Mgmt Consulting	43,476	18,115	41.67%	3,623
ProfServ-Trustee Fees	11,000	12,305	111.86%	4,957
Auditing Services	6,500	-	0.00%	-
Email Maintenance	2,000	239	11.95%	120
Contract-Website Hosting	1,579	1,538	97.40%	-
Postage and Freight	2,472	62	2.51%	52
Public Officials Insurance	3,695	-	0.00%	-
Legal Advertising	2,000	-	0.00%	-
Misc-Assessment Collection Cost	13,791	12,888	93.45%	153
Tax Collector/Property Appraiser Fees	150	109	72.67%	-
Misc-Contingency	13,582	258	1.90%	-
Property Taxes	550	511	92.91%	-
Dues, Licenses, Subscriptions	175	175	100.00%	-
Total Administration	153,006	75,574	49.39%	16,599
<u>Electric Utility Services</u>				
Utility - Irrigation	3,500	809	23.11%	131
Street Lights	45,084	19,482	43.21%	2,839
Total Electric Utility Services	48,584	20,291	41.76%	2,970

NEW RIVER

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>Garbage/Solid Waste Services</u>				
Solid Waste Assessment	335	235	70.15%	-
Total Garbage/Solid Waste Services	335	235	70.15%	-
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	9,102	40.91%	1,851
Total Water-Sewer Comb Services	22,250	9,102	40.91%	1,851
<u>Flood Control/Stormwater Mgmt</u>				
R&M-Lake	-	12,500	0.00%	-
Total Flood Control/Stormwater Mgmt	-	12,500	0.00%	-
<u>Stormwater Control</u>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	950	11.18%	-
Aquatic Maintenance	17,500	6,720	38.40%	2,784
Total Stormwater Control	26,562	7,670	28.88%	2,784
<u>Other Physical Environment</u>				
Contracts-Landscape	189,000	77,768	41.15%	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	6,763	93.06%	1,700
Irrigation Repairs & Replacement	10,000	19,113	191.13%	4,268
Holiday Decoration	4,203	4,203	100.00%	-
Reserve	169,200	-	0.00%	-
Total Other Physical Environment	419,513	123,625	29.47%	21,522
<u>Contingency</u>				
Misc-Contingency	4,634	16,444	354.86%	4,320
Total Contingency	4,634	16,444	354.86%	4,320
<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	1,556	31.12%	-
Total Road and Street Facilities	21,500	1,556	7.24%	-

NEW RIVER

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>Parks and Recreation</u>				
Payroll-Salaries	37,074	32,352	87.26%	5,567
401(K) Plan	10,000	800	8.00%	800
Clubhouse - Facility Janitorial Service	3,214	1,200	37.34%	-
Pest Control	425	235	55.29%	-
Contracts-Pools	18,000	4,605	25.58%	(1,535)
Telephone/Fax/Internet Services	3,000	897	29.90%	179
Utility - Recreation Facilities	6,600	3,622	54.88%	498
Utility - Fountains	3,750	296	7.89%	49
R&M-Clubhouse	5,000	6,196	123.92%	960
R&M-Fountain	2,500	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	6,885	275.40%	5,095
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	2,388	95.52%	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	21	2.10%	-
Dog Waste Station Service & Supplies	240	101	42.08%	-
Pool Permits	500	-	0.00%	-
Total Parks and Recreation	109,953	59,977	54.55%	11,991
TOTAL EXPENDITURES	806,337	326,974	40.55%	62,037
Excess (deficiency) of revenues				
Over (under) expenditures	-	325,953	0.00%	(52,657)
Net change in fund balance	\$ -	\$ 325,953	0.00%	\$ (52,657)
FUND BALANCE, BEGINNING (OCT 1, 2025)	515,475	515,475		
FUND BALANCE, ENDING	\$ 515,475	\$ 841,428		

NEW RIVER

Community Development District

Series 2010 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,601	0.00%	\$ 918
Special Assmnts- Tax Collector	238,147	223,816	93.98%	2,601
Special Assmnts- CDD Collected	1,093,177	-	0.00%	-
Special Assmnts- Discounts	(9,526)	(8,861)	93.02%	(52)
TOTAL REVENUES	1,321,798	219,556	16.61%	3,467
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,763	4,299	90.26%	51
Total Administration	4,763	4,299	90.26%	51
<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%	-
Interest Expense Series B-2	264,469	142,450	53.86%	-
Total Debt Service	1,238,525	324,294	26.18%	-
TOTAL EXPENDITURES	1,243,288	328,593	26.43%	51
Excess (deficiency) of revenues Over (under) expenditures	78,510	(109,037)	-138.88%	3,416
Net change in fund balance	\$ 78,510	\$ (109,037)	-138.88%	\$ 3,416
FUND BALANCE, BEGINNING (OCT 1, 2025)	633,252	633,252		
FUND BALANCE, ENDING	\$ 711,762	\$ 524,215		

NEW RIVER

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>FEB-26 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,855	0.00%	\$ 481
Special Assmnts- Tax Collector	238,147	230,778	96.91%	2,682
Special Assmnts- Discounts	(9,526)	(9,137)	95.92%	(54)
TOTAL REVENUES	228,621	223,496	97.76%	3,109
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,763	4,433	93.07%	53
Total Administration	4,763	4,433	93.07%	53
<u>Debt Service</u>				
Principal Debt Retirement	125,000	5,000	4.00%	5,000
Interest Expense	71,575	38,538	53.84%	-
Total Debt Service	196,575	43,538	22.15%	5,000
TOTAL EXPENDITURES	201,338	47,971	23.83%	5,053
Excess (deficiency) of revenues Over (under) expenditures	27,283	175,525	643.35%	(1,944)
Net change in fund balance	\$ 27,283	\$ 175,525	643.35%	\$ (1,944)
FUND BALANCE, BEGINNING (OCT 1, 2025)	180,202	180,202		
FUND BALANCE, ENDING	\$ 207,485	\$ 355,727		

**New River
Community Development District**

Supporting Schedules

February 28, 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
02/11/26	\$ 12,561	\$ 262	\$ 256	\$ 13,079	\$ 7,797	\$ 2,601	\$ 2,682
TOTAL	\$ 1,059,370	\$ 44,562	\$ 21,620	\$ 1,125,550	\$ 670,957	\$ 223,816	\$ 230,778
% COLLECTED				97.31%	97.31%	97.31%	97.31%
TOTAL OUTSTANDING				\$ 31,170	\$ 18,580	\$ 6,198	\$ 6,391

Cash and Investment Report

February 28, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$484,014
High Yield Checking Account - Operating	Valley Bank	3.56%	421,346
			905,360
DEBT SERVICE FUNDS			
Series 2010 Prepayment Fund A-2	US Bank	3.50%	1,694
Series 2010 Prepayment Fund B-2	US Bank	3.50%	1,397
Series 2010 Remedial Expenditure A-2	US Bank	3.50%	104,581
Series 2010 Reserve Fund A-2	US Bank	3.50%	169,141
Series 2010 Reserve Fund B-2	US Bank	3.50%	18,597
Series 2010 Revenue Fund A-2	US Bank	3.50%	222,228
Series 2010 Revenue Fund B-2	US Bank	3.50%	471
	Subtotal Fund 201		518,110
Series 2020 Revenue Fund A-1	US Bank	3.30%	230,180
Series 2020 Senior Prepayment Fund A-1	US Bank	3.30%	32
Series 2020 Senior Reserve Fund A-1	US Bank	3.30%	99,350
Series 2020 Sub Reserve Fund A-1	US Bank	3.30%	8,250
Series 2020 Sub Prepayment Fund A-1	US Bank	3.30%	1,667
	Subtotal Fund 202		339,479
	Subtotal DS		857,589
	Total		\$1,762,949

New River CDD

Bank Reconciliation

Bank Account No. 6620 BankUnited GF
 Statement No. 02-26
 Statement Date 2/28/2026

G/L Balance (LCY)	484,013.79	Statement Balance	497,778.28
G/L Balance		Outstanding Deposits	
Positive Adjustments	0.00		
	<hr/>	Subtotal	497,778.28
Subtotal	484,013.79	Outstanding Checks	13,764.49
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	484,013.79	Ending Balance	484,013.79
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/16/2026	Payment	2784	Innersync Studio, LTD	1,537.50	0.00	1,537.50
2/12/2026	Payment	100215	Pasco Sheriff's Office	4,320.00	0.00	4,320.00
2/16/2026	Payment	DD557	DCSI INC	800.00	0.00	800.00
2/19/2026	Payment	100217	Brietic Dvorak	2,430.00	0.00	2,430.00
2/19/2026	Payment	100220	FedEx	33.80	0.00	33.80
2/23/2026	Payment	300045	Frontier	179.49	0.00	179.49
2/27/2026	Payment	100221	Paskert, Divers, Thompson	4,463.70	0.00	4,463.70
Total Outstanding Checks.....				13,764.49		13,764.49

**New River
Community Development District**

Check Register

2/1/2026 - 2/28/2026

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100207	02/04/26	COMPLETE I.T.	18945	Email account 30GB	email maintenane	534190-51301	\$119.60
001	100208	02/04/26	BRLETIC DVORAK, INC	2254	December 04 - December 29	ENGINEERING SERV	531013-51501	\$1,760.00
001	100209	02/04/26	ADVANCED AQUATIC SERVICES INC	10562462	MONTH SERVICES	monthly lake maintenance	546995-53805	\$984.00
001	100210	02/04/26	PASCO SHERIFF'S OFFICE	1-202512-12430	SECURITY/COMMUNITY AVALON PARK	7/4-29/2024 SERVICES	549900-53985	\$4,320.00
001	100211	02/04/26	INFRAMARK LLC	170621	FEB 26-INFRAMARK MANAGEMENT INVOICE	admin fees	531027-51201	\$3,623.00
001	100211	02/04/26	INFRAMARK LLC	167773	Administrative Fees	admin fees	531027-51201	\$3,623.00
001	100212	02/04/26	ALL DONE SERVICES, INC	273	Clubhouse Cleaning Service for December	CLEANING OF JULY 2024	531131-57201	\$300.00
001	100212	02/04/26	ALL DONE SERVICES, INC	274	Clubhouse Cleaning Service for January 31, 2026.	CLEANING OF JULY 2024	531131-57201	\$300.00
001	100213	02/04/26	PINE LAKE SERVICES LLC	8973	Maintenance Proposal 4.30.25 January 2026	Contracts-Landscape	534050-53908	\$15,553.50
001	100214	02/04/26	TRIANGLE POOL SERVICES	5294036	3X WEEKLY COMMERCIAL POOL SERVICE	pol repr	546074-57201	\$1,615.00
001	100215	02/12/26	PASCO SHERIFF'S OFFICE	1-20261-12431	SECURITY/COMMUNITY AVALON PARK	7/4-29/2024 SERVICES	549900-53985	\$4,320.00
001	100216	02/12/26	HOMETEAM PEST DEFENSE, INC	115457692	PEST CONTROL	Pest Control	531170-57201	\$117.40
001	100217	02/19/26	BRLETIC DVORAK, INC	2294	Project Manager II	ENGINEERING SERV	531013-51501	\$2,430.00
001	100218	02/19/26	TRIANGLE POOL SERVICES	32123489	pol repr	R&M-Pools	546074-57201	\$1,615.00
001	100219	02/19/26	POTHOLES HEROES, LLC	25FLOR00204740P	Sawcut Asphalt Repair	Access Control Maintenance & Repair	546998-53908	\$1,555.80
001	100220	02/19/26	FED EX	9-166-23302	FEDEX CHARGES	Postage and Freight	541006-51301	\$33.80
001	100221	02/27/26	PASKERT, DIVERS, THOMPSON	95902	Services rendered through January 31, 2026	ProfServ-Legal Services	531023-51401	\$4,463.70
001	300042	02/06/26	FRONTIER	011326-22105-ACH	1/13-2/12/26	SERVICE 1/13-2/12/26	541009-57201	\$179.49
001	300043	02/09/26	PASCO COUNTY UTILITIES SERVICES	020926 ACH	12/10/25-01/09/26	12/9/25-01/08/26	543041-53601	\$1,994.45
001	300045	02/23/26	FRONTIER	021326-10-5	INTERNET SERVICES	SERVICE 6/13-7/13/24	541009-57201	\$179.49
001	300046	02/25/26	VALLEY BANK CREDIT CARD	JAN3126-6879 ACH	SUPPLIES	R&M-Clubhouse	546015-57201	\$223.33
001	300046	02/25/26	VALLEY BANK CREDIT CARD	JAN3126-6879 ACH	SUPPLIES	dog waste supplies	552161-57201	\$100.94
001	300046	02/25/26	VALLEY BANK CREDIT CARD	JAN3126-6879 ACH	SUPPLIES	WALMART YELLOW TAPE	552159-57201	\$21.34
001	300046	02/25/26	VALLEY BANK CREDIT CARD	JAN3126-6879 ACH	SUPPLIES	HEALTH COVERAGE 2/26	549900-53985	\$1,128.93
001	DD557	02/16/26	CHARLES SCHWAB TRUST BANK	AM-022026-457-ACH	Check request AM-022026-457-ACH	401(K) Plan	522015-57201	\$800.00
Fund Total								\$51,361.77

Total Checks Paid	\$51,361.77
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ESTIMATE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to
NEW RIVER CDD
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

Ship to
NEW RIVER CDD
5227 AUTUMN RIDGE DRIVE
WESLEY CHAPEL, FL 33545

Estimate details

Estimate no.: 987654388
Estimate date: 03/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/26/2026	INTELLIFLO XF VSF VARIABLE SPEED PUMP	PENTAIR INTELLIFLO XF VSF VARIABLE SPEED PUMP	1	\$2,899.95	\$2,899.95
2.		MISC PVC & NUTS & BOLTS	MISC PVC & NUTS & BOLTS	1	\$75.00	\$75.00
3.		SERVICE-LABOR	SERVICE CALL / LABOR	1	\$175.00	\$175.00
4.		IF YOU HAVE ANY QUESTIONS, PLEASE EMAIL REPAIR@TRIANGLE-POOL.COM		1	\$0.00	\$0.00

Total **\$3,149.95**

Note to customer

ESTIMATE TO INSTALL NEW VARIABLE SPEED PUMP FOR SPLASHPAD FEATURE PUMP. 1 YEAR WARRANTY ON COMMERCIAL APPLICATIONS. WE WERE ABLE TO GET CURRENT PUMP GOING, BUT IT HAS VISIBLE DAMAGE FROM STANDING WATER. WE RECOMMEND INSTALLING NEW PUMP UP ON SOME BLOCK TO PROTECT FROM PUDDLING.

Accepted date **4/6/26**

Accepted by



Proposal #8308

8308 - New River - Clock 4 Wire Tracking - March 2026

Date 3/31/2026
Customer New River CDD | 5227 Autumn Ridge Dr | Wesley Chapel, FL 33545
Property New River CDD | 5227 Autumn Ridge Dr | Tampa, FL 33545
Account Manager Jessi Milch

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

During our March irrigation inspection, 13 valves gave alarms in the system. In order to fully diagnose the issue, Pine Lake needs to wire track the non-operational valves.

See correlating inspection report sent with this proposal.

Wire Tracking - Clock 4

Labor	Quantity	Unit
	Irrigation Enhancement:	\$2,072.34
PROJECT TOTAL:		\$2,072.34

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- 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 charge.
- 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.

E X C L U S I O N S

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be

at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A

change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- **Diligence:** The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- **Competence:** The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client**
- **Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor**
- **Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.**
- **Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor**

Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all

1 April 2026.

Avalon Park Community Center
Attn: Mr. Paul Bex
info@newrivercdd.com
[813-505-0463](tel:813-505-0463)



Site Address: 5227 Autumn Ridge Dr, Wesley Chapel, FL 33545

SCOPE OF WORK

1. Prepare:
 - A. Protect interior furniture and flooring, as required
 - B. Mask as required.
 - C. Minor crack repair with patch detail

2. Masonry interior walls, baseboards, and doors (1 side) at Community Center:
 - A. Two (2) coats of Sherwin-Williams Super Paint Interior WB Satin Primer/Paint
 - B. One (1) coat of Sherwin-Williams Pro Block Primer and Two (2) coats of Sherwin-Williams Emerald Urethane WB Semi-Gloss Paint on all (8) doors (1 side).
 - C. Note: 7 Year Warranty per paint manufacturer

3. Bathrooms Interior Paint, including walls, ceiling, and floors (Men/Women):
 - A. Two (2) coats of Sherwin-Williams Super Paint WB Exterior Paint, including ceiling (same color as main body)
 - B. Two (2) coats of Sherwin-Williams Tuf-Top Duraplate 289 WB Primer/Paint. It will be mopped with bleach, grinded, cleaned, and painted.

4. Clarifications/Exclusions:
 - A. Factory-finished items to remain factory finished.
 - B. Excluded: Any other item not specified in paragraphs 2 and 3.
 - C. Other products of equal quality or better quality may be used on the job.

MUNYAN PAINTING SERVICE PROPOSES TO FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT COMPLETE IN ACCORDANCE WITH THE ABOVE-MENTIONED SPECIFICATIONS FOR **\$3,400.00**.

THE SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. PLEASE SIGN ONE (1) COPY AND RETURN.

SIGNED  DATE **4/6/26**

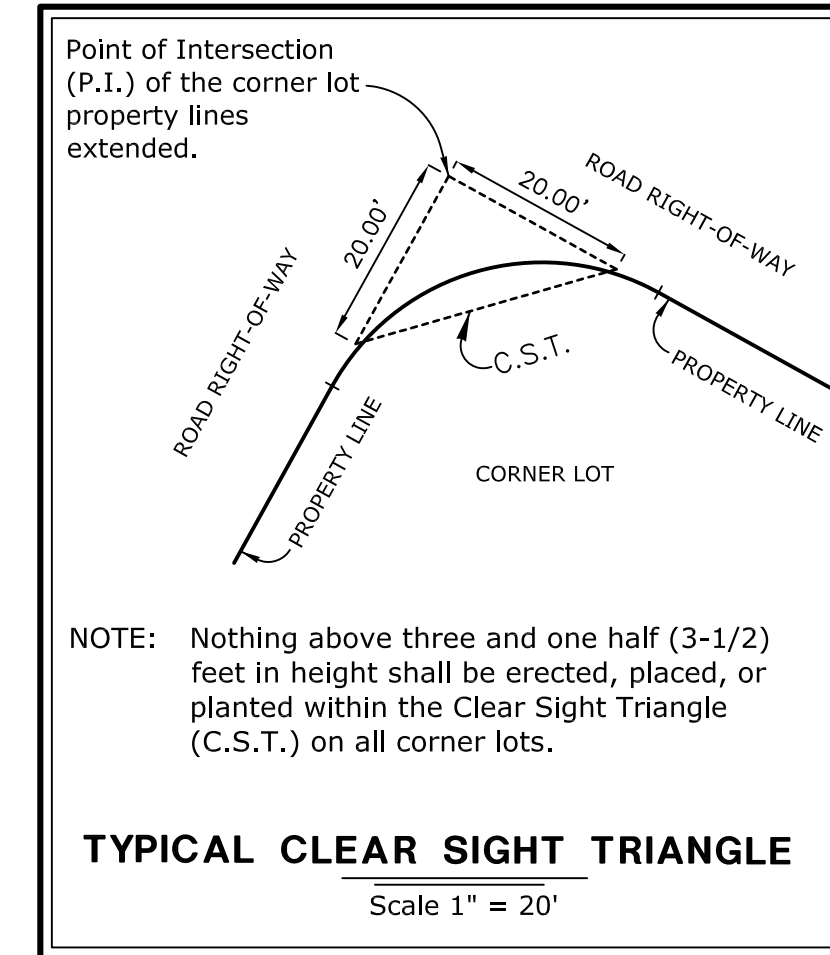
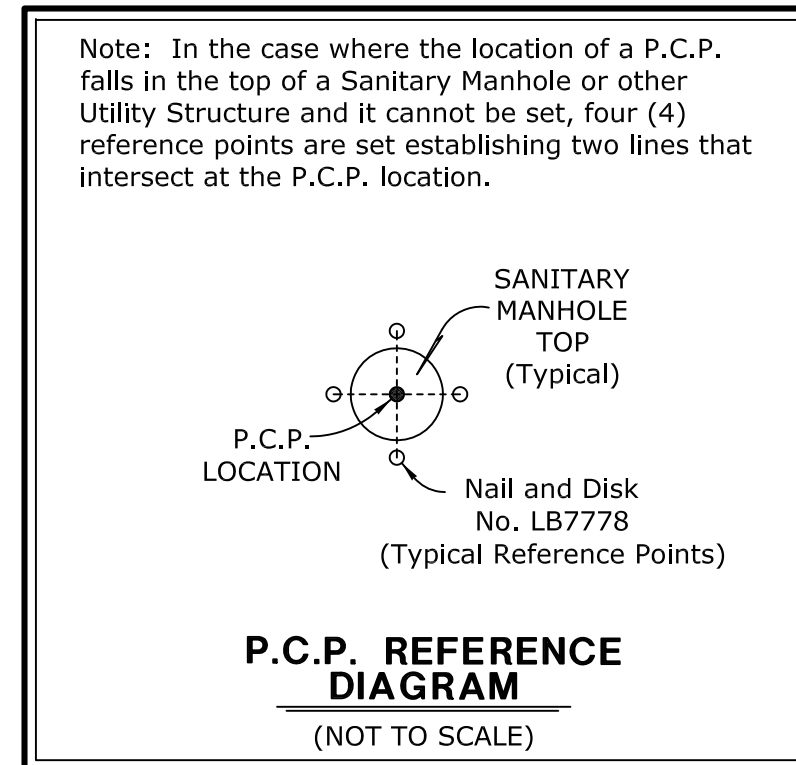
Thank you for the opportunity to help you with this project.

Sincerely,

Lillian Rivera
Sales Estimator/Project Manager

AVALON PARK WEST PARCEL E2 PHASE 2

PARTIALLY BEING A REPLAT OF A PORTION OF TRACT "B-1", ACCORDING TO THE PLAT OF AVALON PARK WEST PARCEL E PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 81 THROUGH 92 INCLUSIVE LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	13.565 Ac.±
TRACT "B-1"	(CDD) DRAINAGE AREA	5.708 Ac.±
TRACT "B-1A"	(CDD) DRAINAGE AREA AND OPEN SPACE	0.165 Ac.±
TRACT "B-2"	(CDD) DRAINAGE AREA AND OPEN SPACE	0.084 Ac.±
TRACT "P-1"	(HOA) NEIGHBORHOOD PARK	1.035 Ac.±
TRACT "P-2"	(HOA) NEIGHBORHOOD PARK	2.051 Ac.±

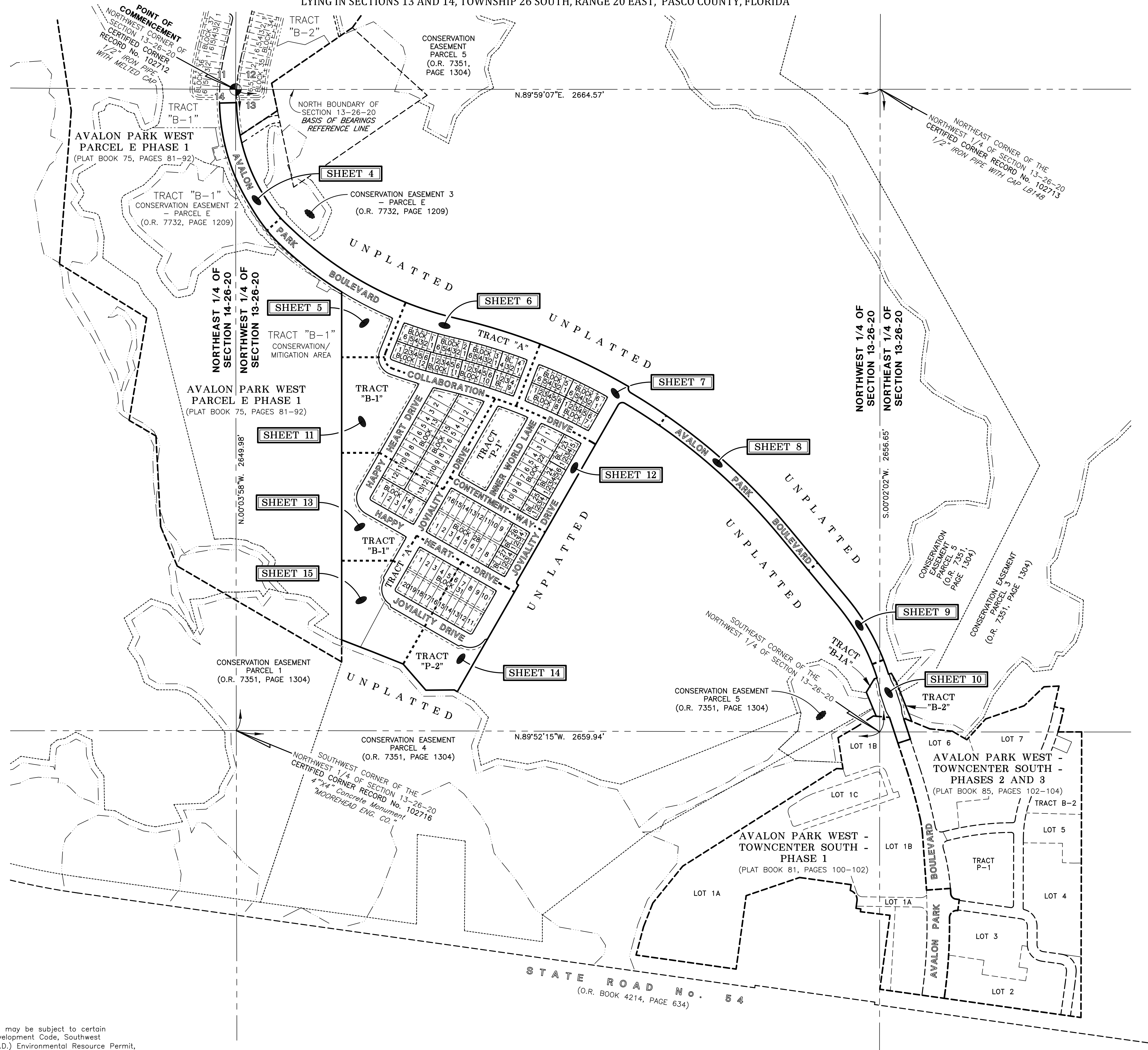
NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

AVALON PARK WEST PARCEL E2 PHASE 2

PARTIALLY BEING A REPLAT OF A PORTION OF TRACT "B-1", ACCORDING TO THE PLAT OF AVALON PARK WEST PARCEL E PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 81 THROUGH 92 INCLUSIVE LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



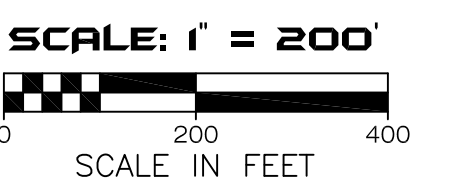
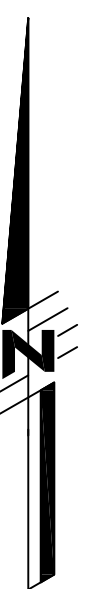
LEGEND
 1. O.R. - Official Records Book
 2. BL. - Block

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

BASIS OF BEARINGS

The North boundary of the Section 13, Township 26 South, Range 20 East, Pasco County, Florida, has a Grid Bearing of N.89°59'07"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.



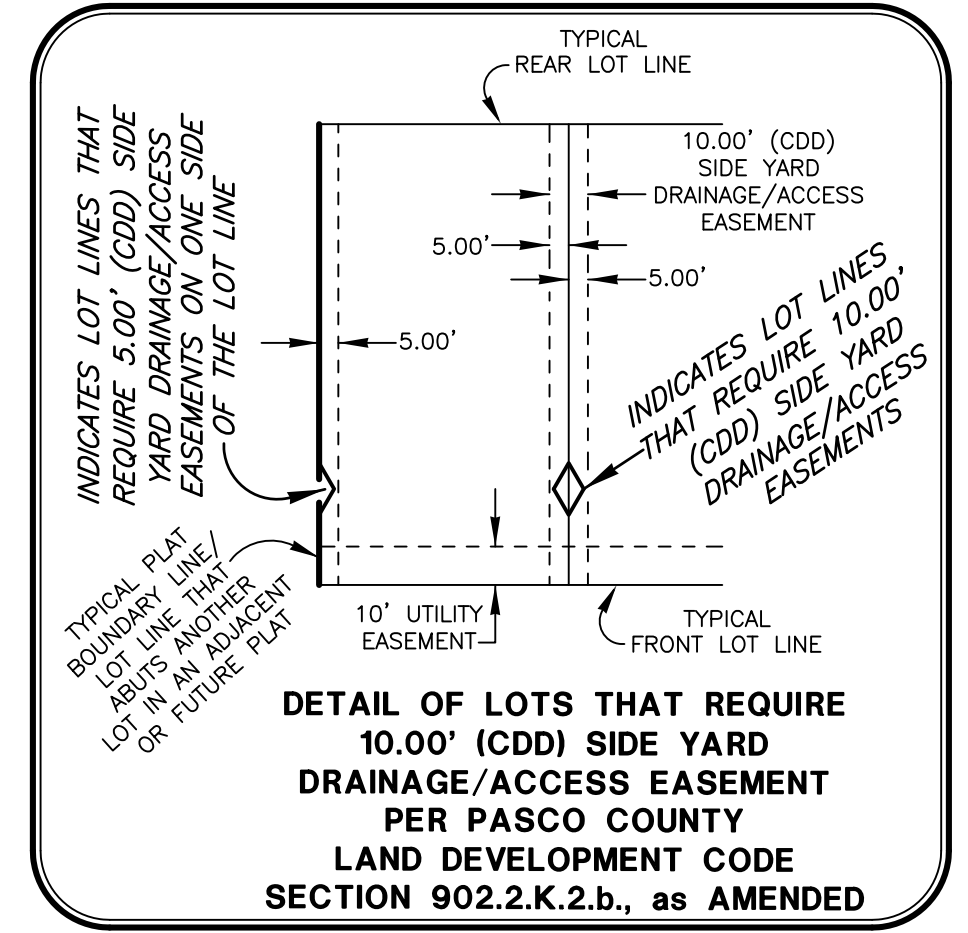
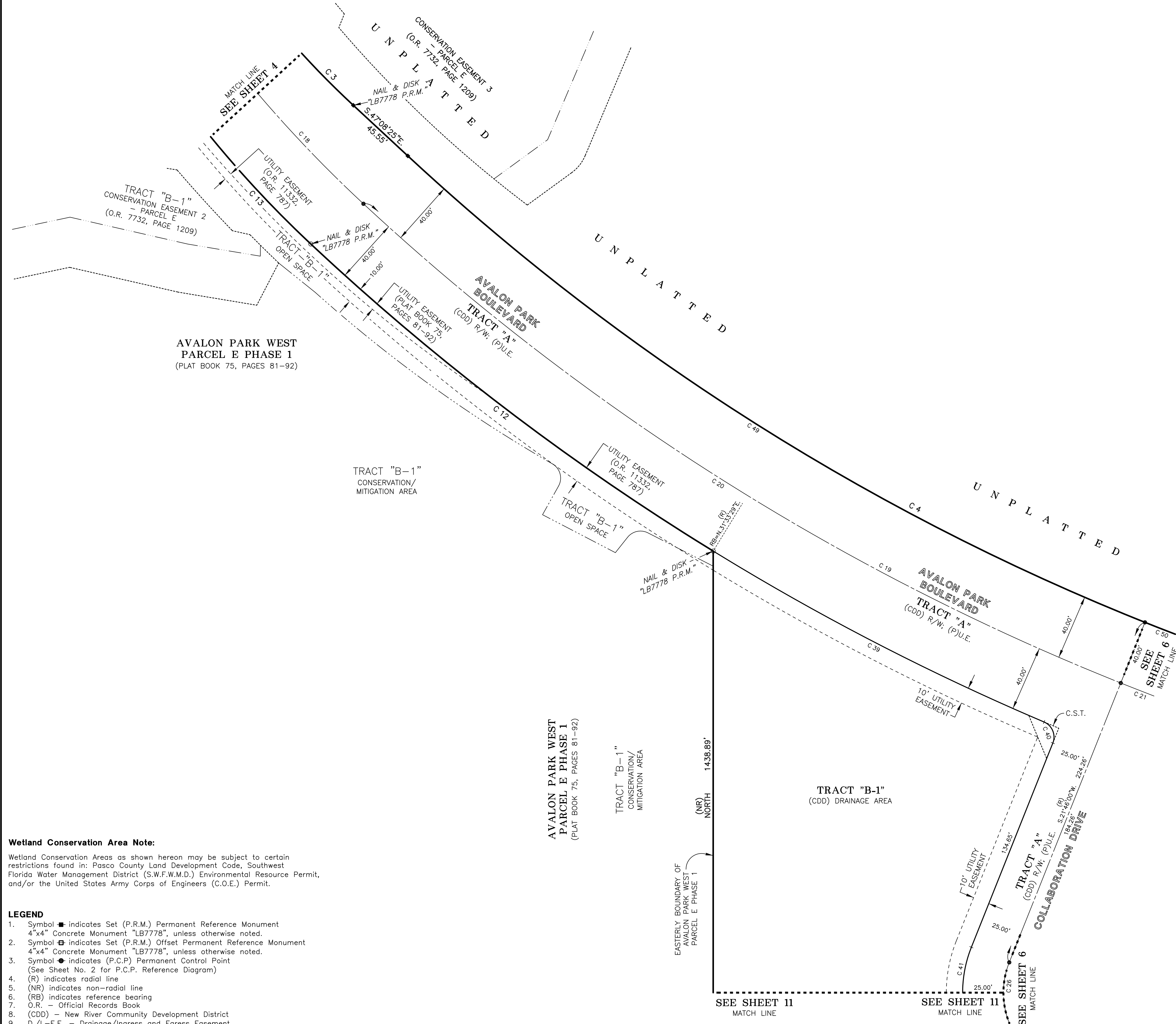
KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azeele Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

AVALON PARK WEST PARCEL E2 PHASE 2

PARTIALLY BEING A REPLAT OF A PORTION OF TRACT "B-1", ACCORDING TO THE PLAT OF AVALON PARK WEST PARCEL E PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 81 THROUGH 92 INCLUSIVE LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



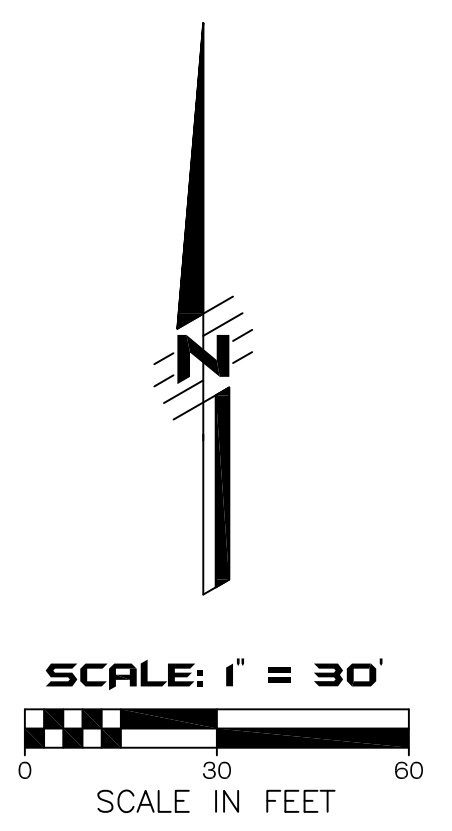
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	555.00	12°31'40"	121.35	121.11	S.40°52'35"E.
4	1460.00	29°51'07"	760.68	752.11	S.62°03'59"E.
12	1540.00	11°33'28"	310.65	310.12	N.52°39'48"W.
13	675.00	15°16'39"	179.98	179.45	N.39°14'44"W.
18	800.00	45°51'25"	640.29	623.33	S.24°12'43"E.
19	1500.00	29°51'07"	781.52	772.72	S.62°03'59"E.
20	1500.00	21°05'35"	552.21	549.10	S.57°41'13"E.
21	1500.00	08°45'33"	229.31	229.09	S.72°36'46"E.
26	50.00	91°42'02"	80.02	71.75	S.24°05'01"E.
39	1540.00	08°29'51"	228.39	228.18	S.62°41'27"E.
40	10.00	88°42'22"	15.48	13.98	S.22°35'11"E.
41	75.00	91°42'02"	120.04	107.63	S.24°05'01"E.
49	1460.00	21°05'35"	537.49	534.46	S.57°41'13"E.
50	1460.00	08°45'33"	223.20	222.98	S.72°36'46"E.

Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - New River Community Development District
 - D./I.-E.E. - Drainage/Ingress and Egress Easement
 - R/W - Right-of-way
 - (P)U.E. - (Public) Utility Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

CARDINAL BEARING NOTE:
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
 NORTH - N.00°00'00"W.
 SOUTH - S.00°00'00"W.
 EAST - E.90°00'00"E.
 WEST - W.90°00'00"W.



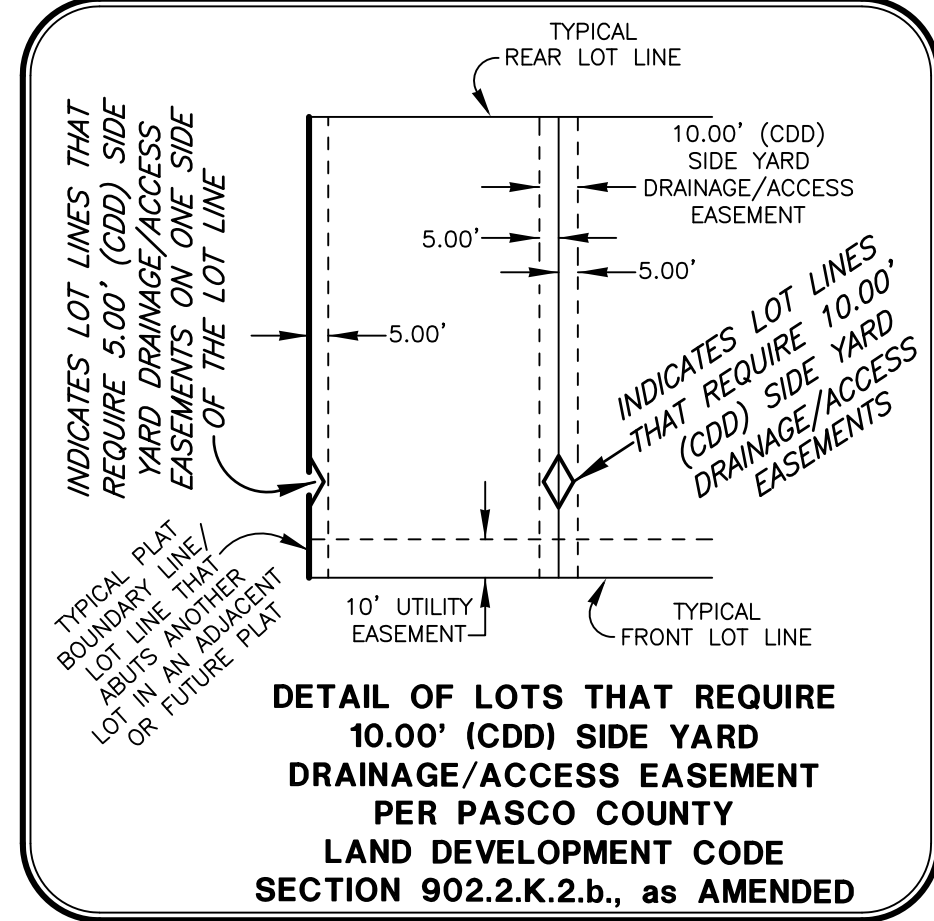
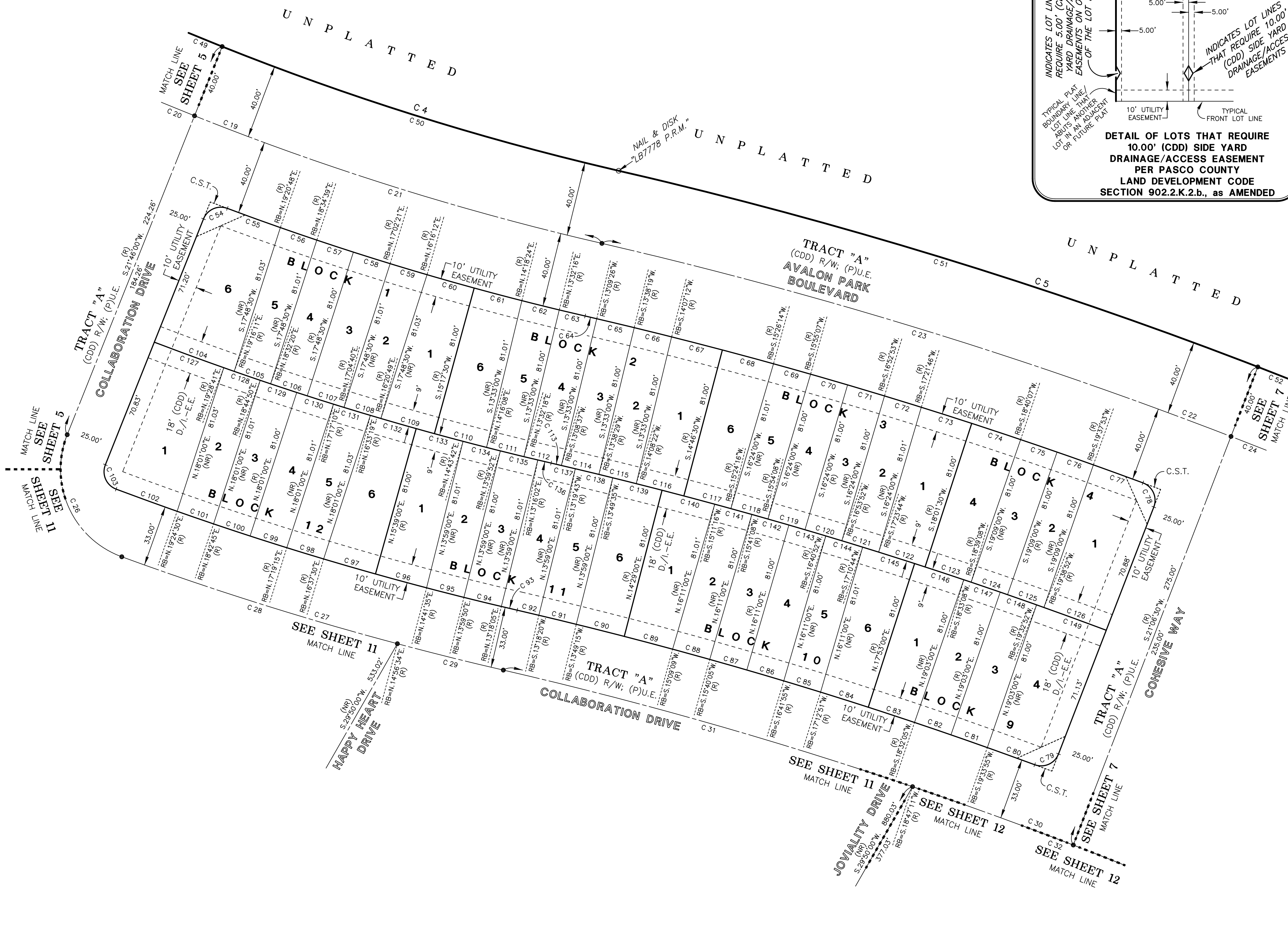
SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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AVALON PARK WEST PARCEL E2 PHASE 2

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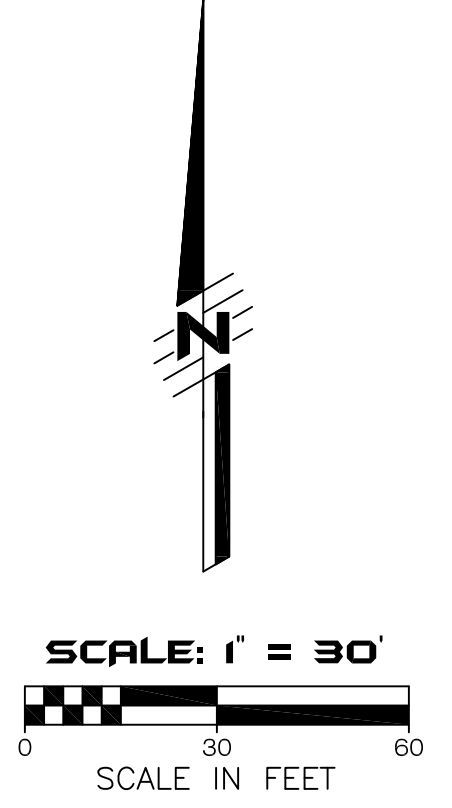


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	1460.00	29°51'07"	760.68	752.11	S.62°03'59"E
5	2540.00	17°16'47"	766.04	763.14	S.68°21'09"E
19	1500.00	29°51'07"	781.52	772.72	S.62°03'59"E
20	1500.00	21°05'35"	552.21	549.10	S.57°41'13"E
21	1500.00	08°45'33"	229.31	229.09	S.72°36'46"E
22	2500.00	37°13'52"	1624.51	1596.08	S.58°22'37"E
23	2500.00	08°06'03"	353.46	353.17	S.72°56'31"E
24	2500.00	08°43'30"	380.70	380.33	S.64°31'45"E
26	50.00	91°42'02"	80.02	71.75	S.24°05'01"E
27	1735.00	07°03'31"	213.75	213.61	S.73°27'47"E
28	1735.00	05°07'25"	155.15	155.10	S.72°29'44"E
29	1735.00	01°56'07"	58.60	58.60	S.76°01'30"E
30	2265.00	18°49'33"	665.15	662.76	S.68°34'46"E
31	2265.00	05°46'44"	228.45	228.35	S.74°06'11"E
32	2265.00	04°39'32"	184.18	184.13	S.68°53'02"E
49	1460.00	21°05'35"	537.49	534.46	S.57°41'13"E
50	1460.00	08°45'33"	223.20	222.98	S.72°36'46"E
51	2540.00	08°06'03"	359.12	358.82	S.72°56'31"E
52	2540.00	08°43'30"	386.79	386.42	S.64°31'45"E
54	10.00	88°42'22"	15.48	13.98	N.66°07'11"E
55	1540.00	01°07'34"	30.27	30.27	S.70°05'25"E
56	1540.00	00°46'09"	20.67	20.67	S.71°02'17"E
57	1540.00	00°46'09"	20.67	20.67	S.71°48'26"E
58	1540.00	00°46'09"	20.67	20.67	S.72°34'34"E
59	1540.00	00°46'09"	20.67	20.67	S.73°20'43"E
60	1540.00	00°58'42"	26.30	26.30	S.74°13'09"E
61	1540.00	00°59'06"	26.47	26.47	S.75°12'03"E
62	1540.00	00°46'09"	20.67	20.67	S.76°04'40"E
63	1540.00	00°31'49"	14.25	14.25	S.76°43'39"E
64	2460.00	00°08'58"	6.42	6.42	S.76°55'04"E
65	2460.00	00°28'53"	20.67	20.67	S.76°36'08"E
66	2460.00	00°28'53"	20.67	20.67	S.76°07'15"E
67	2460.00	00°39'18"	28.12	28.12	S.75°33'09"E
68	2460.00	00°39'44"	28.43	28.43	S.74°53'38"E
69	2460.00	00°28'53"	20.67	20.67	S.74°19'20"E
70	2460.00	00°28'53"	20.67	20.67	S.73°50'27"E
71	2460.00	00°28'53"	20.67	20.67	S.73°21'33"E
72	2460.00	00°28'53"	20.67	20.67	S.72°52'40"E
73	2460.00	00°39'44"	28.43	28.43	S.72°18'22"E
74	2460.00	00°38'37"	27.63	27.63	S.71°38'12"E
75	2460.00	00°28'53"	20.67	20.67	S.71°05'27"E
76	2460.00	00°28'53"	20.67	20.67	S.70°36'33"E
77	2460.00	00°39'30"	28.27	28.27	S.70°02'22"E
78	10.00	90°49'07"	15.85	14.24	S.24°18'03"E
79	10.00	89°07'52"	15.56	14.03	S.65°40'26"W
80	2298.00	00°40'27"	27.03	27.03	N.70°05'51"W
81	2298.00	00°30'55"	20.67	20.67	N.70°41'32"W
82	2298.00	00°30'55"	20.67	20.67	N.71°12'28"W
83	2298.00	00°39'05"	26.12	26.12	N.71°47'28"W
84	2298.00	00°40'09"	26.84	26.84	N.72°27'05"W
85	2298.00	00°30'55"	20.67	20.67	N.73°02'37"W
86	2298.00	00°30'55"	20.67	20.67	N.73°33'32"W
87	2298.00	00°30'55"	20.67	20.67	N.74°04'28"W
88	2298.00	00°30'55"	20.67	20.67	N.74°35'23"W
89	2298.00	00°40'09"	26.84	26.84	N.75°10'55"W
90	2298.00	00°39'45"	26.57	26.57	N.75°50'53"W
91	2298.00	00°30'55"	20.67	20.67	N.76°26'13"W
92	2298.00	00°17'52"	11.95	11.95	N.76°50'37"W
93	1702.00	00°17'37"	8.73	8.73	N.76°50'44"W
94	1702.00	00°41'45"	20.67	20.67	N.76°21'03"W
95	1702.00	00°41'45"	20.67	20.67	N.75°18'18"W
96	1702.00	00°57'25"	28.43	28.43	N.74°49'43"W
97	1702.00	00°58'30"	28.96	28.96	N.73°51'45"W
98	1702.00	00°41'45"	20.67	20.67	N.73°01'38"W
99	1702.00	00°41'45"	20.67	20.67	N.72°19'53"W
100	1702.00	00°41'45"	20.67	20.67	N.71°38'07"W
101	1702.00	00°41'45"	20.67	20.67	N.70°56'22"W
102	1702.00	01°10'23"	34.84	34.84	N.70°00'18"W
103	10.00	91°11'07"	15.91	14.29	N.23°49'34"W
104	1621.00	01°36'48"	45.64	45.64	S.69°55'25"E
105	1621.00	00°43'51"	20.67	20.67	S.71°05'44"E
106	1621.00	00°43'50"	20.67	20.67	S.71°49'35"E
107	1621.00	00°43'50"	20.67	20.67	S.72°33'25"E
108	1621.00	00°43'51"	20.67	20.67	S.73°17'16"E
109	1621.00	01°03'19"	29.86	29.86	S.74°10'50"E
110	1621.00	01°01'22"	28.93	28.93	S.75°13'11"E
111	1621.00	00°43'50"	20.67	20.67	S.76°05'47"E
112	1621.00	00°31'51"	15.02	15.02	S.76°43'37"E
113	2379.00	00°08'10"	5.65	5.65	S.76°55'28"E
114	2379.00	00°29'52"	20.67	20.67	S.76°36'27"E
115	2379.00	00°29'52"	20.67	20.67	S.76°06'34"E
116	2379.00	00°38'08"	26.39	26.39	S.75°32'34"E
117	2379.00	00°37'46"	26.13	26.13	S.74°54'37"E
118	2379.00	00°29'52"	20.67	20.67	S.74°20'48"E
119	2379.00	00°29'52"	20.67	20.67	S.73°50'56"E
120	2379.00	00°29'52"	20.67	20.67	S.73°21'04"E
121	2379.00	00°29'52"	20.67	20.67	S.72°51'12"E
122	2379.00	00°37'46"	26.13	26.13	S.72°17'23"E
123	2379.00	00°37'38"	26.04	26.04	S.71°39'41"E
124	2379.00	00°29'52"	20.67	20.67	S.71°05'56"E
125	2379.00	00°29'52"	20.67	20.67	S.70°36'04"E
126	2379.00	00°51'30"	35.64	35.64	S.69°55'23"E
127	1621.00	01°24'18"	39.75	39.75	S.69°49'10"E
128	1621.00	00°43'51"	20.67	20.67	S.70°53'14"E
129	1621.00	00°43'50"	20.67	20.67	S.71°37'05"E
130	1621.00	00°43'50"	20.67	20.67	S.72°20'55"E
131	1621.00	00°43'51"	20.67	20.67	S.73°04'46"E
132	1621.00	00°54'19"	25.61	25.61	S.73°53'50"E
133	1621.00	00°55'18"	26.07	26.07	S.74°48'39"E
134	1621.00	00°43'50"	20.67	20.67	S.75°38'13"E
135	1621.00	00°43'50"	20.67	20.67	S.76°22'03"E
136	1621.00	00°15'35"	7.35	7.35	S.76°51'45"E
137	2379.00	00°19'15"	13.33	13.33	S.76°49'55"E
138	2379.00	00°29'52"	20.67	20.67	S.76°25'21"E
139	2379.00	00°39'25"	27.28	27.28	S.75°50'43"E
140	2379.00	00°42'16"	29.24	29.24	S.75°09'52"E
141	2379.00	00°29'52"	20.67	20.67	S.74°33'48"E
142	2379.00	00°29'52"	20.67	20.67	S.74°03'56"E
143	2379.00	00°29'52"	20.67	20.67	S.73°34'04"E
144	2379.00	00°29'52"	20.67	20.67	S.73°04'12"E
145	2379.00	00°42'16"	29.24	29.24	S.72°28'08"E
146	2379.00	00°40'08"	27.77	27.77	S.71°46'56"E
147	2379.00	00°29'52"	20.67	20.67	S.71°11'56"E
148	2379.00	00°29'52"	20.67	20.67	S.70°42'04"E
149	2379.00	00°57'30"	39.79	39.79	S.69°58'23"E

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

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SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

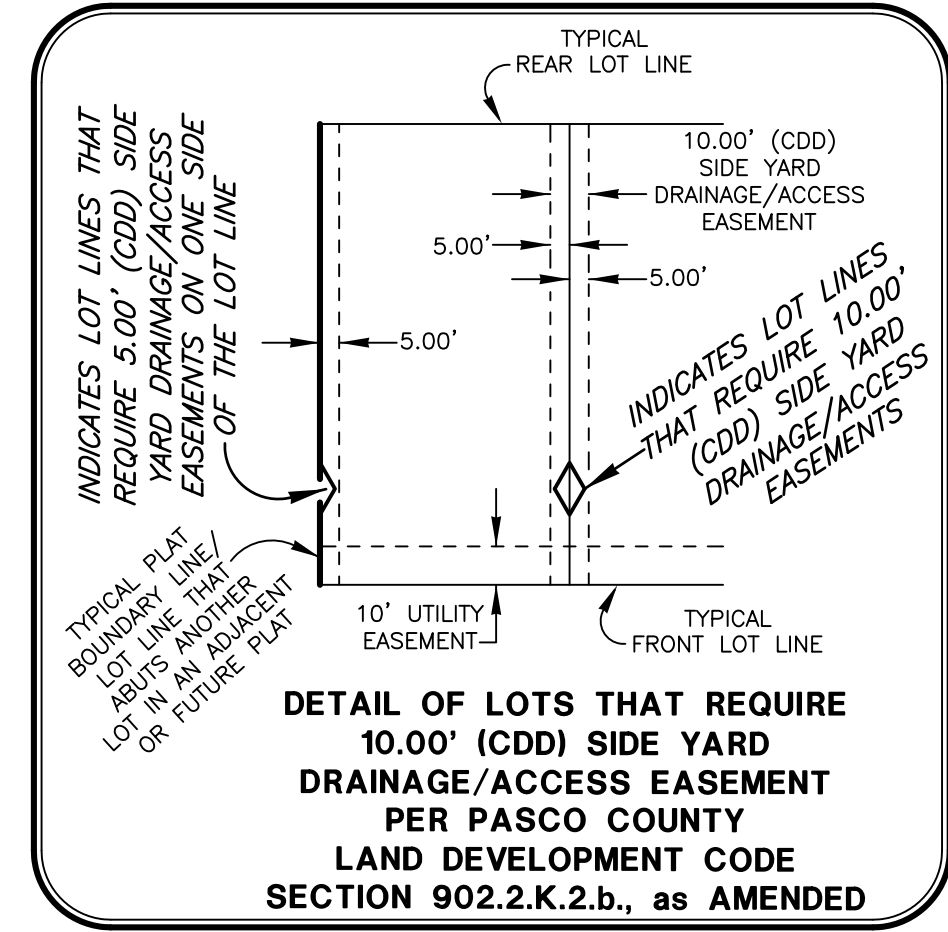
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AVALON PARK WEST PARCEL E2 PHASE 2

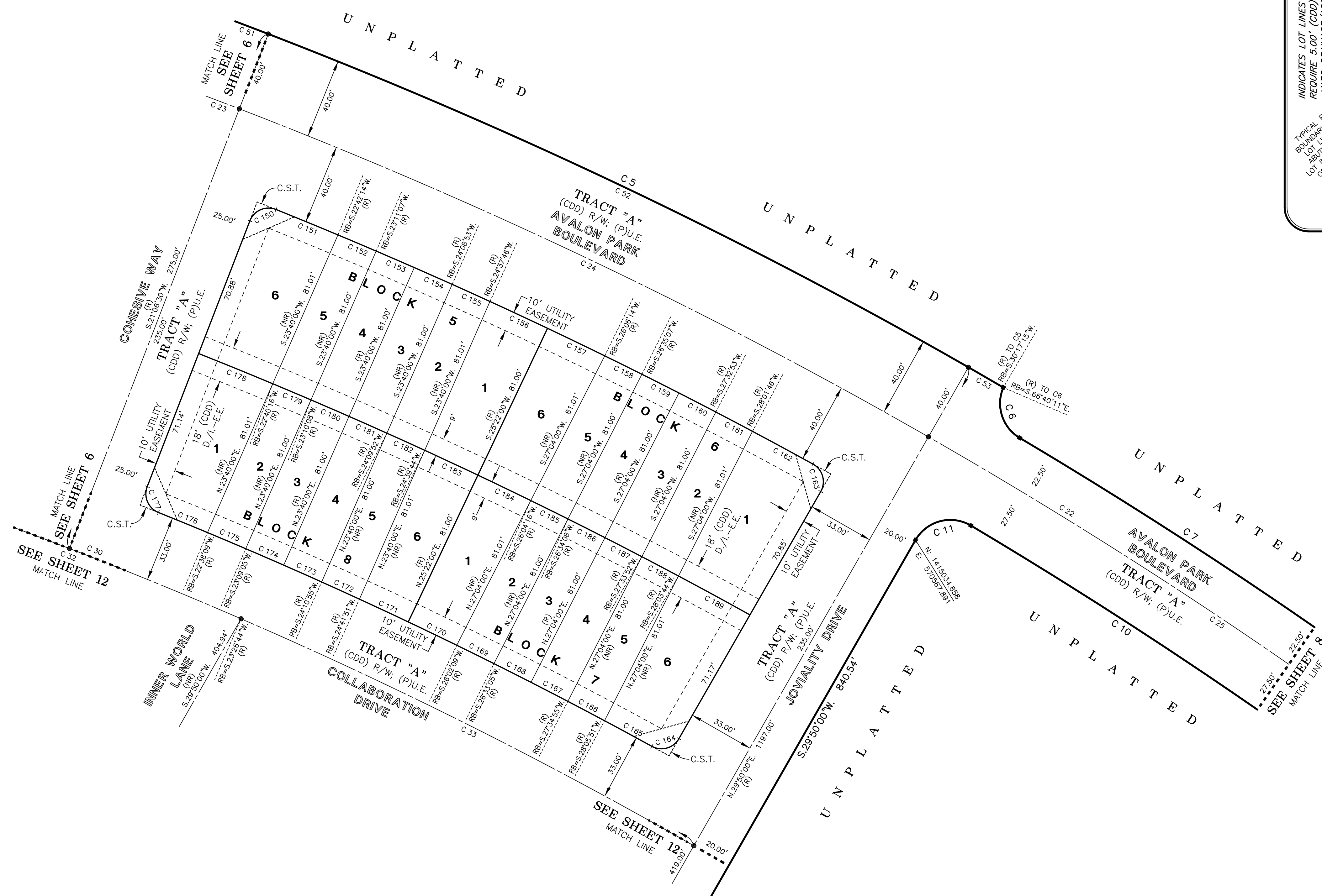
PARTIALLY BEING A REPLAT OF A PORTION OF TRACT "B-1", ACCORDING TO THE PLAT OF AVALON PARK WEST PARCEL E PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 81 THROUGH 92 INCLUSIVE LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	2540.00	17°16'47"	766.04	763.14	S.68°21'09"E.
6	20.00	82°33'44"	28.83	26.40	S.17°58'03"E.
7	2522.50	19°30'14"	858.67	854.53	S.49°30'48"E.
10	2472.50	19°28'15"	840.22	836.19	N.49°29'48"W.
11	20.00	90°56'04"	31.74	28.51	S.75°18'02"W.
22	2500.00	37°13'52"	1624.51	1596.08	S.58°22'37"E.
23	2500.00	08°06'03"	353.46	353.17	S.72°56'31"E.
24	2500.00	08°43'30"	380.70	380.33	S.64°31'45"E.
25	2500.00	20°24'19"	893.35	885.65	S.49°57'51"E.
30	2265.00	16°49'33"	665.15	662.76	S.68°34'46"E.
32	2265.00	04°39'32"	184.18	184.13	S.68°53'02"E.
33	2265.00	06°23'16"	252.52	252.39	S.63°21'38"E.
51	2540.00	08°06'03"	359.12	358.82	S.72°56'31"E.
52	2540.00	08°43'30"	386.79	386.42	S.64°31'45"E.
53	2540.00	00°27'15"	20.13	20.13	S.59°56'23"E.
150	10.00	90°49'07"	15.85	14.24	N.66°31'03"E.
151	2460.00	00°46'37"	33.36	33.36	S.67°41'05"E.
152	2460.00	00°28'53"	20.67	20.67	S.67°03'20"E.
153	2460.00	00°28'53"	20.67	20.67	S.66°34'27"E.
154	2460.00	00°28'53"	20.67	20.67	S.66°05'33"E.
155	2460.00	00°28'53"	20.67	20.67	S.65°36'40"E.
156	2460.00	00°44'14"	31.65	31.65	S.65°00'07"E.
157	2460.00	00°44'14"	31.65	31.65	S.64°15'53"E.
158	2460.00	00°28'53"	20.67	20.67	S.63°39'20"E.
159	2460.00	00°28'53"	20.67	20.67	S.63°10'27"E.
160	2460.00	00°28'53"	20.67	20.67	S.62°41'33"E.
161	2460.00	00°28'53"	20.67	20.67	S.62°12'40"E.
162	2460.00	00°47'53"	34.27	34.27	S.61°34'17"E.
163	10.00	91°00'20"	15.88	14.27	S.15°40'10"E.
164	10.00	88°55'57"	15.52	14.01	S.74°17'58"W.
165	2298.00	00°40'06"	26.81	26.81	N.61°34'06"W.
166	2298.00	00°30'55"	20.67	20.67	N.62°09'37"W.
167	2298.00	00°30'55"	20.67	20.67	N.62°40'32"W.
168	2298.00	00°30'55"	20.67	20.67	N.63°11'28"W.
169	2298.00	00°30'55"	20.67	20.67	N.63°42'23"W.
170	2298.00	00°40'09"	26.84	26.84	N.64°17'55"W.
171	2298.00	00°40'09"	26.84	26.84	N.64°58'05"W.
172	2298.00	00°30'55"	20.67	20.67	N.65°33'37"W.
173	2298.00	00°30'55"	20.67	20.67	N.66°04'32"W.
174	2298.00	00°30'55"	20.67	20.67	N.66°35'28"W.
175	2298.00	00°30'55"	20.67	20.67	N.67°06'23"W.
176	2298.00	00°39'31"	26.42	26.42	N.67°41'36"W.
177	10.00	89°07'52"	15.56	14.03	N.23°27'26"W.
178	2379.00	00°57'38"	39.88	39.88	S.67°48'33"E.
179	2379.00	00°29'52"	20.67	20.67	S.67°04'48"E.
180	2379.00	00°29'52"	20.67	20.67	S.66°34'56"E.
181	2379.00	00°29'52"	20.67	20.67	S.66°05'04"E.
182	2379.00	00°29'52"	20.67	20.67	S.65°35'12"E.
183	2379.00	00°42'16"	29.24	29.24	S.64°59'08"E.
184	2379.00	00°42'16"	29.24	29.24	S.64°16'52"E.
185	2379.00	00°29'52"	20.67	20.67	S.63°40'48"E.
186	2379.00	00°29'52"	20.67	20.67	S.63°10'56"E.
187	2379.00	00°29'52"	20.67	20.67	S.62°41'04"E.
188	2379.00	00°29'52"	20.67	20.67	S.62°11'12"E.
189	2379.00	00°58'34"	40.53	40.53	S.61°26'58"E.

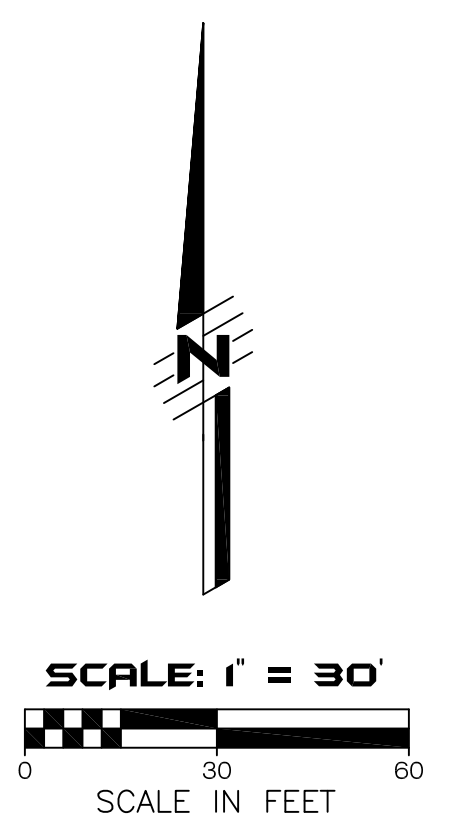


DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - New River Community Development District
 - D./I.-E.E. - Drainage/Ingress and Egress Easement
 - R/W - Right-of-way
 - (P.U.E.) - (Public) Utility Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

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SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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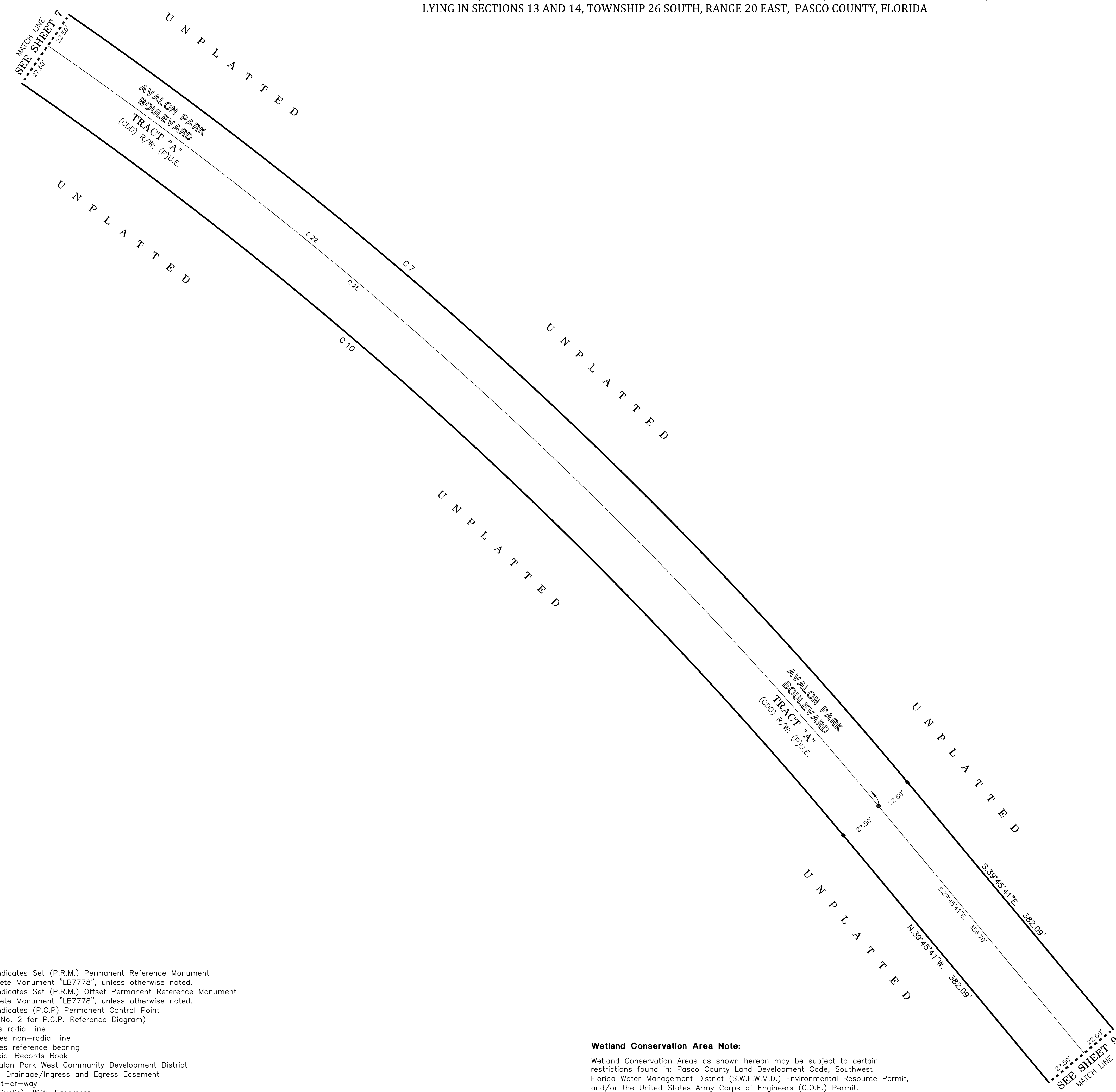
AVALON PARK WEST PARCEL E2 PHASE 2

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PLAT BOOK PAGE NO.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	2522.50	19°30'14"	858.67	854.53	S.49°30'48"E.
10	2472.50	19°28'15"	840.22	836.19	N.49°29'48"W.
22	2500.00	37°13'52"	1624.51	1596.08	S.58°22'37"E.
25	2500.00	20°24'19"	890.35	885.65	S.49°57'51"E.

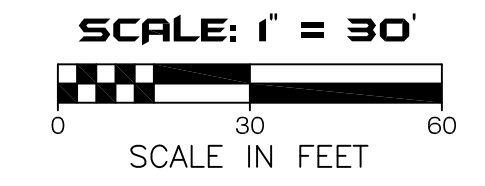


LEGEND

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4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument
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3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. - Official Records Book
8. (CDD) - Avalon Park West Community Development District
9. D./I.-E.E. - Drainage/Ingress and Egress Easement
10. R/W - Right-of-way
11. (P)U.E. - (Public) Utility Easement
12. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland

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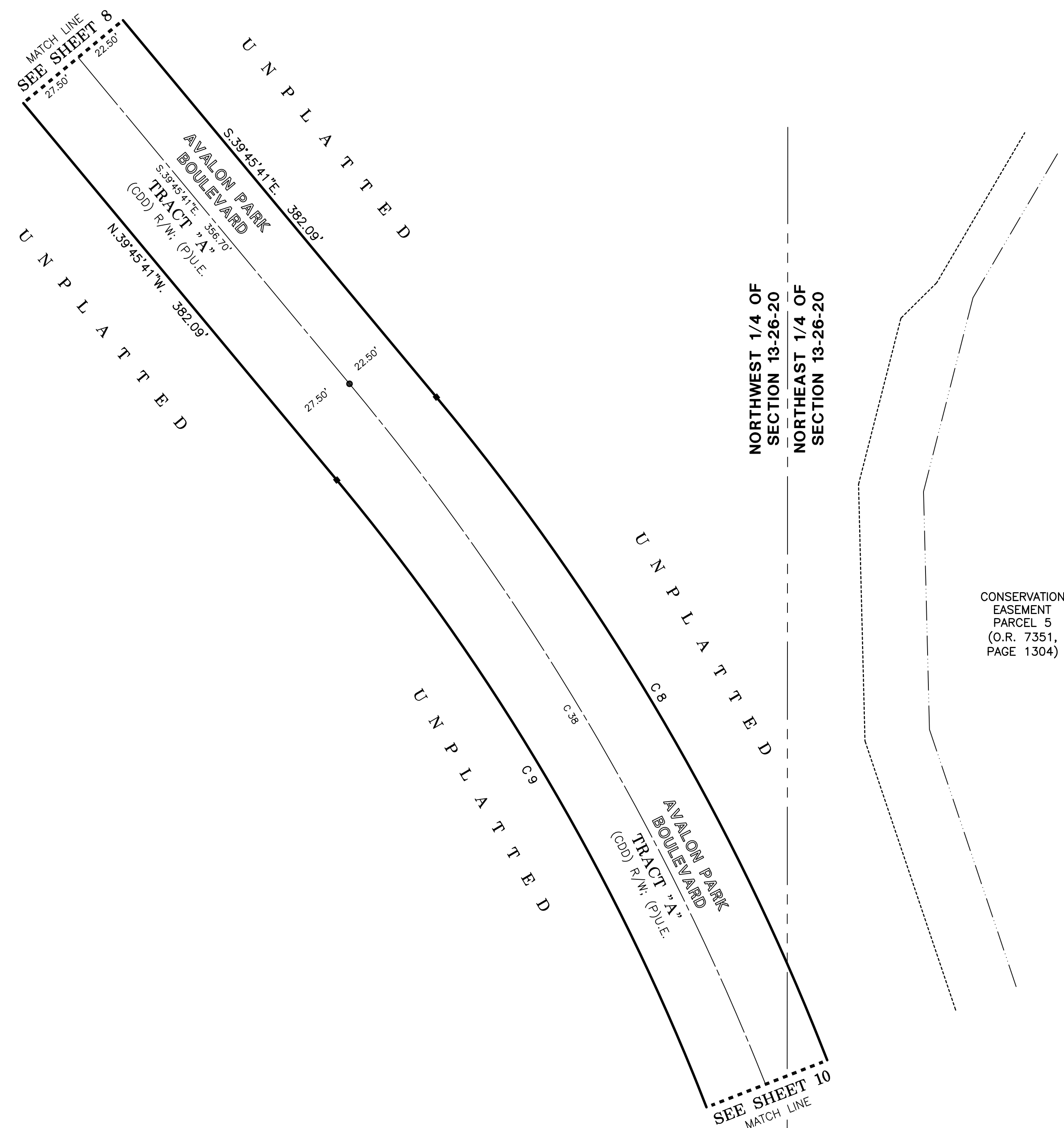
SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS.

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE.

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CONSERVATION EASEMENT PARCEL 5 (O.R. 7351, PAGE 1304)

LEGEND

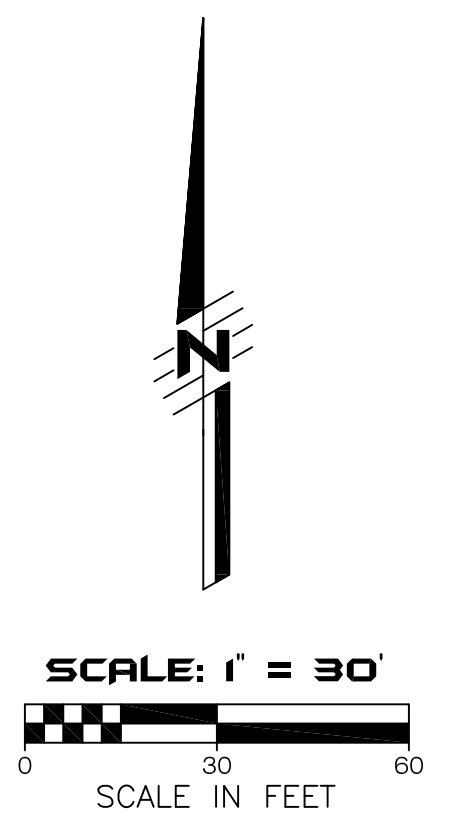
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
8	925.00	22°22'24"	361.20	358.91	S.28°34'29"E.
9	875.00	22°25'00"	342.34	340.16	N.28°33'11"W.
38	1000.00	21°36'41"	377.19	374.96	S.28°57'21"E.



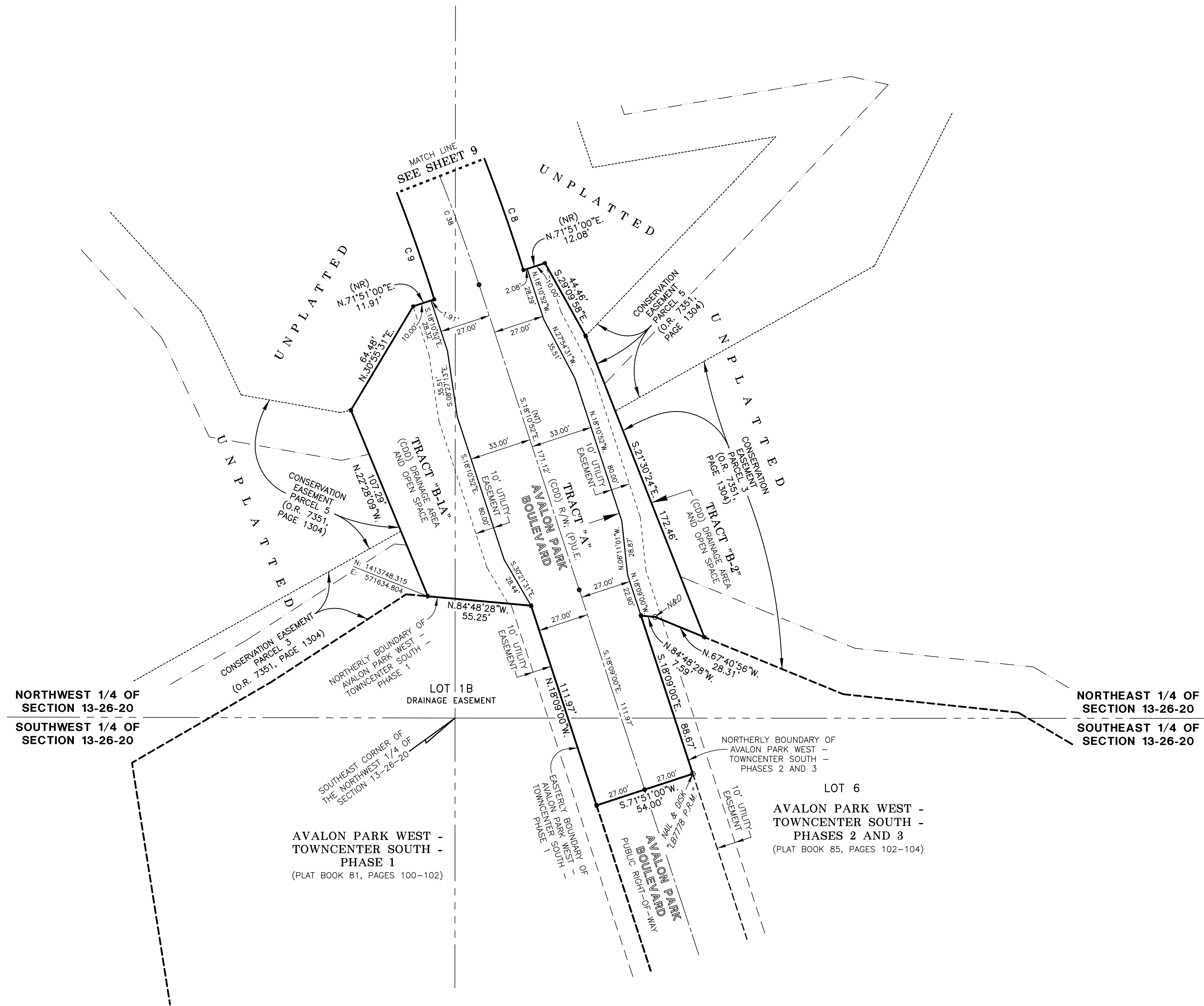
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(See Sheet No. 2 for P.C.P. Reference Diagram)
4. N&D - Nail and Disk "LB7778 P.R.M."
5. (R) indicates radial line
6. (NR) indicates non-radial line
7. (NT) indicates non-tangent line
8. (RB) indicates reference bearing
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Wetland Conservation Area Note:

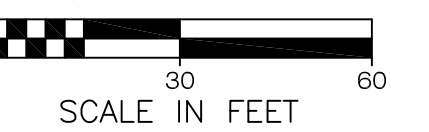
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38	1000.00	21°36'41"	377.19	374.96	S.28°57'21"E.



SCALE: 1" = 30'



SCALE IN FEET

SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

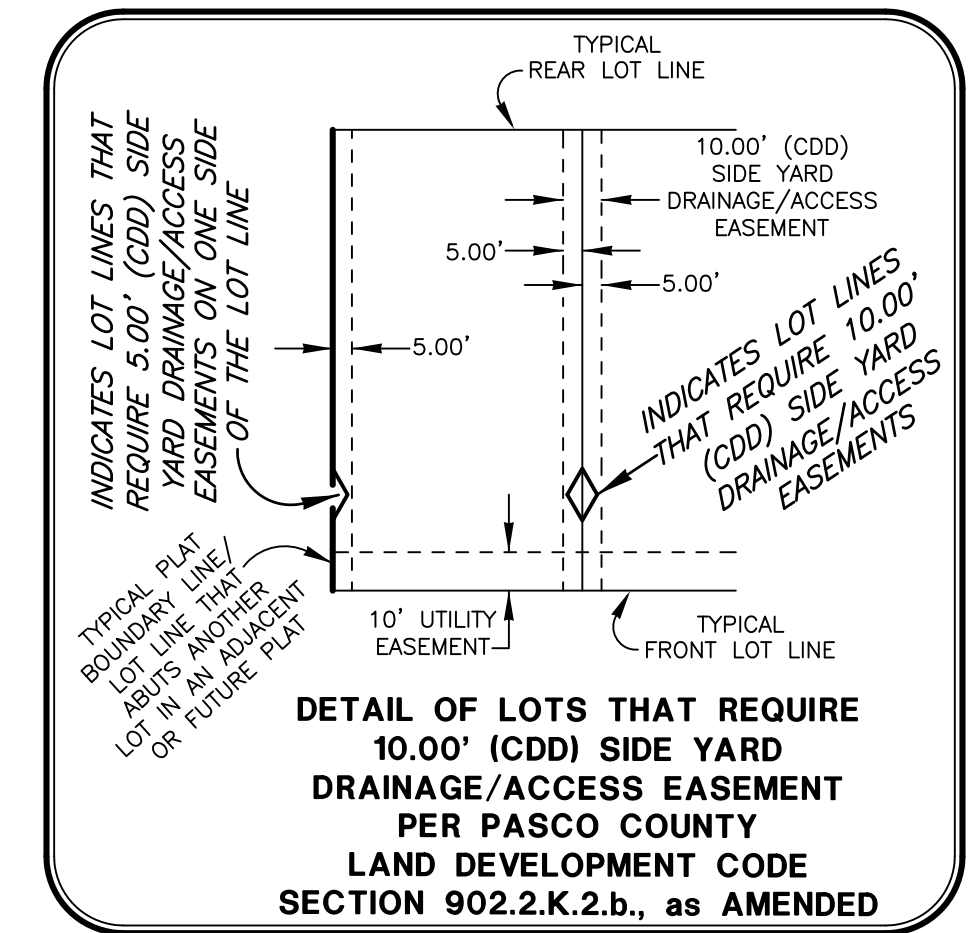
SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
26	50.00	91°42'02"	80.02	71.75	S.24°05'01"E.
27	1735.00	07°03'31"	213.75	213.61	S.73°27'47"E.
28	1735.00	05°07'25"	155.15	155.10	S.72°29'44"E.
29	1735.00	01°56'07"	58.60	58.60	S.76°01'30"E.
30	2265.00	16°49'33"	665.15	662.76	S.68°34'46"E.
31	2265.00	05°46'44"	228.45	228.35	S.74°06'11"E.
32	2265.00	04°39'32"	184.18	184.13	S.68°53'02"E.
41	75.00	91°42'02"	120.04	107.63	S.24°05'01"E.
42	1760.00	03°39'17"	112.27	112.25	S.71°45'40"E.
43	10.00	103°25'19"	18.05	15.70	S.21°52'39"E.
190	10.00	73°58'02"	12.91	12.03	N.66°49'01"E.
191	1760.00	00°47'35"	24.36	24.36	S.76°35'45"E.
192	2240.00	02°00'16"	78.37	78.37	S.75°59'25"E.
193	2240.00	02°28'12"	96.57	96.56	S.73°45'10"E.
194	10.00	102°21'04"	17.86	15.58	S.21°20'32"E.

AVALON PARK WEST PARCEL E PHASE 1
(PLAT BOOK 75, PAGES 81-92)

TRACT "B-1"
CONSERVATION/MITIGATION AREA
(NR)
NORTH 1438.89'

EASTERLY BOUNDARY OF
AVALON PARK WEST
PARCEL E PHASE 1

MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 5

SEE SHEET 13
MATCH LINE

TRACT "B-1"
(CDD) DRAINAGE AREA

MATCH LINE
SEE SHEET 6

MATCH LINE
SEE SHEET 6

MATCH LINE
SEE SHEET 6

MATCH LINE
SEE SHEET 12

SEE SHEET 13
MATCH LINE

SEE SHEET 13
MATCH LINE

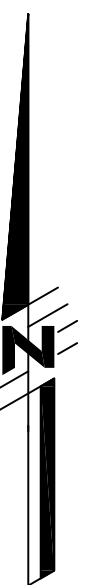
SEE SHEET 13
MATCH LINE

LEGEND

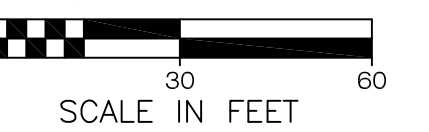
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SCALE: 1" = 30'



SCALE IN FEET

SEE SHEET 3 OF 15
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15
FOR PARALLEL OFFSET
DIMENSIONS NOTE

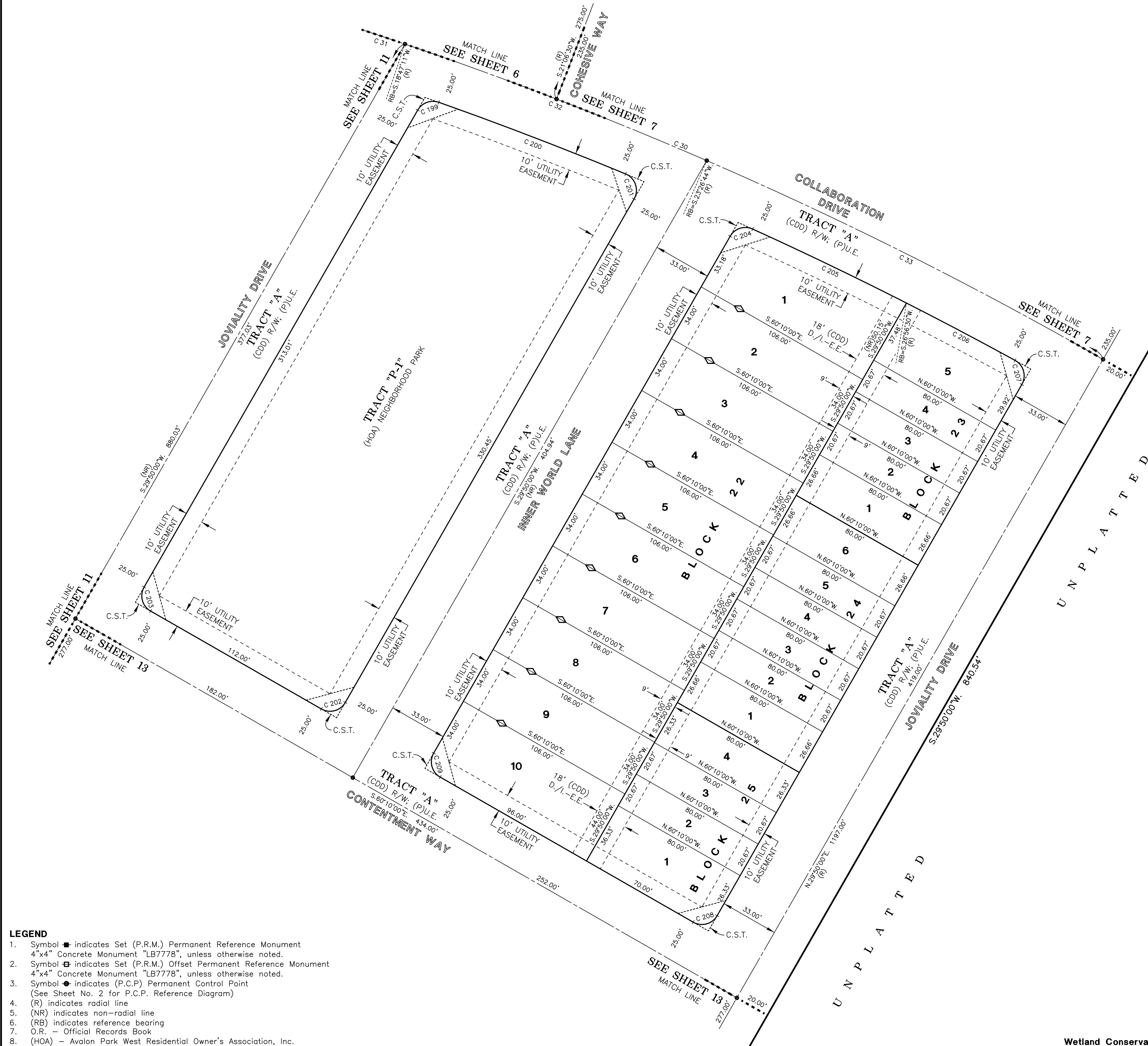
CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

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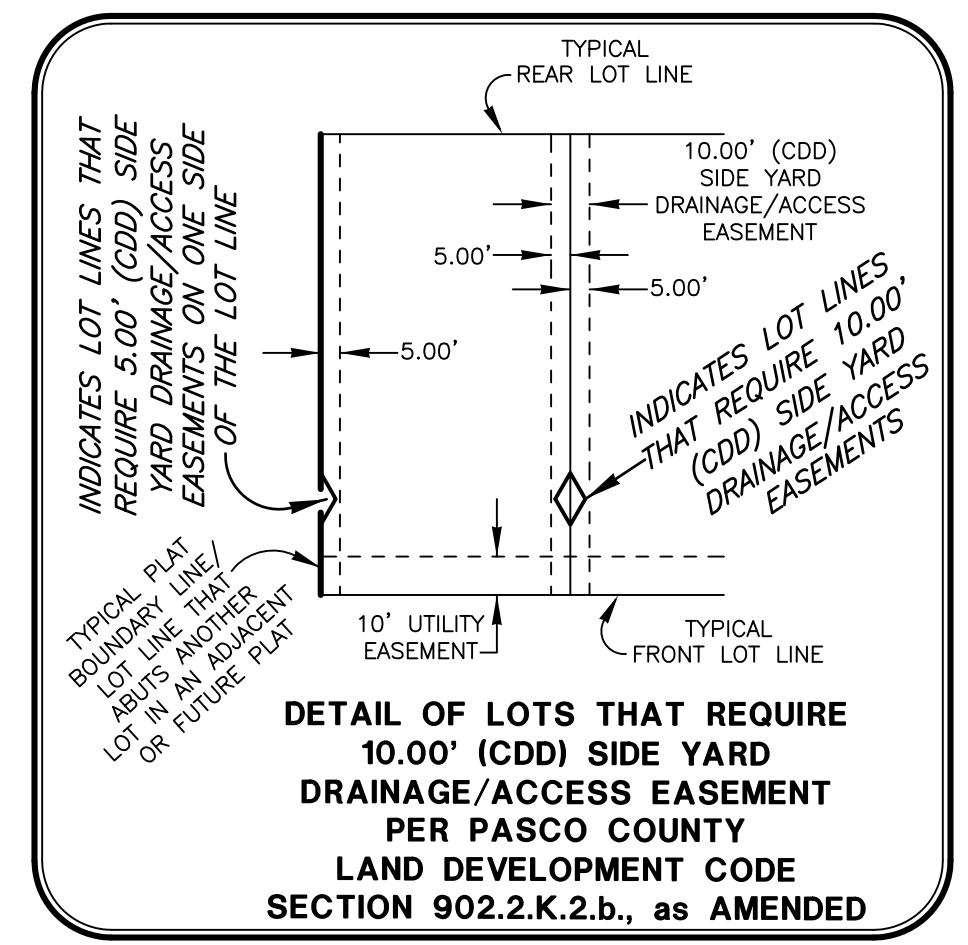
SHEET 11 OF 15 SHEETS

AVALON PARK WEST PARCEL E2 PHASE 2

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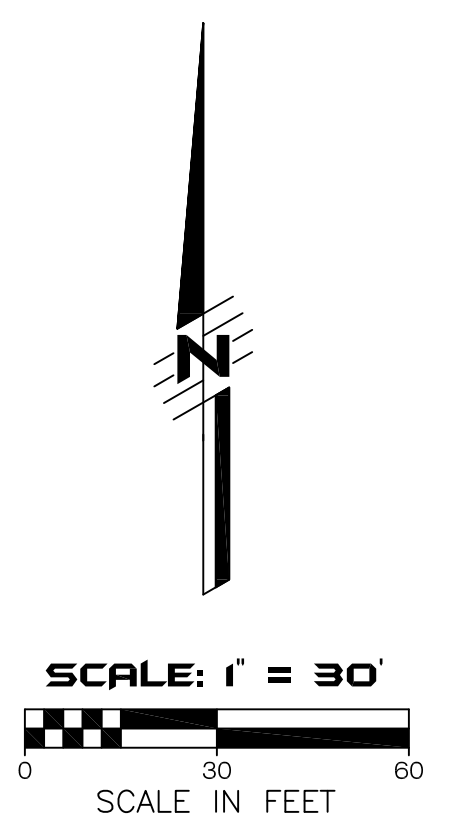


- LEGEND**
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 - (RB) indicates reference bearing
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 - (CDD) - New River Community Development District
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 - R/W - Right-of-way
 - (P.U.E.) - (Public) Utility Easement
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31	2265.00	05°46'44"	228.45	228.35	S.74°06'11"E.
32	2265.00	04°39'32"	184.18	184.13	S.68°53'02"E.
33	2265.00	06°23'16"	252.52	252.39	S.63°21'38"E.
199	10.00	79°41'35"	13.91	12.81	N.69°40'47"E.
200	2240.00	02°54'45"	113.87	113.86	S.69°01'03"E.
201	10.00	97°23'40"	17.00	15.02	S.18°51'50"E.
202	10.00	90°00'00"	15.71	14.14	S.74°50'00"W.
203	10.00	90°00'00"	15.71	14.14	N.15°10'00"W.
204	10.00	84°37'20"	14.77	13.46	N.72°08'40"E.
205	2240.00	02°29'10"	97.20	97.19	S.64°18'05"E.
206	2240.00	01°47'12"	69.85	69.85	S.62°09'54"E.
207	10.00	91°06'18"	15.90	14.28	S.15°43'09"E.
208	10.00	90°00'00"	15.71	14.14	S.74°50'00"W.
209	10.00	90°00'00"	15.71	14.14	N.15°10'00"W.



SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

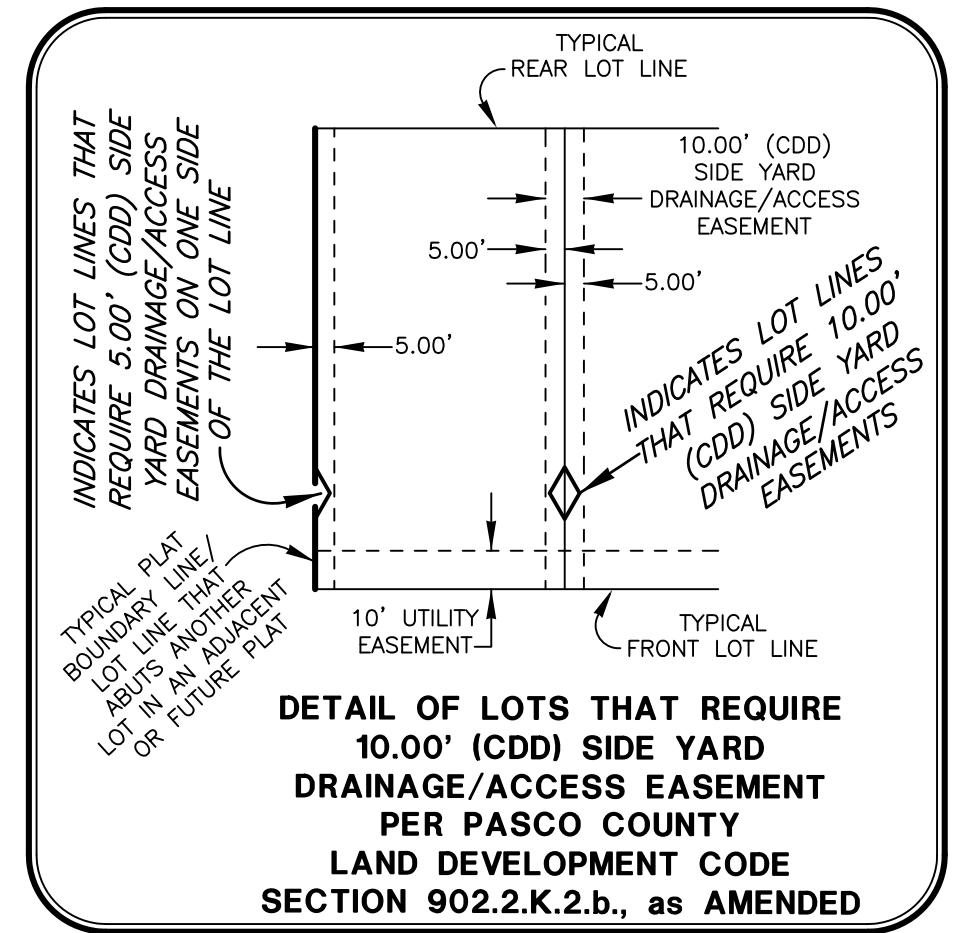
SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

Wetland Conservation Area Note:
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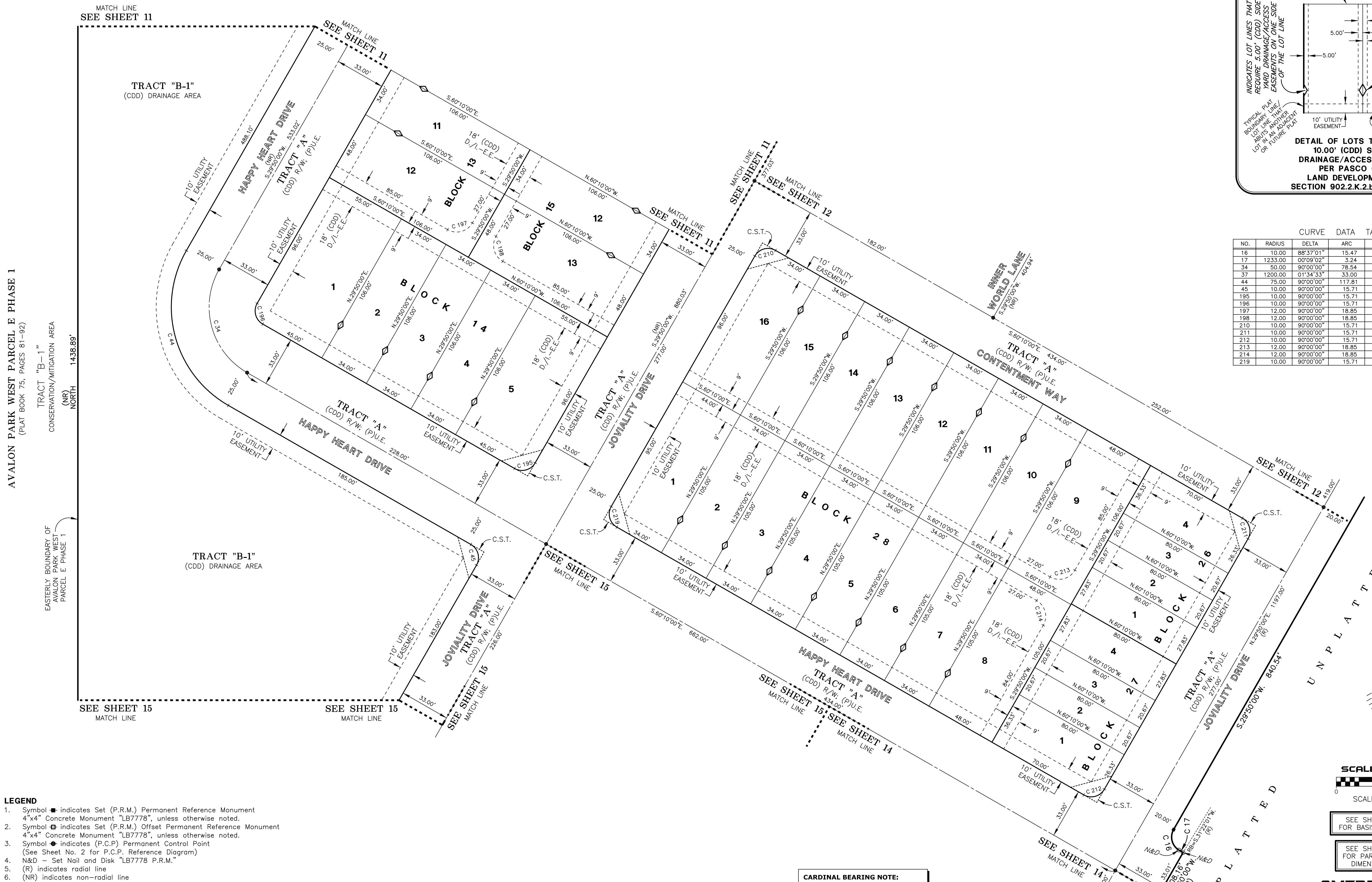
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Certificate of Authorization Number LB 7778
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Tampa, FL 33609
PHONE (813) 221-5200

AVALON PARK WEST PARCEL E2 PHASE 2

PARTIALLY BEING A REPLAT OF A PORTION OF TRACT "B-1", ACCORDING TO THE PLAT OF AVALON PARK WEST PARCEL E PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 81 THROUGH 92 INCLUSIVE LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
16	10.00	88°37'01"	15.47	13.97	S.14°28'31"E.
17	1233.00	00°09'02"	3.24	3.24	S.58°42'30"E.
34	50.00	90°00'00"	78.54	70.71	S.15°10'00"E.
37	1200.00	01°34'33"	33.00	33.00	S.59°22'44"E.
44	75.00	90°00'00"	117.81	106.07	S.15°10'00"E.
45	10.00	90°00'00"	15.71	14.14	S.15°10'00"E.
195	10.00	90°00'00"	15.71	14.14	S.74°50'00"W.
196	10.00	90°00'00"	15.71	14.14	N.15°10'00"W.
197	12.00	90°00'00"	18.85	16.97	N.74°50'00"E.
198	12.00	90°00'00"	18.85	16.97	S.15°10'00"E.
210	10.00	90°00'00"	15.71	14.14	N.74°50'00"E.
211	10.00	90°00'00"	15.71	14.14	S.15°10'00"E.
212	10.00	90°00'00"	15.71	14.14	S.74°50'00"W.
213	12.00	90°00'00"	18.85	16.97	S.74°50'00"W.
214	12.00	90°00'00"	18.85	16.97	S.15°10'00"E.
219	10.00	90°00'00"	15.71	14.14	N.15°10'00"W.



AVALON PARK WEST PARCEL E PHASE 1 (PLAT BOOK 75, PAGES 81-92)

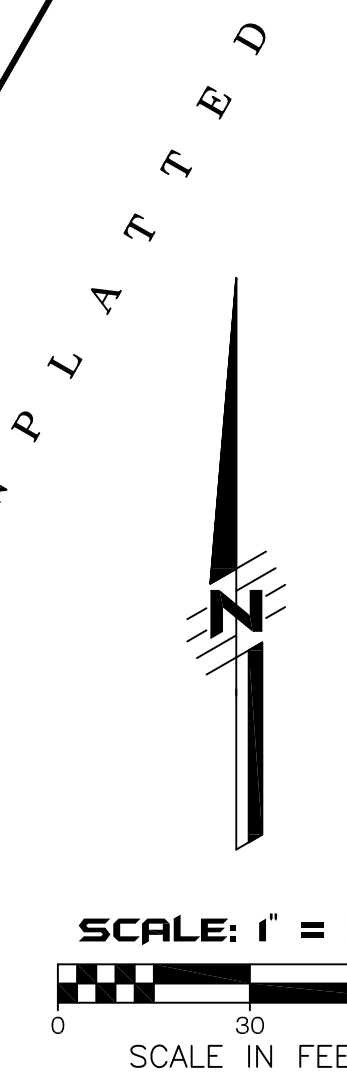
TRACT "B-1" CONSERVATION/MITIGATION AREA (NR) NORTH 1438.89'

EASTERLY BOUNDARY OF AVALON PARK WEST PARCEL E PHASE 1

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - N&D - Set Nail and Disk "LB7778 P.R.M."
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - New River Community Development District
 - D./I.-E.E. - Drainage/Ingress and Egress Easement
 - R/W - Right-of-way
 - (P.U.E.) - (Public) Utility Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

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CARDINAL BEARING NOTE:
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NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.



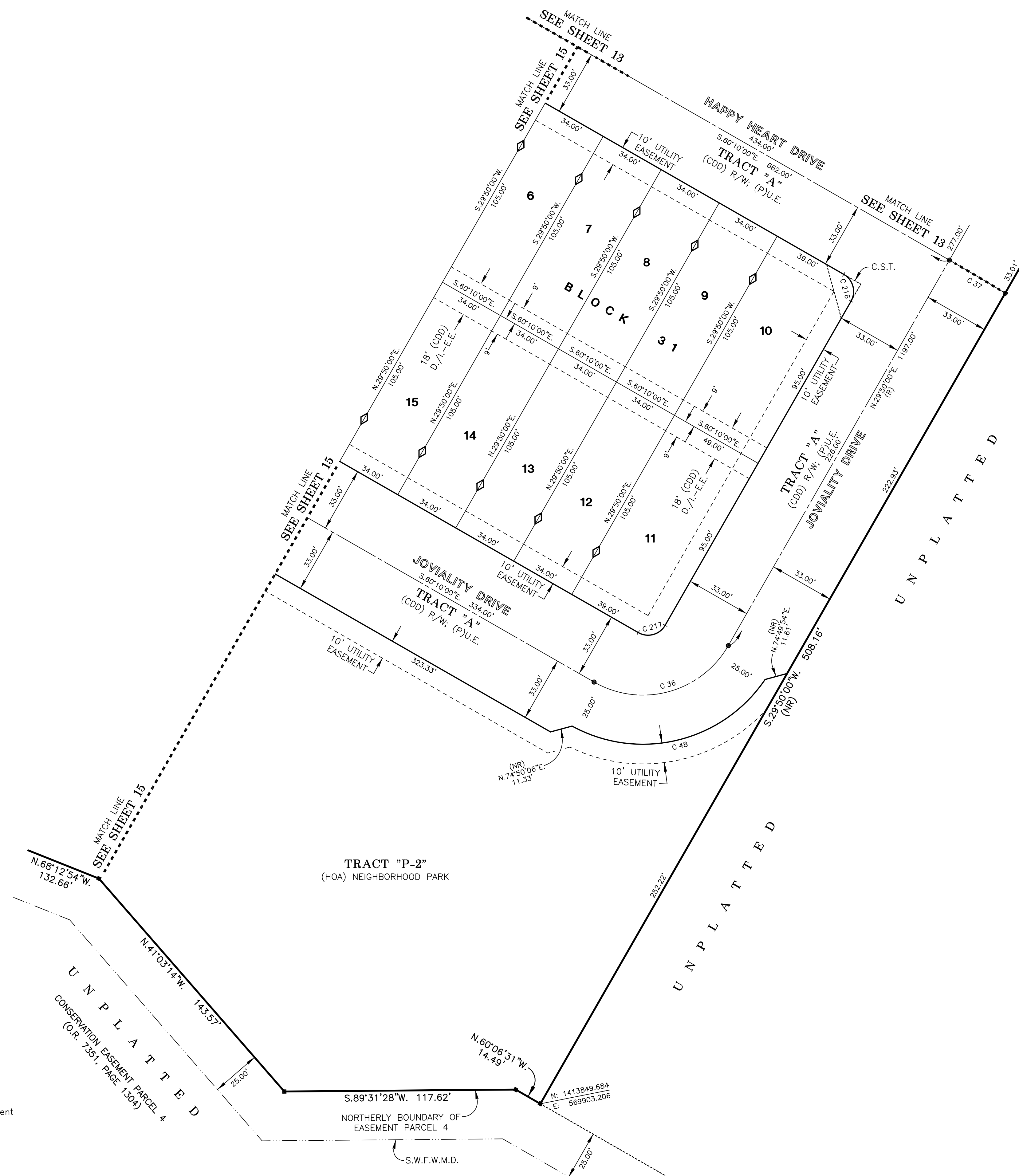
SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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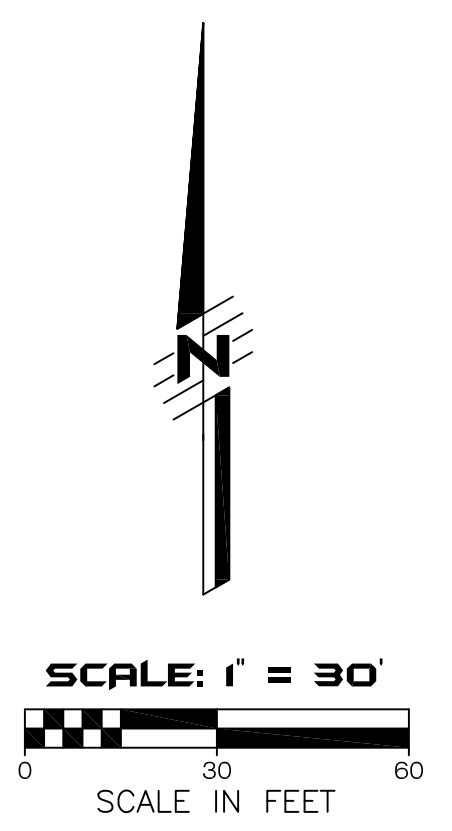


DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	50.00	90°00'00"	78.54	70.71	N.74°50'00"E
37	1200.00	01°34'33"	33.00	33.00	S.59°22'44"E
48	75.00	84°37'13"	110.77	100.97	N.76°25'14"E
216	10.00	90°00'00"	15.71	14.14	S.15°10'00"E
217	10.00	90°00'00"	15.71	14.14	S.74°50'00"W

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 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (HOA) - Avalon Park West Residential Owner's Association, Inc.
 - (CDD) - New River Community Development District
 - D./I.-E.E. - Drainage/Ingress and Egress Easement
 - R/W - Right-of-way
 - (P)U.E. - (Public) Utility Easement
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 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)



SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

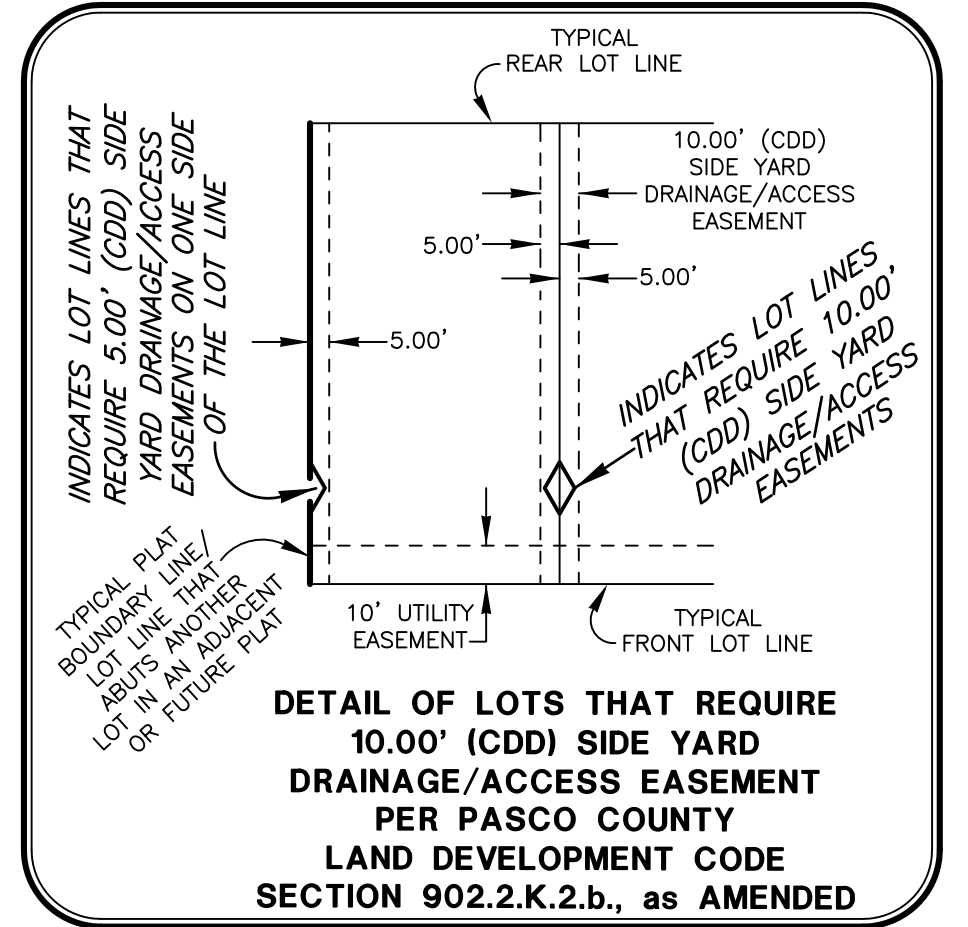
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AVALON PARK WEST PARCEL E2 PHASE 2

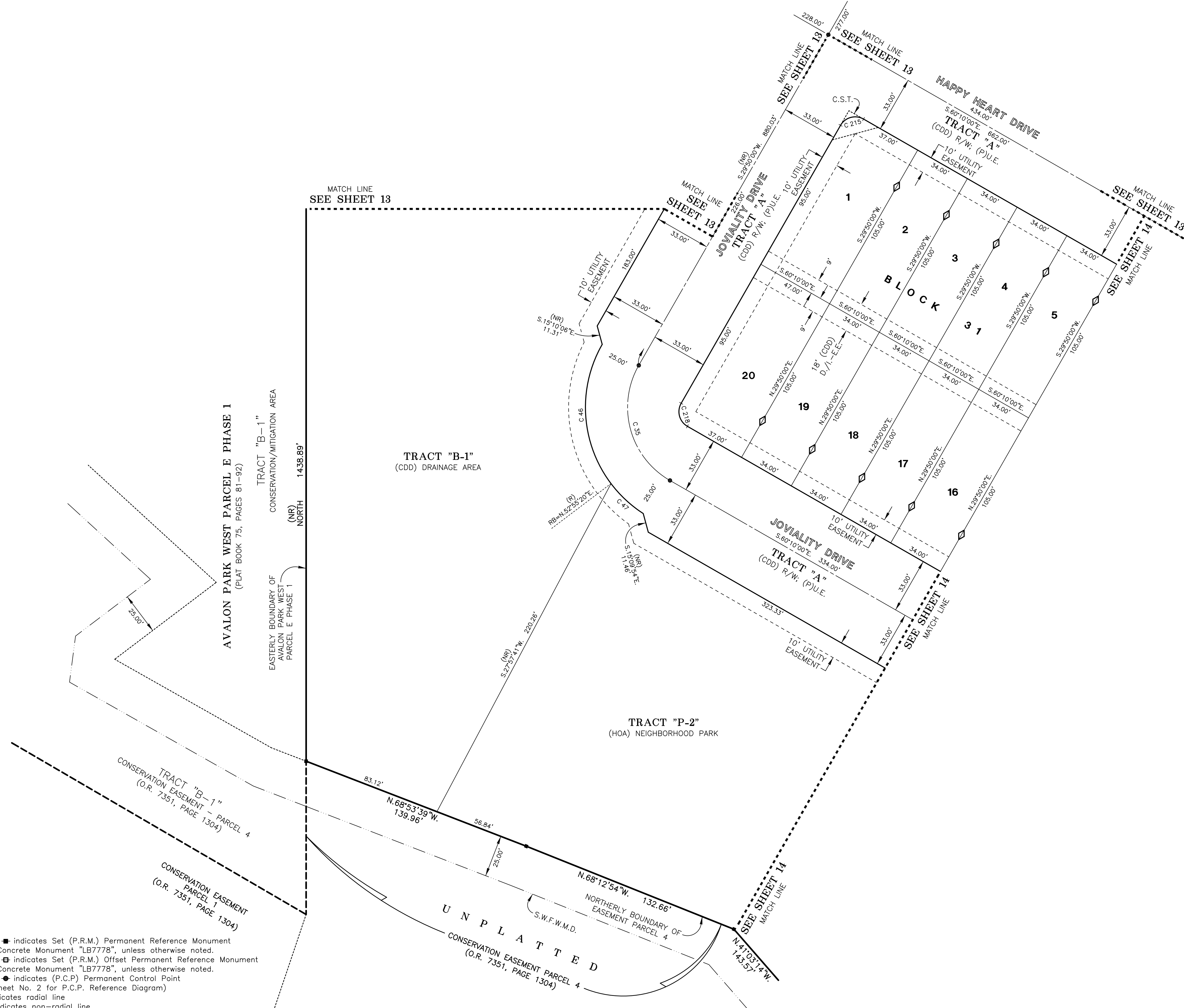
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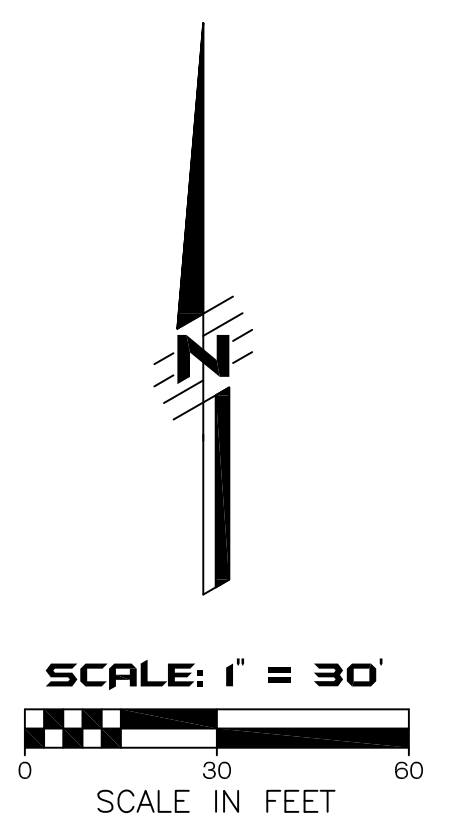
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
35	50.00	90°00'00"	78.54	70.71	S.15°10'00"E.
46	75.00	66°54'40"	87.59	82.69	S.0°37'20"E.
47	75.00	20°01'44"	26.22	26.08	S.47°05'32"E.
215	10.00	90°00'00"	15.71	14.14	N.74°50'00"E.
218	10.00	90°00'00"	15.71	14.14	N.15°10'00"W.



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