



# *New River Community Development District*

**April 20, 2026**

**Third Revised 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

## THIRD REVISED 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 4
    - ii. Consideration of Advanced Aquatics 2026 Renewal Letter..... Page 12
  - D. Landscape
  - E. District Engineer
    - i. Engineer’s Report
  - F. District Counsel
  - G. District Manager
    - i. Review of Phase2 Mapping ..... Page 13
    - ii. Discussion of FY2027 Proposed Budget First Draft ..... Page 15
4. **Business Administration**
  - A. Consideration of Minutes from the Workshop held on March 02, 2026 ..... Page 22
  - B. Consideration of Minutes from the Meeting held on March 16, 2026..... Page 24
  - C. Consideration of Minutes from the Workshop held on April 6, 2026 ..... Page 27
  - D. Consideration of February 2026 Financial Statement..... Page 29
  - E. Ratification of Triangle Pool Proposal #987654388..... Page 44
  - F. Ratification of Pine Lake Proposal #8308 ..... Page 45
  - G. Ratification of Munyan Proposal #26LR ..... Page 50
  - H. Ratification of Stanley Martin Parcel E2 Phase 2..... Page 51
  - I. Discussion of Check Request for the Audit FY2025 ..... Page 66
  - J. Consideration of Resolution 2026-03; Appointing District Manager..... Page 68
  - K. Consideration of Resolution 2026-04; Designating Authorized Signatories ..... Page 69
  - L. Consideration of Resolution 2026-05; Designating Officers of the District..... Page 70

**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

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M. Consideration of Resolution 2026-06; Redesignating Admin Office of the District..... Page 71

N. Consideration of Resolution 2026-07; Amending FY2026 Annual Meeting Schedule ..... Page 72

**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**

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**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](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)  
292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



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## Waterway Inspection Report | Page 2

### 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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**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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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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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*

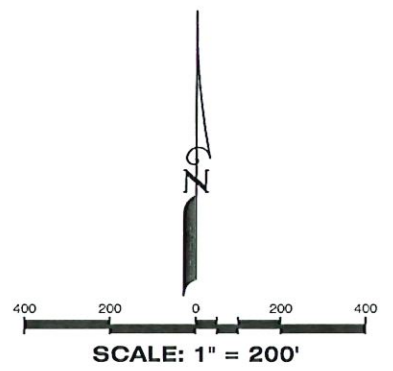
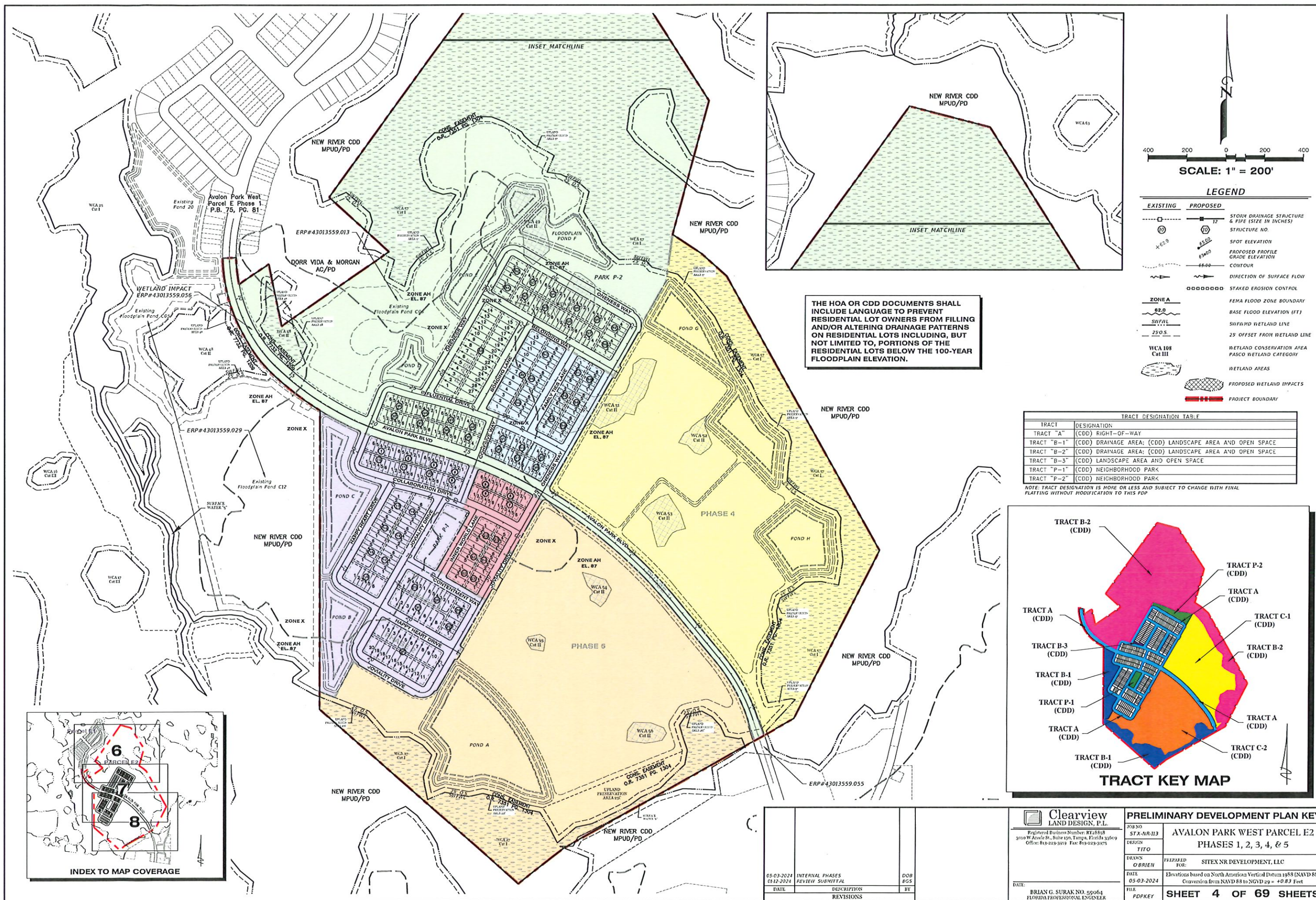
Doug Agnew  
 Senior Environmental Consultant

*Jason Jaszczak*

Jason Jaszczak  
 Environmental Consultant

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**LEGEND**

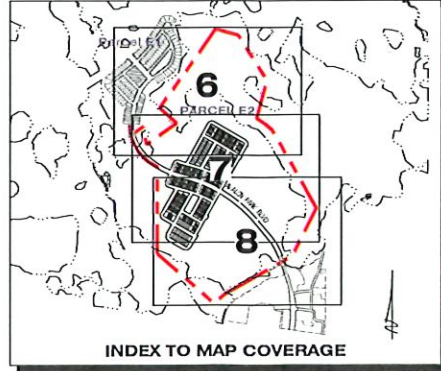
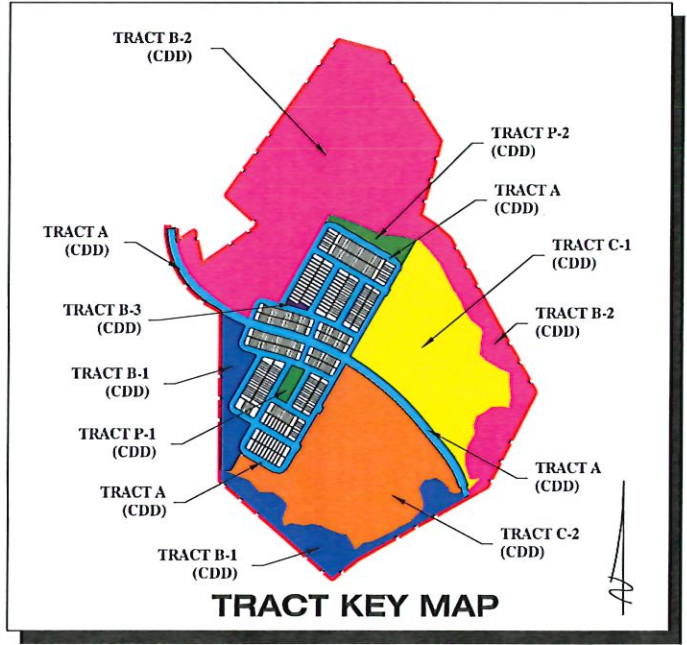
EXISTING	PROPOSED	DESCRIPTION
---○---	---○---	STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES) STRUCTURE NO.
⊕	⊕	SPOT ELEVATION
---	---	PROPOSED PROFILE GRADE ELEVATION
---	---	CONTOUR
---	---	DIRECTION OF SURFACE FLOW
---	---	STAKED EROSION CONTROL
---	---	FEMA FLOOD ZONE BOUNDARY
---	---	BASE FLOOD ELEVATION (FT)
---	---	SWFWMD WETLAND LINE
---	---	25' OFFSET FROM WETLAND LINE
---	---	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**

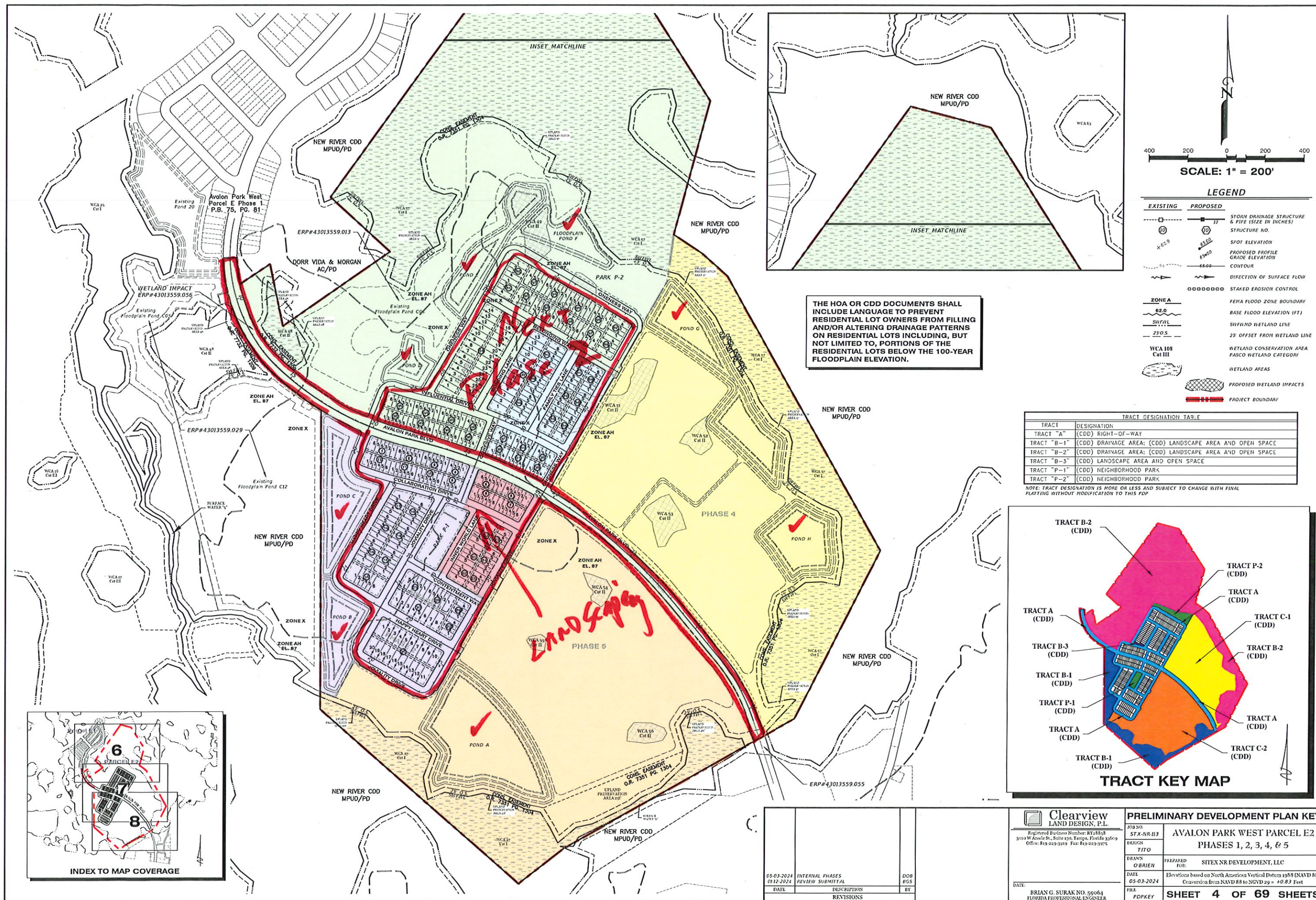
TRACT	DESIGNATION
TRACT "A"	(CDD) RIGHT-OF-WAY
TRACT "B-1"	(CDD) DRAINAGE AREA; (CDD) LANDSCAPE AREA AND OPEN SPACE
TRACT "B-2"	(CDD) DRAINAGE AREA; (CDD) LANDSCAPE AREA AND OPEN SPACE
TRACT "B-3"	(CDD) LANDSCAPE AREA AND OPEN SPACE
TRACT "P-1"	(CDD) NEIGHBORHOOD PARK
TRACT "P-2"	(CDD) NEIGHBORHOOD PARK

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

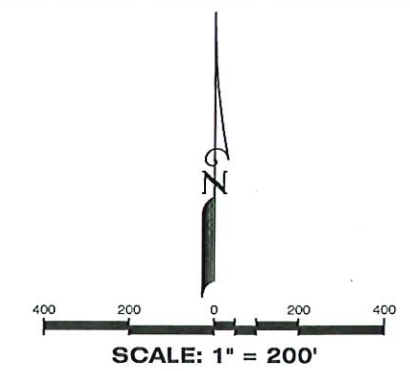


<b>Clearview LAND DESIGN, P.L.</b> Registered Business Number: RY25838 3050 W. Avonle St., Suite 100, Tampa, Florida 33609 Office: 813-223-9100 Fax: 813-223-9175		<b>PRELIMINARY DEVELOPMENT PLAN KEY</b> JOB NO: STX-NR-313 DESIGN: TITO DRAWN: O'BRIEN DATE: 05-03-2024 FILE: FDPKEY	
05-03-2024 01-12-2024 DATE: 05-03-2024 INTERNAL PHASES REVIEW SUBMITTAL		AVALON PARK WEST PARCEL E2 PHASES 1, 2, 3, 4, & 5 SITES NR DEVELOPMENT, LLC Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.83 Feet	
DATE: 05-03-2024 DESCRIPTION: REVISIONS BY:		BRIAN G. SURAK NO. 59064 FLORIDA PROFESSIONAL ENGINEER SHEET 4 OF 69 SHEETS	

PLAN VIEW LINES EAST/PARCEL E2 DRAWING CONDUCTED BY: PRELIMINARY DEVELOPMENT PLAN KEY SHEET 4 OF 69 05/03/2024 09:38 AM DAVID O'BRIEN



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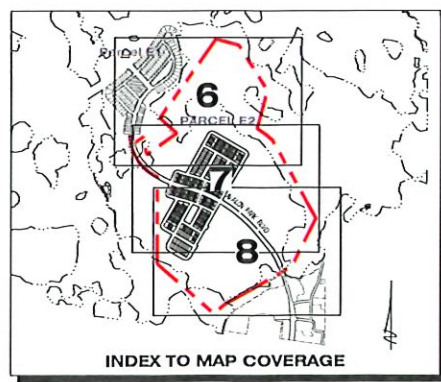
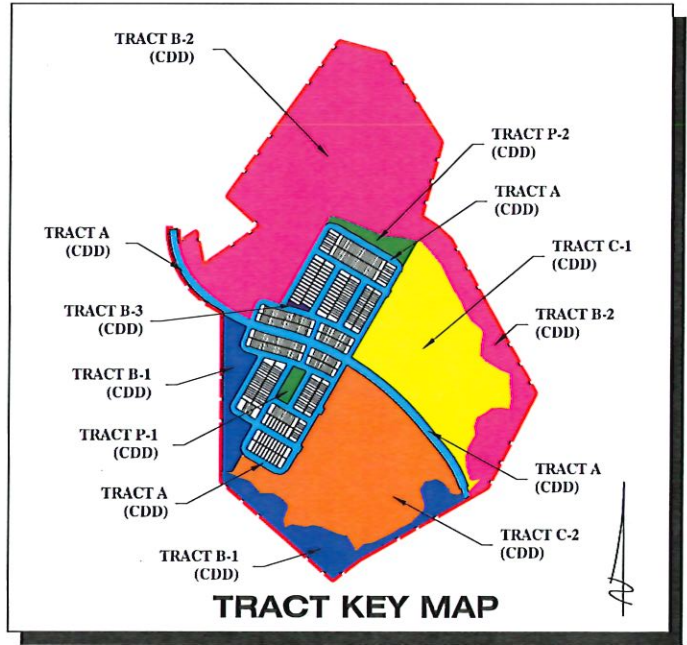
**LEGEND**

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

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<p>05-03-2024 01-12-2024</p>		<p>INTERNAL PHASES REVIEW SUBMITTAL</p>	<p>DOB EGS</p>
DATE	DESCRIPTION	BY	
	REVISIONS		

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

P:\NEW RIVER LAKES EAST\PARCEL E2\DRAWING\CONDO\PROJECT\DWG-4 PRELIMINARY DEVELOPMENT PLAN KEY 2024/05/03 8:38 AM DAVID O'BRIEN



*New River*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**  
**DATE**

**CLEAR PARTNERSHIPS**



**New River**

Community Development District

**Operating Budget**

FY 2027

**New River**

Community Development District

*General Fund***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
<b>REVENUES</b>					
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
<b>TOTAL REVENUES</b>	<b>\$806,337.00</b>	<b>\$652,927.00</b>	<b>\$160,879.00</b>	<b>\$813,806.00</b>	<b>\$839,221.36</b>

**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
<b>Total Financial and Administrative</b>	<b>\$153,006.00</b>	<b>\$76,374.00</b>	<b>\$92,960.00</b>	<b>\$169,334.00</b>	<b>\$194,004.66</b>
<b>Electric Utility Services</b>					
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
<b>New for FY2027 Street Lights E2</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>
<b>Total Electric Utility Services</b>	<b>\$48,584.00</b>	<b>\$20,291.00</b>	<b>\$30,615.20</b>	<b>\$50,906.20</b>	<b>\$75,906.20</b>
<b>Garbage/Solid Waste Services</b>					
Solid Waste Assessment	\$335.00	\$235.00	\$100.00	\$335.00	\$335.00
<b>Total Garbage/Solid Waste Services</b>	<b>\$335.00</b>	<b>\$235.00</b>	<b>\$100.00</b>	<b>\$335.00</b>	<b>\$335.00</b>
<b>Water-Sewer Combined Services</b>					
Utility Services	\$22,250.00	\$9,102.00	\$13,046.20	\$22,148.20	\$22,250.00
<b>Total Water-Sewer Combined Services</b>	<b>\$22,250.00</b>	<b>\$9,102.00</b>	<b>\$13,046.20</b>	<b>\$22,148.20</b>	<b>\$22,250.00</b>
<b>Stormwater Control</b>					
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
<b>Total Stormwater Control</b>	<b>\$26,562.00</b>	<b>\$7,670.00</b>	<b>\$17,744.00</b>	<b>\$25,414.00</b>	<b>\$53,338.00</b>
<b>Other Physical Environment</b>					
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
<b>Total Other Physical Environment</b>	<b>\$419,513.00</b>	<b>\$123,625.00</b>	<b>\$305,236.47</b>	<b>\$428,861.47</b>	<b>\$514,000.06</b>
<b>Contingency</b>					
Misc-Contingency	\$4,634.00	\$16,444.00	\$0.00	\$16,444.00	\$0.00
<b>Total Contingency</b>	<b>\$4,634.00</b>	<b>\$16,444.00</b>	<b>\$0.00</b>	<b>\$16,444.00</b>	<b>\$0.00</b>
<b>Road and Street Facilities</b>					

**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
<b>Total Road and Street Facilities</b>	<b>\$21,500.00</b>	<b>\$1,556.00</b>	<b>\$19,944.00</b>	<b>\$21,500.00</b>	<b>\$21,500.00</b>
<b>Landscape and Pond Maintenance</b>					
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
<b>Total Landscape and Pond Maintenance</b>	<b>\$109,653.00</b>	<b>\$59,177.00</b>	<b>\$96,890.00</b>	<b>\$138,067.00</b>	<b>\$178,092.79</b>
<b>TOTAL EXPENDITURES</b>	<b>\$806,037.00</b>	<b>\$314,474.00</b>	<b>\$576,535.87</b>	<b>\$873,009.87</b>	<b>\$1,059,426.71</b>
Excess (deficiency) of revenues					
Over (under) expenditures	\$300.00	\$338,453.00	-\$415,656.87	-\$59,203.87	-\$220,205.34
<b>OTHER FINANCING SOURCES (USES)</b>					
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
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$338,453.00	-\$415,656.87	-\$59,203.87	-\$220,205.34
<b>FUND BALANCE, BEGINNING</b>		\$0.00	\$0.00	\$0.00	-\$59,203.87
<b>FUND BALANCE, ENDING</b>	<b>\$300.00</b>	<b>\$338,453.00</b>	<b>-\$415,656.87</b>	<b>-\$59,203.87</b>	<b>-\$279,409.21</b>

# 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
<b>PLATTED UNITS</b>																				
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%															
<b>UNPLATTED UNITS</b>																				
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.

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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.

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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
<b>ASSETS</b>				
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
<b>TOTAL ASSETS</b>	<b>\$ 919,137</b>	<b>\$ 524,215</b>	<b>\$ 355,727</b>	<b>\$ 1,799,079</b>
<b>LIABILITIES</b>				
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
<b>TOTAL LIABILITIES</b>	<b>77,709</b>	<b>-</b>	<b>-</b>	<b>77,709</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	7,367	-	-	7,367
Deposits	6,410	-	-	6,410
<b>Restricted for:</b>				
Debt Service	-	524,215	355,727	879,942
<b>Assigned to:</b>				
Operating Reserves	159,263	-	-	159,263
Reserves - Buildings	392,012	-	-	392,012
<b>Unassigned:</b>	<b>276,376</b>	<b>-</b>	<b>-</b>	<b>276,376</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 841,428</b>	<b>\$ 524,215</b>	<b>\$ 355,727</b>	<b>\$ 1,721,370</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 919,137</b>	<b>\$ 524,215</b>	<b>\$ 355,727</b>	<b>\$ 1,799,079</b>

**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>
<b><u>REVENUES</u></b>				
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%	-
<b>TOTAL REVENUES</b>	<b>806,337</b>	<b>652,927</b>	<b>80.97%</b>	<b>9,380</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%	-
<b>Total Administration</b>	<b>153,006</b>	<b>75,574</b>	<b>49.39%</b>	<b>16,599</b>
<b><u>Electric Utility Services</u></b>				
Utility - Irrigation	3,500	809	23.11%	131
Street Lights	45,084	19,482	43.21%	2,839
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>20,291</b>	<b>41.76%</b>	<b>2,970</b>

**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>
<b><u>Garbage/Solid Waste Services</u></b>				
Solid Waste Assessment	335	235	70.15%	-
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>235</b>	<b>70.15%</b>	<b>-</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	9,102	40.91%	1,851
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>9,102</b>	<b>40.91%</b>	<b>1,851</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
R&M-Lake	-	12,500	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>-</b>	<b>12,500</b>	<b>0.00%</b>	<b>-</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	950	11.18%	-
Aquatic Maintenance	17,500	6,720	38.40%	2,784
<b>Total Stormwater Control</b>	<b>26,562</b>	<b>7,670</b>	<b>28.88%</b>	<b>2,784</b>
<b><u>Other Physical Environment</u></b>				
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%	-
<b>Total Other Physical Environment</b>	<b>419,513</b>	<b>123,625</b>	<b>29.47%</b>	<b>21,522</b>
<b><u>Contingency</u></b>				
Misc-Contingency	4,634	16,444	354.86%	4,320
<b>Total Contingency</b>	<b>4,634</b>	<b>16,444</b>	<b>354.86%</b>	<b>4,320</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	-	0.00%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	1,556	31.12%	-
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>1,556</b>	<b>7.24%</b>	<b>-</b>

**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>
<b><u>Parks and Recreation</u></b>				
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%	-
<b>Total Parks and Recreation</b>	<b>109,953</b>	<b>59,977</b>	<b>54.55%</b>	<b>11,991</b>
<b>TOTAL EXPENDITURES</b>	<b>806,337</b>	<b>326,974</b>	<b>40.55%</b>	<b>62,037</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	325,953	0.00%	(52,657)
Net change in fund balance	\$ -	\$ 325,953	0.00%	\$ (52,657)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>515,475</b>	<b>515,475</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 515,475</b>	<b>\$ 841,428</b>		

**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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
<b>REVENUES</b>				
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)
<b>TOTAL REVENUES</b>	<b>1,321,798</b>	<b>219,556</b>	<b>16.61%</b>	<b>3,467</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,763	4,299	90.26%	51
<b>Total Administration</b>	<b>4,763</b>	<b>4,299</b>	<b>90.26%</b>	<b>51</b>
<b>Debt Service</b>				
Principal Debt Retirement A-2	335,000	-	0.00%	-
Principal Debt Retirement B-2	285,000	-	0.00%	-
Interest Expense Series A-2	354,056	181,844	51.36%	-
Interest Expense Series B-2	264,469	142,450	53.86%	-
<b>Total Debt Service</b>	<b>1,238,525</b>	<b>324,294</b>	<b>26.18%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,243,288</b>	<b>328,593</b>	<b>26.43%</b>	<b>51</b>
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
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>633,252</b>	<b>633,252</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 711,762</b>	<b>\$ 524,215</b>		

**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>
<b><u>REVENUES</u></b>				
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)
<b>TOTAL REVENUES</b>	<b>228,621</b>	<b>223,496</b>	<b>97.76%</b>	<b>3,109</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,763	4,433	93.07%	53
<b>Total Administration</b>	<b>4,763</b>	<b>4,433</b>	<b>93.07%</b>	<b>53</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	125,000	5,000	4.00%	5,000
Interest Expense	71,575	38,538	53.84%	-
<b>Total Debt Service</b>	<b>196,575</b>	<b>43,538</b>	<b>22.15%</b>	<b>5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>201,338</b>	<b>47,971</b>	<b>23.83%</b>	<b>5,053</b>
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)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>180,202</b>	<b>180,202</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 207,485</b>	<b>\$ 355,727</b>		

**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
<b>TOTAL</b>	<b>\$ 1,059,370</b>	<b>\$ 44,562</b>	<b>\$ 21,620</b>	<b>\$ 1,125,550</b>	<b>\$ 670,957</b>	<b>\$ 223,816</b>	<b>\$ 230,778</b>
% COLLECTED				97.31%	97.31%	97.31%	97.31%
<b>TOTAL OUTSTANDING</b>				<b>\$ 31,170</b>	<b>\$ 18,580</b>	<b>\$ 6,198</b>	<b>\$ 6,391</b>

## Cash and Investment Report

February 28, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>			
Checking Account - Operating New	Bank United	-	\$484,014
High Yield Checking Account - Operating	Valley Bank	3.56%	421,346
			905,360
<b>DEBT SERVICE FUNDS</b>			
Series 2010 Prepayment Fund A-2	US Bank	3.50%	1,694
Series 2010 Prepayment Fund B-2	US Bank	3.50%	1,397
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
	<b>Subtotal DS</b>		857,589
	<b>Total</b>		\$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
<b>Outstanding Checks</b>						
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
<b>Total Outstanding Checks.....</b>				<b>13,764.49</b>		<b>13,764.49</b>

**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
<b>GENERAL FUND - 001</b>								
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
<b>Fund Total</b>								<b>\$51,361.77</b>

<b>Total Checks Paid</b>	<b>\$51,361.77</b>
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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	<b>INTELLIFLO XF VSF VARIABLE SPEED PUMP</b>	PENTAIR INTELLIFLO XF VSF VARIABLE SPEED PUMP	1	\$2,899.95	\$2,899.95
2.		<b>MISC PVC &amp; NUTS &amp; BOLTS</b>	MISC PVC & NUTS & BOLTS	1	\$75.00	\$75.00
3.		<b>SERVICE-LABOR</b>	SERVICE CALL / LABOR	1	\$175.00	\$175.00
4.		<b>IF YOU HAVE ANY QUESTIONS, PLEASE EMAIL REPAIR@TRIANGLE-POOL.COM</b>		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](mailto: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
	<b>Irrigation Enhancement:</b>	\$2,072.34
<b>PROJECT TOTAL:</b>		<b>\$2,072.34</b>

# 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

- types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer’s specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
  - **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
  - **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
  - **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
  - **Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.**

By   
 \_\_\_\_\_  
**Jessi Milch**

Date 3/31/2026  
 \_\_\_\_\_  
**Pine Lake Services, LLC**

By   
 \_\_\_\_\_  
**New River CDD**

Date 4/6/26  
 \_\_\_\_\_

1 April 2026.

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



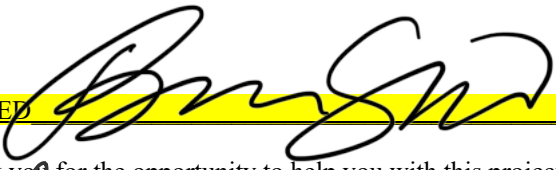
Site Address: 5227 Autumn Ridge Dr, Wesley Chapel, FL 33545

### 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

### LEGAL DESCRIPTION:

A parcel of land lying in Sections 13 and 14, Township 26 South, Range 20 East, Pasco County, Florida, including 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, of the Public Records of Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Section 13, run thence along the North boundary of said Section 13, N.89°59'07"E., 154.60 feet to a point on the Easterly boundary of the aforesaid AVALON PARK WEST PARCEL E PHASE 1; thence along said Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1, the following two (2) courses: 1) S.11°56'33"E., 89.71 feet; 2) S.56°30'00"W., 185.09 feet to a point on a curve, also being the **POINT OF BEGINNING**; thence Southerly, 308.78 feet along the arc of a curve to the left having a radius of 765.00 feet and a central angle of 2°07'36" (chord bearing S.23°02'57"E., 306.69 feet) to a point of compound curvature; thence Southeastery, 121.35 feet along the arc of a curve to the left having a radius of 555.00 feet and a central angle of 12°31'40" (chord bearing S.40°52'35"E., 121.11 feet) to a point of tangency; thence S.47°08'25"E., 45.55 feet to a point of curvature; thence Southeastery, 760.68 feet along the arc of a curve to the left having a radius of 1460.00 feet and a central angle of 29°51'07" (chord bearing S.62°03'59"E., 752.11 feet) to a point of reverse curvature; thence Easterly, 766.04 feet along the arc of a curve to the right having a radius of 2540.00 feet and a central angle of 17°16'47" (chord bearing S.68°21'09"E., 763.14 feet) to a point on a curve; thence Southerly, 28.83 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 82°35'44" (chord bearing S.17°58'03"E., 26.40 feet) to a point of reverse curvature; thence Southeastery, 858.67 feet along the arc of a curve to the right having a radius of 2522.50 feet and a central angle of 19°30'14" (chord bearing S.49°30'48"E., 854.53 feet) to a point of tangency; thence S.39°45'41"E., 382.09 feet to a point of curvature; thence Southeastery, 361.20 feet along the arc of a curve to the right having a radius of 925.00 feet and a central angle of 22°22'24" (chord bearing S.28°34'29"E., 358.91 feet); thence N.71°51'00"E., 12.08 feet; thence S.29°09'58"E., 44.46 feet; thence S.21°30'24"E., 172.46 feet to a point on the Northerly boundary of AVALON PARK WEST - TOWNCENTER SOUTH - PHASES 2 AND 3, according to the plat thereof, as recorded in Plat Book 85, Pages 102 through 104 Inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of AVALON PARK WEST - TOWNCENTER SOUTH - PHASES 2 AND 3, the following four (4) courses: 1) N.67°40'56"W., 28.31 feet; 2) N.84°48'28"W., 7.59 feet; 3) S.18°09'00"E., 88.67 feet; 4) S.71°51'00"W., 54.00 feet to a point on the Easterly boundary of AVALON PARK WEST - TOWNCENTER SOUTH - PHASE 1, according to the plat thereof, as recorded in Plat Book 81, Pages 100 through 102 Inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of AVALON PARK WEST - TOWNCENTER SOUTH - PHASE 1, N.18°09'00"W., 111.97 feet; thence along the Northerly boundary of said AVALON PARK WEST - TOWNCENTER SOUTH - PHASE 1, N.84°48'28"W., 55.25 feet; thence N.22°28'09"W., 107.29 feet; thence N.30°55'31"E., 64.48 feet; thence N.71°51'00"E., 11.91 feet to a point on a curve; thence Northwesterly, 342.34 feet along the arc of said curve to the left having a radius of 875.00 feet and a central angle of 22°25'00" (chord bearing N.28°33'11"W., 340.16 feet) to a point of tangency; thence N.39°45'41"W., 382.09 feet to a point of curvature; thence Northwesterly, 840.22 feet along the arc of a curve to the left having a radius of 2472.50 feet and a central angle of 19°28'15" (chord bearing N.49°29'48"W., 836.19 feet) to a point of compound curvature; thence Westerly, 31.74 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°56'04" (chord bearing S.75°18'02"W., 28.51 feet) to a point of tangency; thence S.29°50'00"W., 840.54 feet to a point of curvature; thence Southerly, 15.47 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 88°37'01" (chord bearing S.14°28'31"E., 13.97 feet) to a point of reverse curvature; thence Southeastery, 3.24 feet along the arc of a curve to the right having a radius of 1233.00 feet and a central angle of 00°09'02" (chord bearing S.58°42'30"E., 3.24 feet); thence S.29°50'00"W., 508.16 feet to a point on the Northerly boundary of Conservation Easement Parcel 4, as recorded in Official Records Book 7351, Page 1304 of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Conservation Easement Parcel 4, the following five (5) courses: 1) N.60°06'31"W., 14.49 feet; 2) S.89°31'28"W., 117.62 feet; 3) N.41°03'14"W., 143.57 feet; 4) N.68°12'54"W., 132.66 feet; 5) N.68°53'39"W., 139.96 feet to a point on the aforesaid Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1; thence along said Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1, NORTH, 1438.89 feet to a point on a curve; thence Northwesterly, 310.65 feet along the arc of a curve to the right having a radius of 1540.00 feet and a central angle of 11°33'28" (chord bearing N.52°39'48"W., 310.12 feet) to a point of compound curvature; thence Northwesterly, 179.98 feet along the arc of a curve to the right having a radius of 675.00 feet and a central angle of 15°16'39" (chord bearing N.39°14'44"W., 179.45 feet) to a point of tangency; thence N.31°36'24"W., 40.46 feet to a point of curvature on the aforesaid Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1; thence along said Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1, the following three (3) courses: 1) Northerly, 441.92 feet along the arc of a curve to the right having a radius of 835.00 feet and a central angle of 30°19'24" (chord bearing N.16°26'42"W., 436.78 feet); 2) N.88°43'00"E., 70.00 feet to a point on a curve; 3) Southerly, 136.22 feet along the arc of said curve to the left having a radius of 765.00 feet and a central angle of 10°12'09" (chord bearing S.06°23'04"E., 136.04 feet) to the **POINT OF BEGINNING**.

Containing 33.607 acres, more or less.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

Stanley Martin Homes, LLC, a Delaware limited liability company, authorized to do business in the State of Florida ("SMH"), Sitex NR Development LLC, a Florida limited liability company, Sitex NR Holding, LLC, a Florida limited liability company and New River Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, (collectively the "Owners"), hereby state and declare that they are the fee simple owners of all lands referenced to as AVALON PARK WEST PARCEL E2 PHASE 2, as described in the legal description which is a part of this plat and makes the following dedications:

- Owners do hereby grant, convey and dedicate TRACT "A" [(CDD) Right-of-Way; (Public) Utility Easement], as shown hereon to the New River Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District" or "CDD").
- Owners do hereby grant, convey and dedicate to Pasco County, Florida ("County"), a perpetual easement for Ingress and egress over and across TRACT "A" [(CDD) Right-of-Way; (Public) Utility Easement] as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owners do hereby grant, convey and dedicate TRACTS "B-1", "B-1A" and "B-2", as shown and depicted hereon to the District.
- SMH hereby reserves fee title to TRACTS "P-1" and "P-2" as shown hereon, for conveyance by SMH to the Avalon Park West Residential Owner's Association, Inc., a Florida not-for-profit corporation ("HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACTS "P-1" and "P-2", shall be maintained by SMH for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- Owners do hereby dedicate to the District all (CDD) Drainage/Ingress and Egress Easements and all (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto.
- Owners do hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owners do hereby grant, convey and dedicate to the perpetual use of the public and the County all utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owners further do hereby grant, convey, warrant, and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owners do hereby reserve for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation, and maintenance and/or replacement of communication lines including but not limited to cable television, Internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owners do hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

### OWNER: Stanley Martin Homes, LLC, a Delaware limited liability company

By: Rick Harcrow, as Division President, Tampa Division  
Witness: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

ACKNOWLEDGMENT: State of \_\_\_\_\_, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Rick Harcrow, as Division President, Tampa Division of Stanley Martin Homes, LLC, a Delaware limited liability company, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, \_\_\_\_\_, the day and year aforesaid.

Notary Public, State of \_\_\_\_\_ at Large  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
(Printed Name of Notary)

### OWNER: SITEX NR DEVELOPMENT LLC, a Florida limited liability company

By: Marybel Defillo, as Manager  
Witness: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

ACKNOWLEDGMENT: State of \_\_\_\_\_, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Marybel Defillo, as Manager of SITEX NR DEVELOPMENT LLC, a Florida limited liability company, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
(Printed Name of Notary)

### OWNER: SITEX NR HOLDING LLC, a Florida limited liability company

By: Marybel Defillo, as Manager  
Witness: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

ACKNOWLEDGMENT: State of \_\_\_\_\_, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Marybel Defillo, as Manager of SITEX NR HOLDING LLC, a Florida limited liability company, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
(Printed Name of Notary)

### OWNER: NEW RIVER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes

By: Jeff Smith, as Chairman  
Witness: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

ACKNOWLEDGMENT: State of Florida, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Jeff Smith, as Chairman of New River Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
(Printed Name of Notary)

### CERTIFICATE OF ACCEPTANCE

of NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

The dedications to New River Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, were accepted at an open meeting of New River Community Development District by their Board of Supervisors this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, and the District hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Jeff Smith, as Chairman  
Witness: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

ACKNOWLEDGMENT: State of Florida, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Jeff Smith, as Chairman of New River Community Development District, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
(Printed Name of Notary)

### CERTIFICATE OF ACCEPTANCE

of the Avalon Park West Residential Owner's Association, Inc.

Avalon Park West Residential Owner's Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: Ross Halle, as President  
Witness: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

ACKNOWLEDGMENT: State of Florida, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Ross Halle, as President of Avalon Park West Residential Owner's Association, Inc., [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
(Printed Name of Notary)

### PROPERTY INFORMATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

We, Fidelity National Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report, Order No. 12404770) and, based on said report find that the title of the property is vested in New River Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, Sitex NR Development, LLC, a Florida limited liability company, Stanley Martin Homes, LLC, a Delaware limited liability company and Sitex NR Holding LLC, a Florida limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, Order No. 12404770.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### Fidelity National Title Insurance Company

By: Robert Mosher, Authorized Signatory

### REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177 Part I, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131

### CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E.,  
Assistant County Administrator  
Development Services

### CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_.

By: Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

### SURVEYOR'S CERTIFICATE

The undersigned, being directly licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 17th day of October, 2025, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

AMERRITT, INC.  
3010 W. Azeede Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

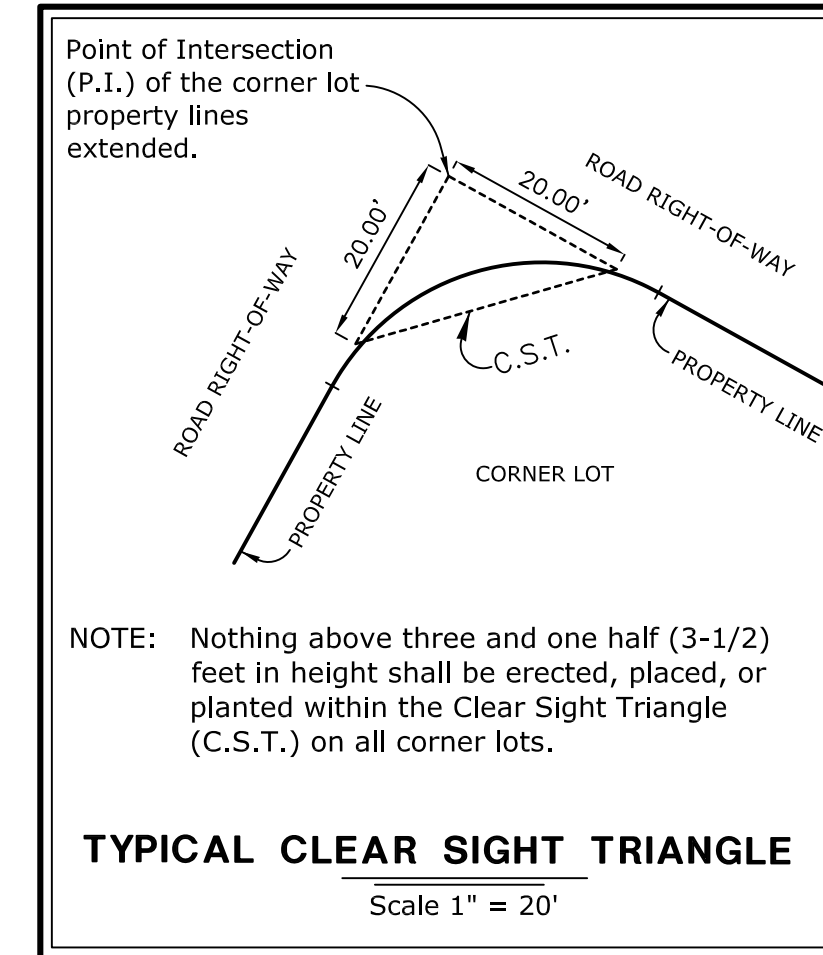
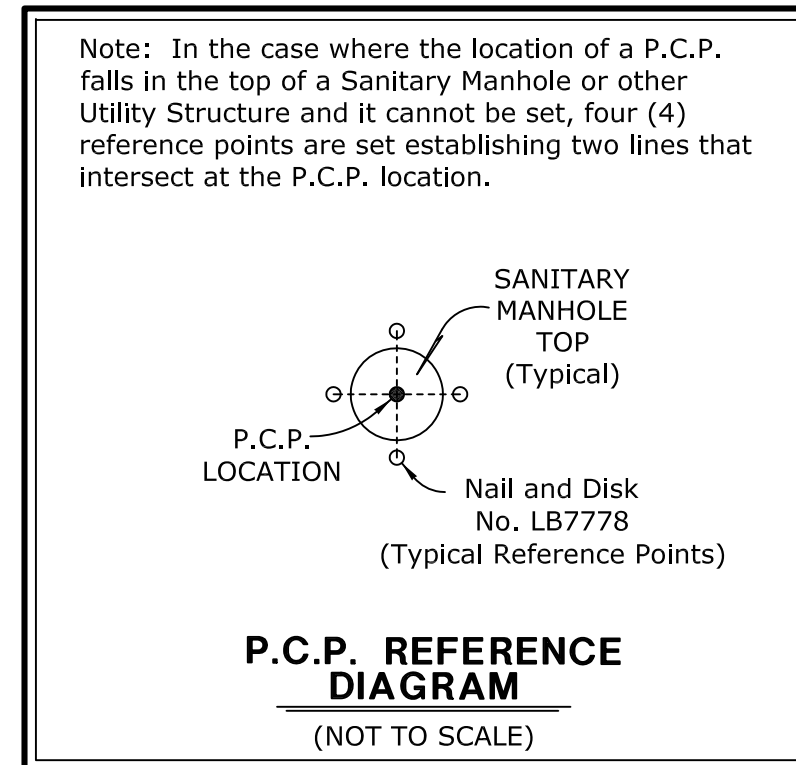
### AMERRITT, INC.

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

Job No. AMI-SMH-APW-002  
File: P:\Avalon Park - DR Horizon\Parcel E2Phase 2Plat\AVALON-W-Par-E2-Ph-2-01

# 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.

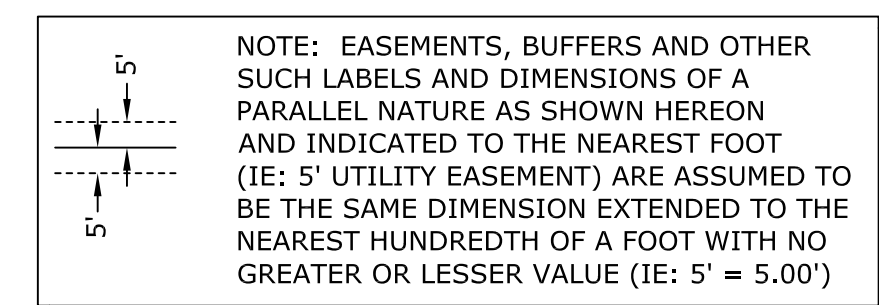
**NOTE:**  
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

**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.±

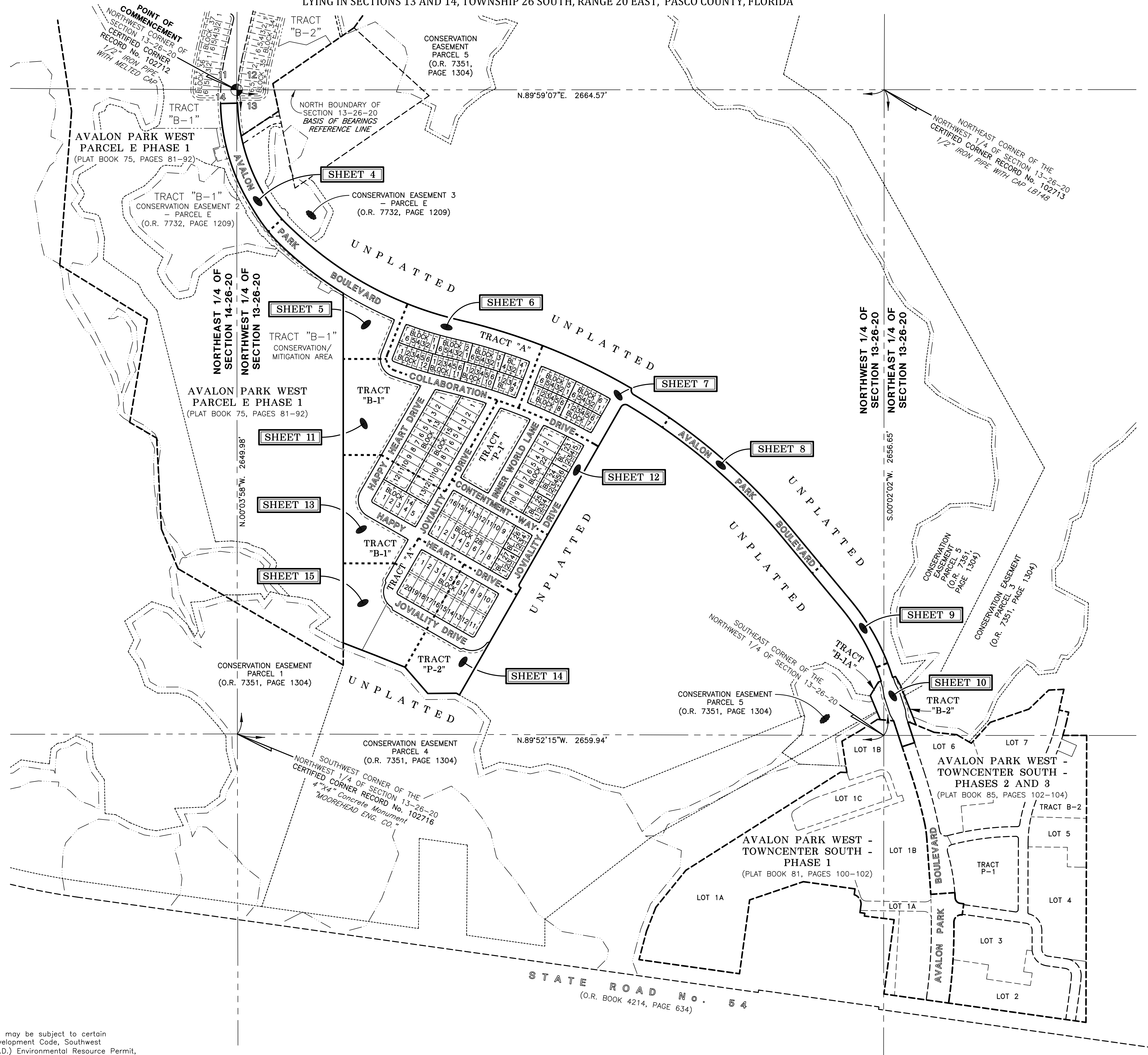
**NOTICE:**  
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat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



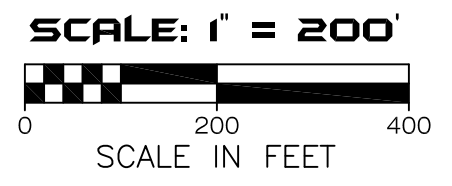
# AVALON PARK WEST PARCEL E2 PHASE 2

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### 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

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

#### Wetland Conservation Area Note:

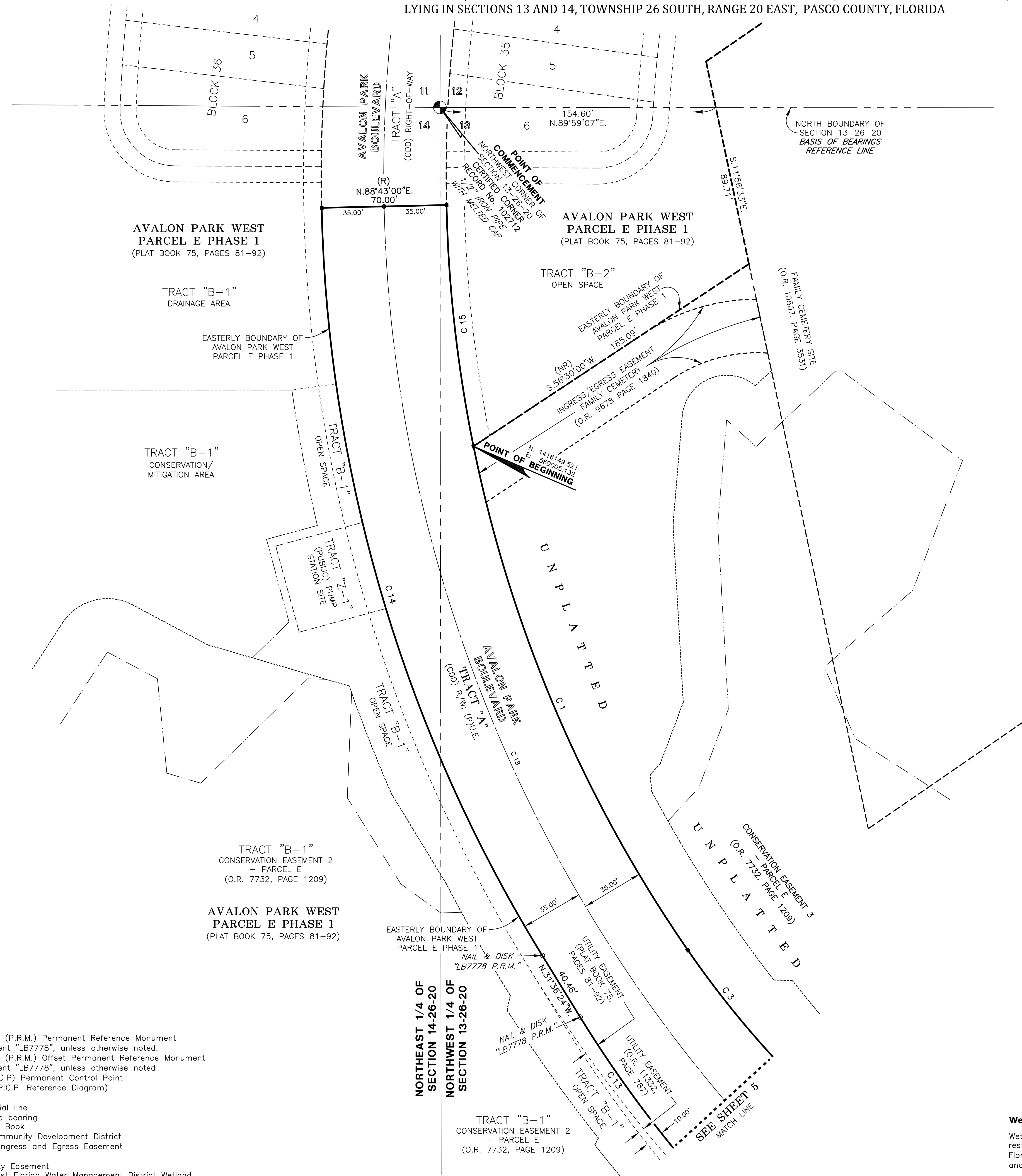
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

# AVALON PARK WEST PARCEL E2 PHASE 2

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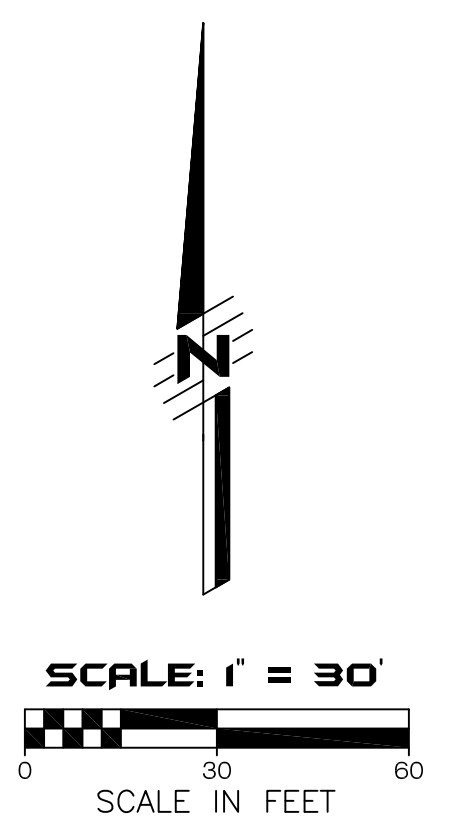
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	765.00	2°07'36"	308.78	306.69	S.2°02'57"E.
3	555.00	12°31'40"	121.35	121.11	S.40°52'35"E.
13	675.00	15°16'39"	179.98	179.45	N.39°14'44"W.
14	835.00	30°19'24"	441.92	436.78	N.16°26'42"W.
15	785.00	10°12'09"	136.22	136.04	S.06°23'04"E.
18	800.00	45°51'25"	640.29	623.33	S.24°12'43"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.
- 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



SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

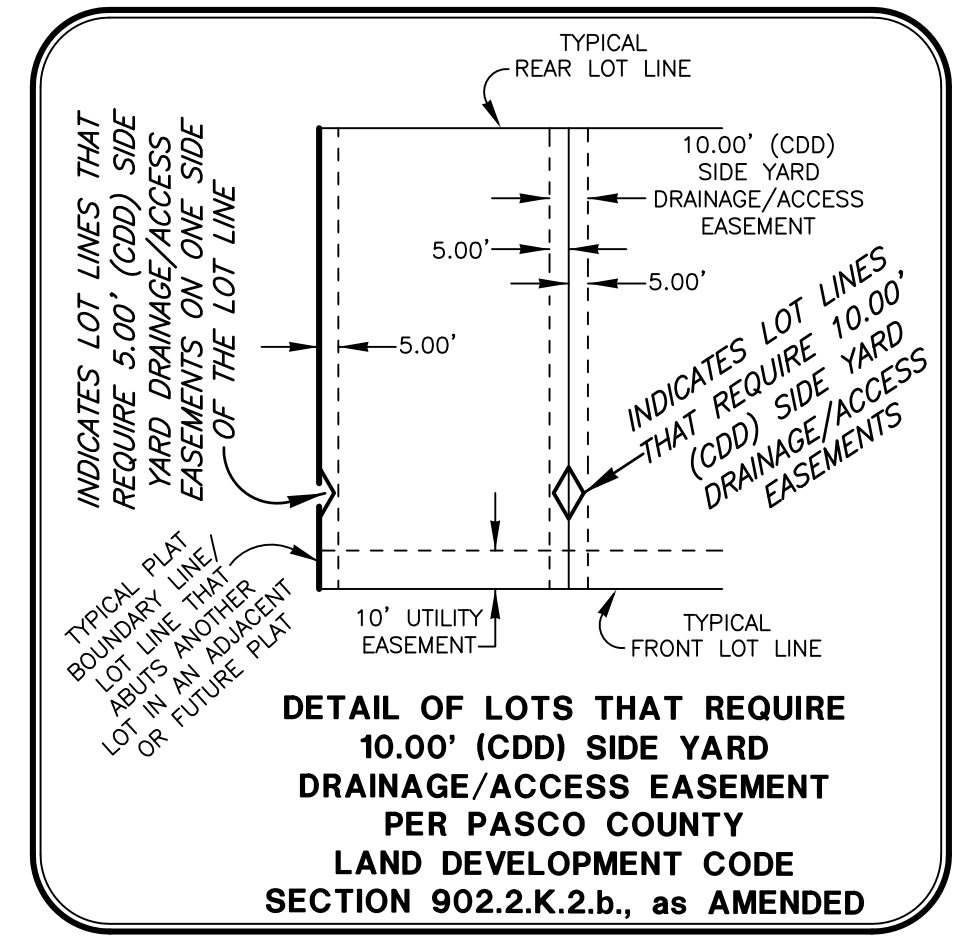
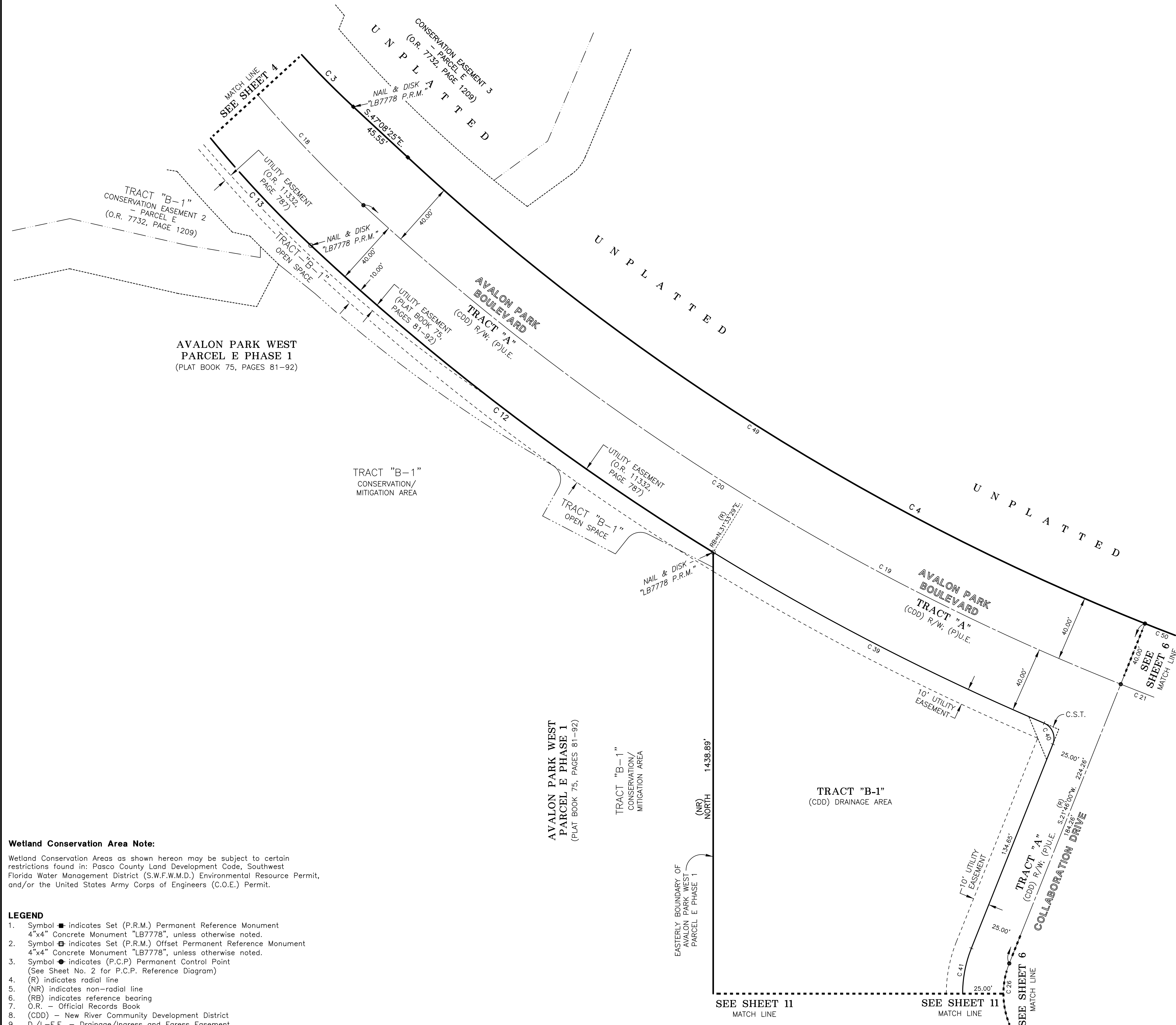
SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

**Wetland Conservation Area Note:**  
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# AVALON PARK WEST PARCEL E2 PHASE 2

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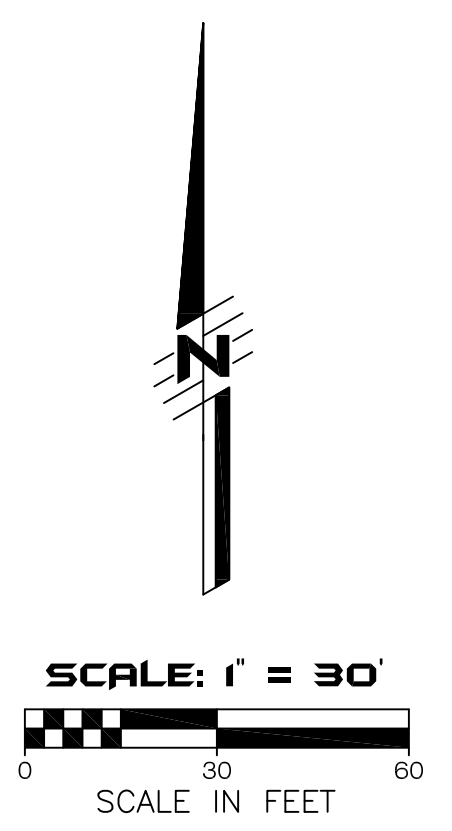
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
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

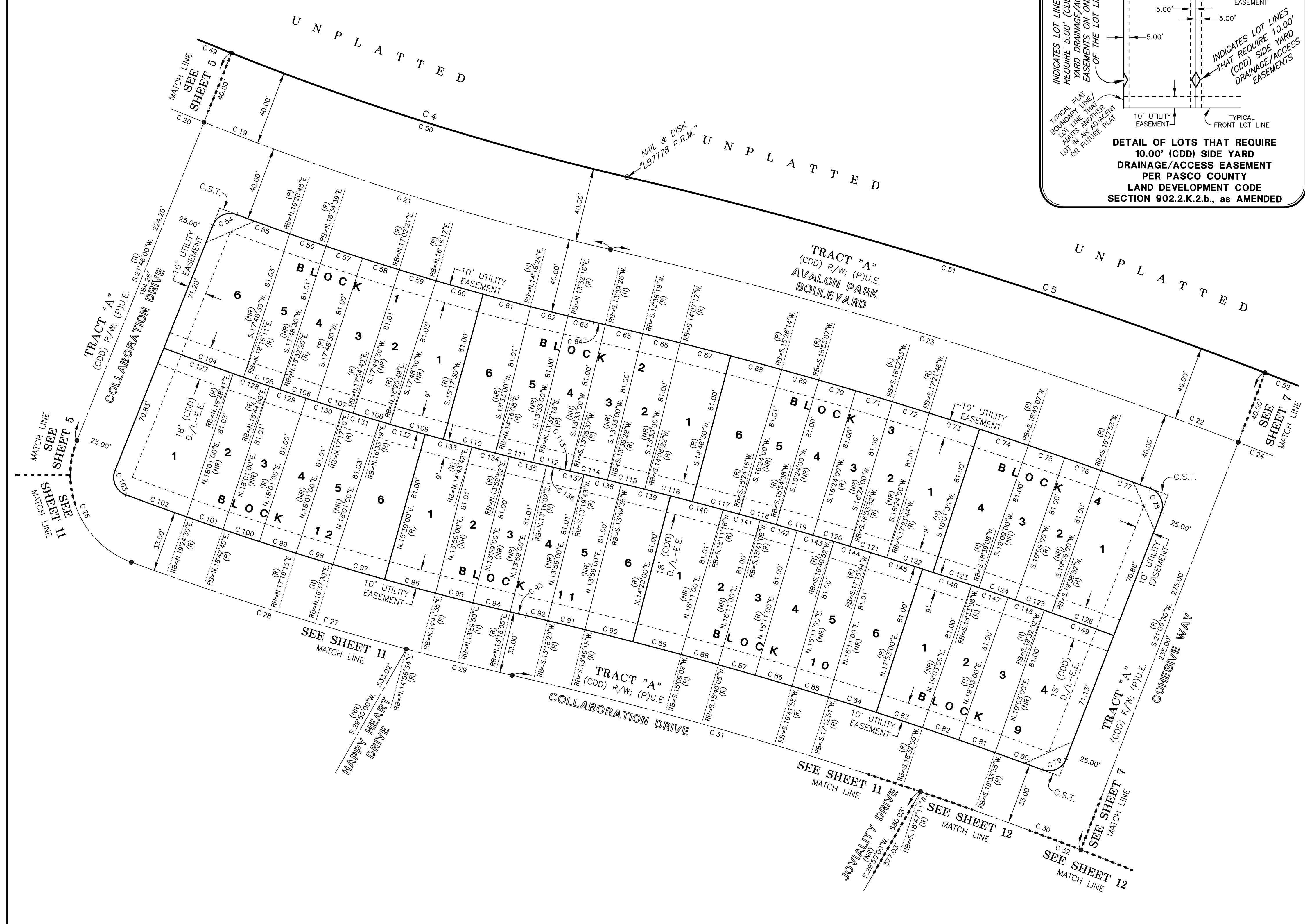
SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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**SHEET 5 OF 15 SHEETS**

# AVALON PARK WEST PARCEL E2 PHASE 2

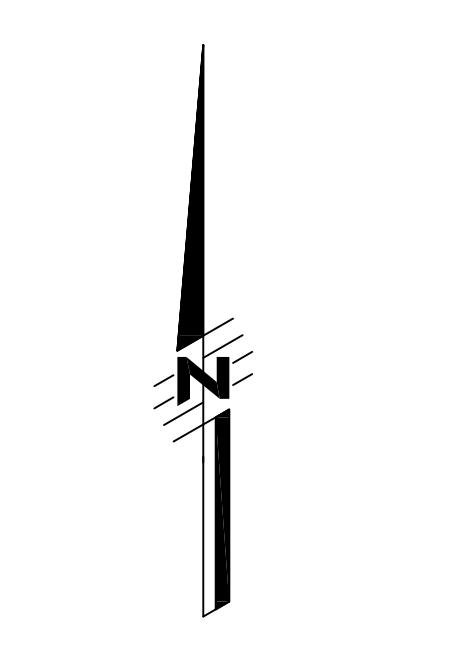
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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	1460.00	29°51'07"	760.68	752.11	S.62°03'59"E
5	2540.00	17°16'47"	766.04	763.14	S.68°21'09"E
19	1500.00	29°51'07"	781.52	772.72	S.62°03'59"E
20	1500.00	21°05'35"	552.21	549.10	S.57°41'13"E
21	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°39'37"	27.63	27.63	S.71°58'12"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°39'56"	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°15'51"	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**
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SCALE: 1" = 30'  
 0 30 60  
 SCALE IN FEET

SEE SHEET 3 OF 15  
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15  
 FOR PARALLEL OFFSET  
 DIMENSIONS NOTE

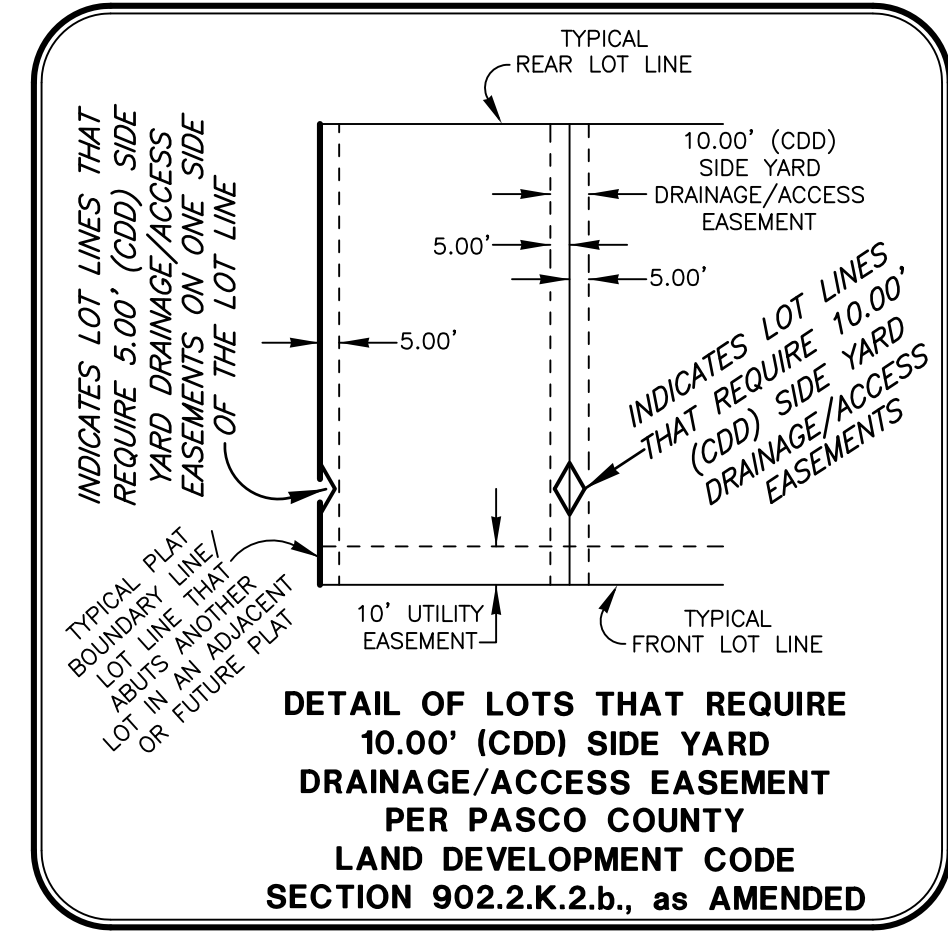
**AMERRITT, INC.**  
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# AVALON PARK WEST PARCEL E2 PHASE 2

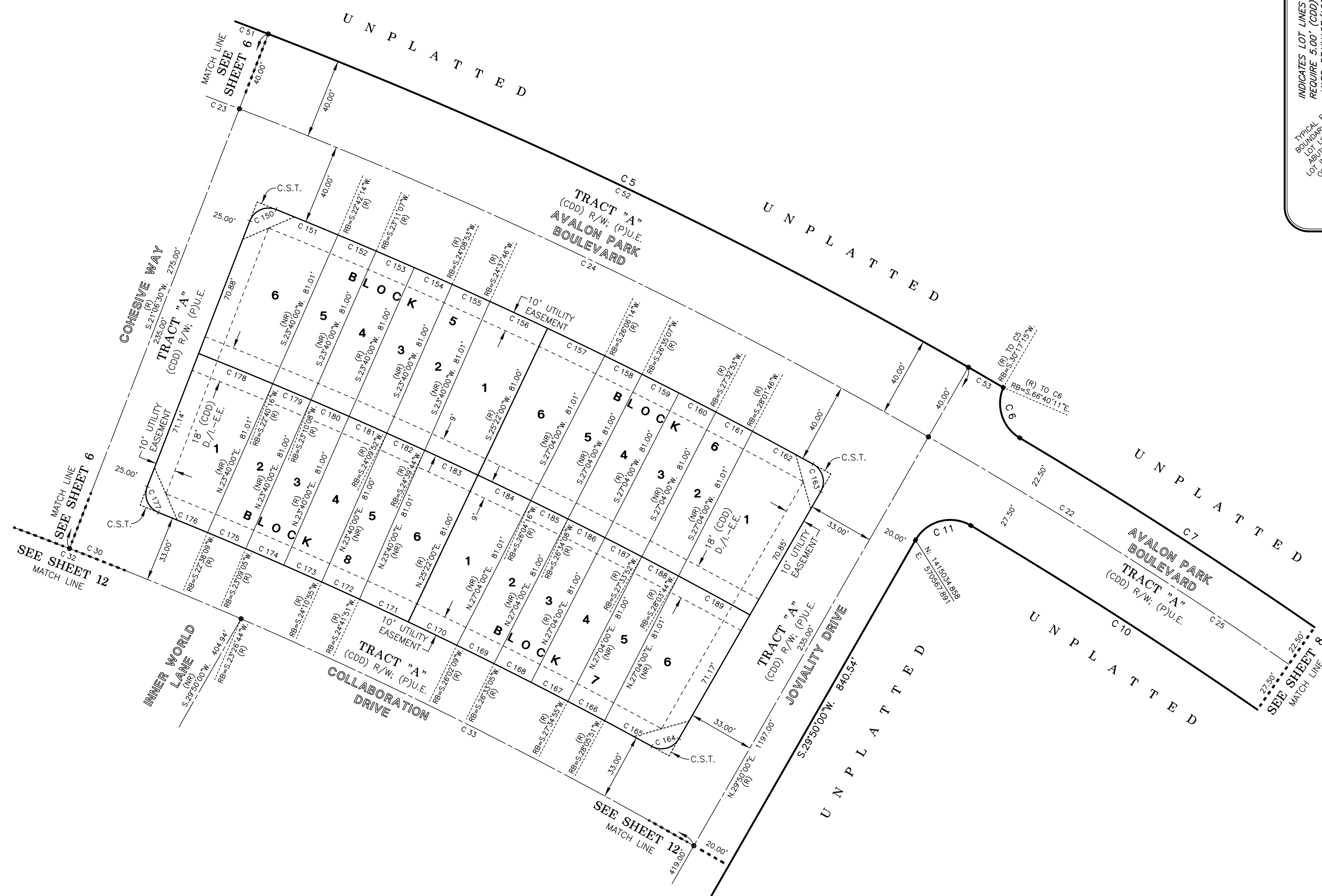
PARTIALLY BEING A REPLAT OF A PORTION OF TRACT "B-1", ACCORDING TO THE PLAT OF AVALON PARK WEST PARCEL E PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGES 81 THROUGH 92 INCLUSIVE LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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"	890.35	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

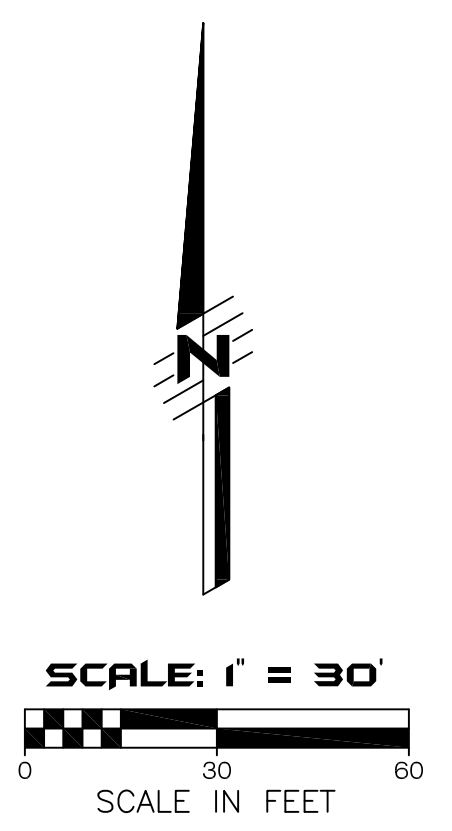


**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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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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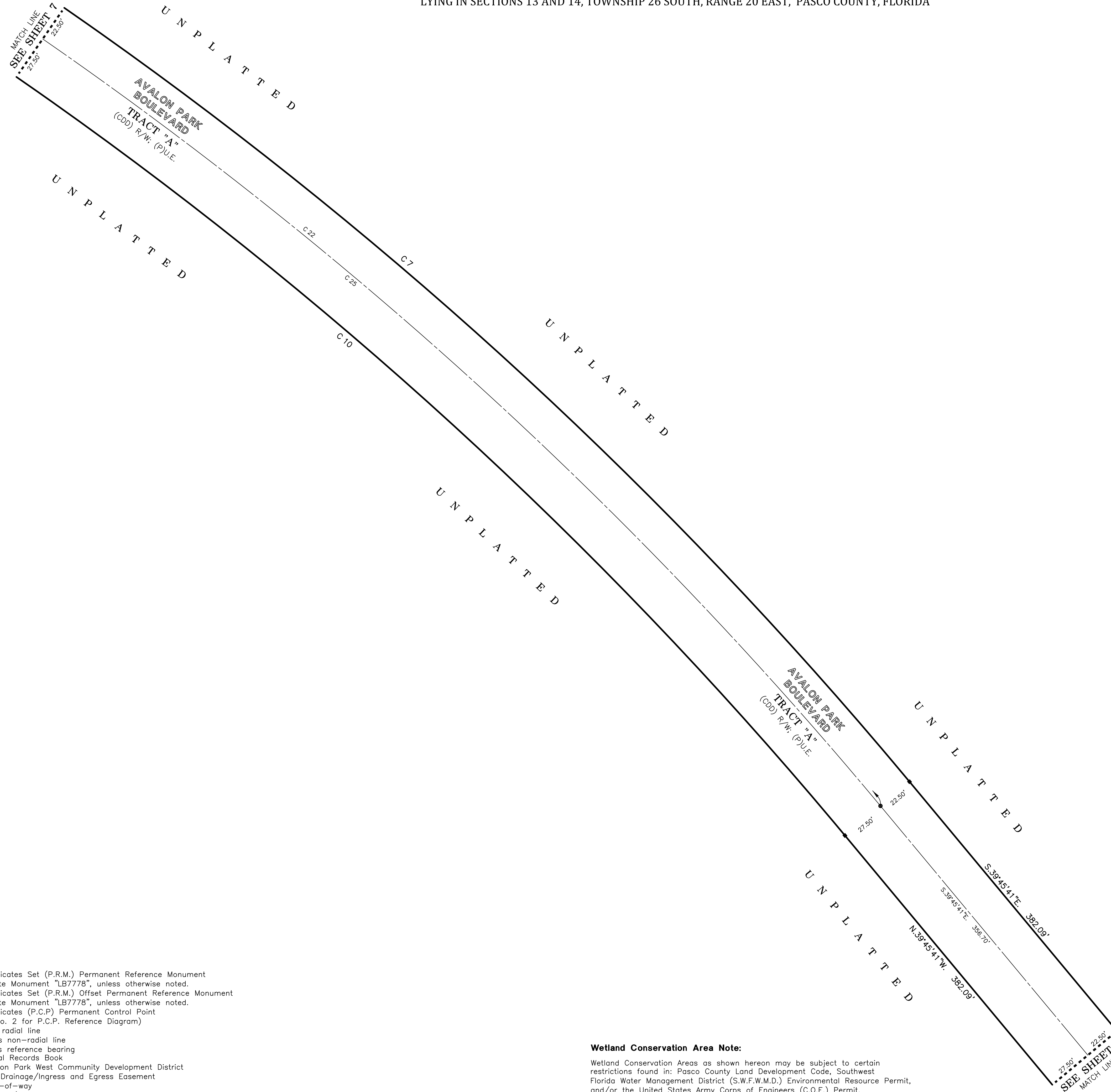
# AVALON PARK WEST PARCEL E2 PHASE 2

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

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

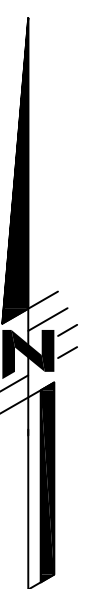


**LEGEND**

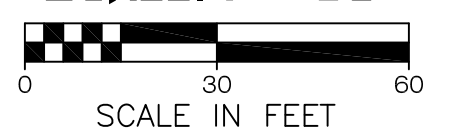
1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control 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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SCALE: 1" = 30'



SCALE IN FEET

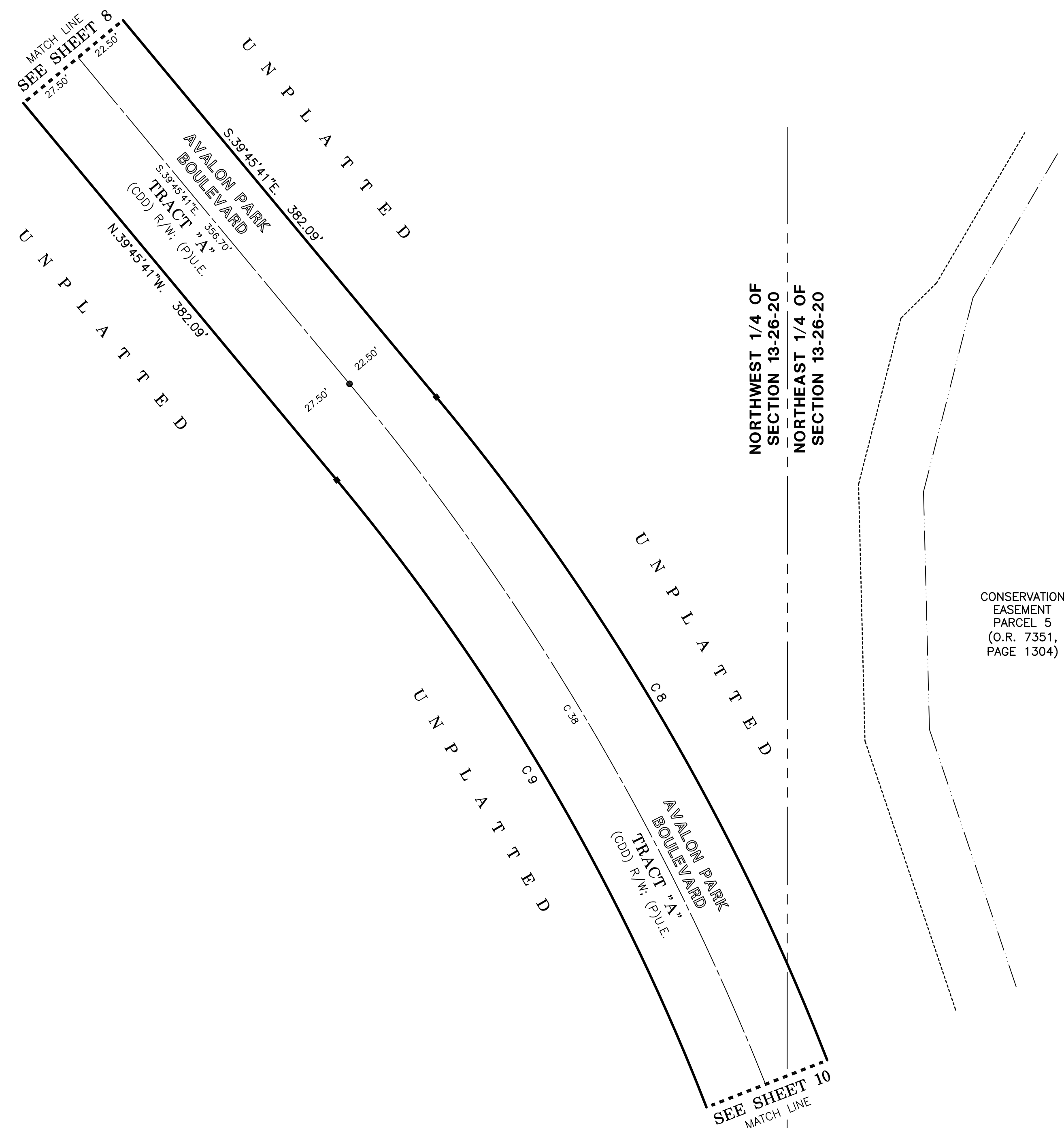
SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

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 LAND SURVEYING & MAPPING  
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# AVALON PARK WEST PARCEL E2 PHASE 2

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

### LEGEND

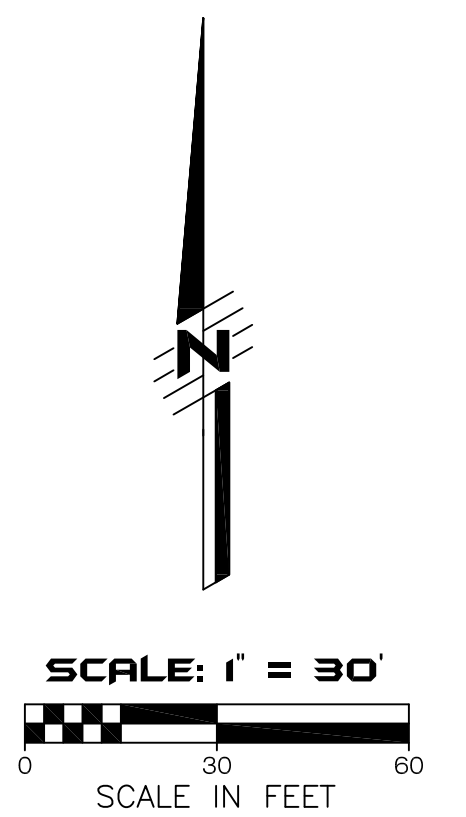
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### CURVE DATA TABLE

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.



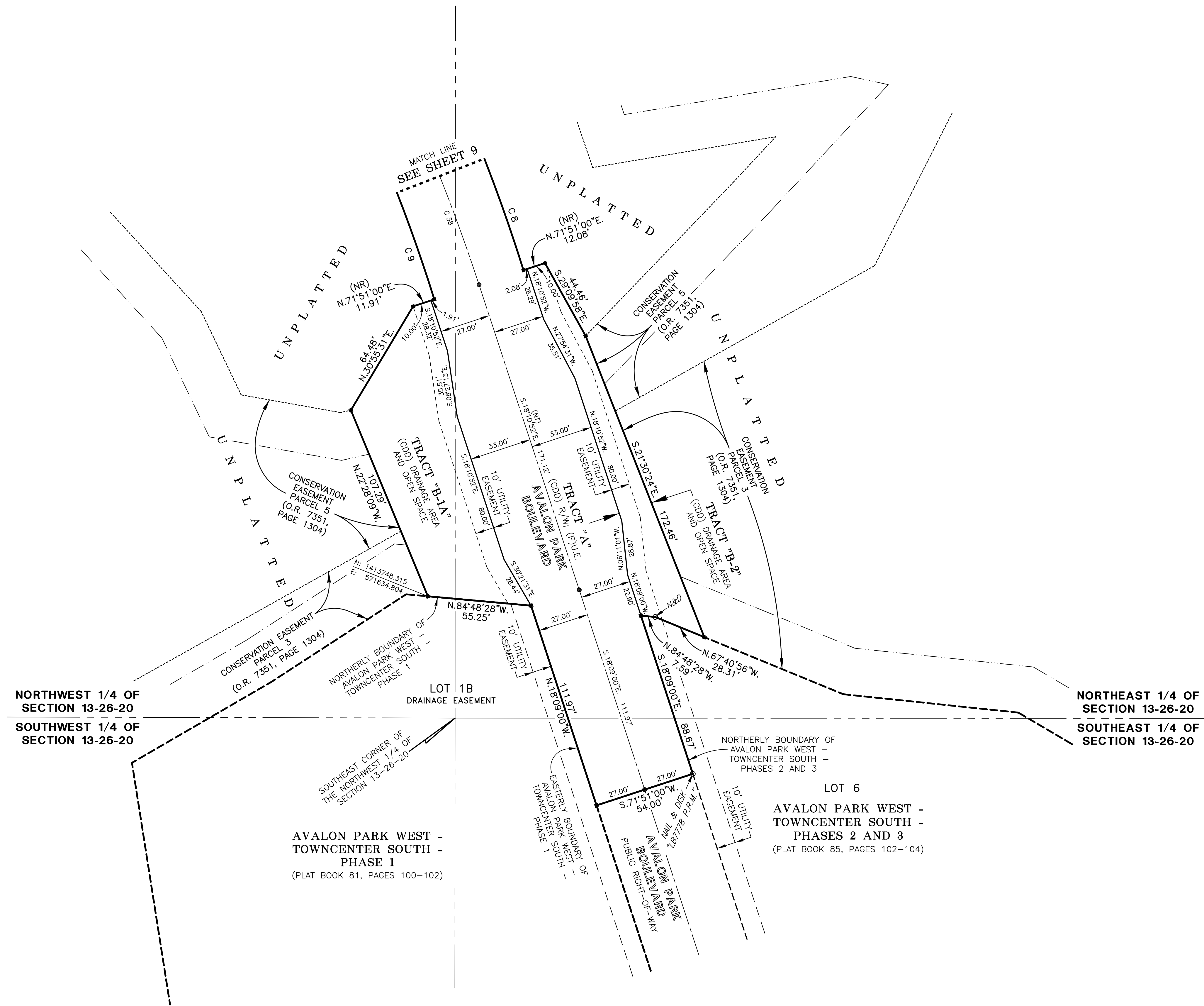
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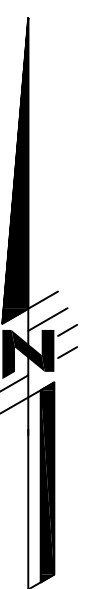
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(See Sheet No. 2 for P.C.P. Reference Diagram)
4. N&D - Nail and Disk "LB7778 P.R.M."
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6. (NR) indicates non-radial line
7. (NT) indicates non-tangent line
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14. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland

### Wetland Conservation Area Note:

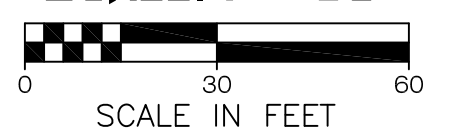
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### CURVE DATA TABLE

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.



SCALE: 1" = 30'



SCALE IN FEET

SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

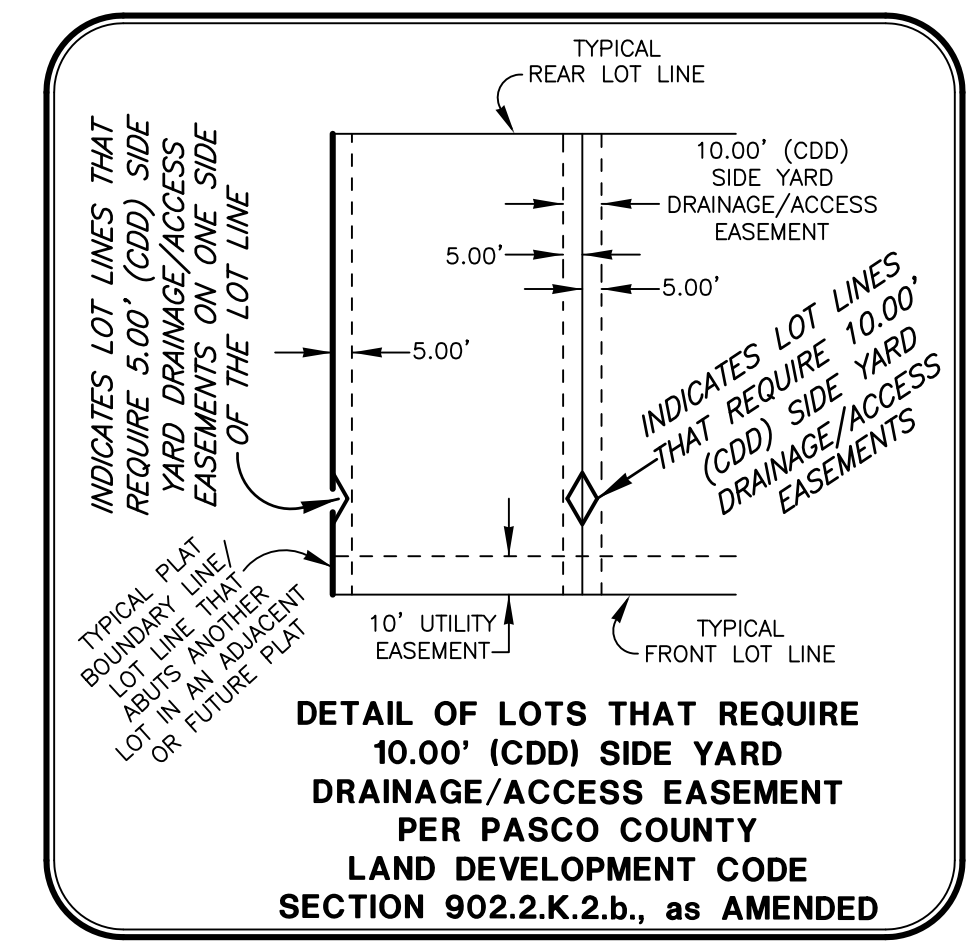
SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

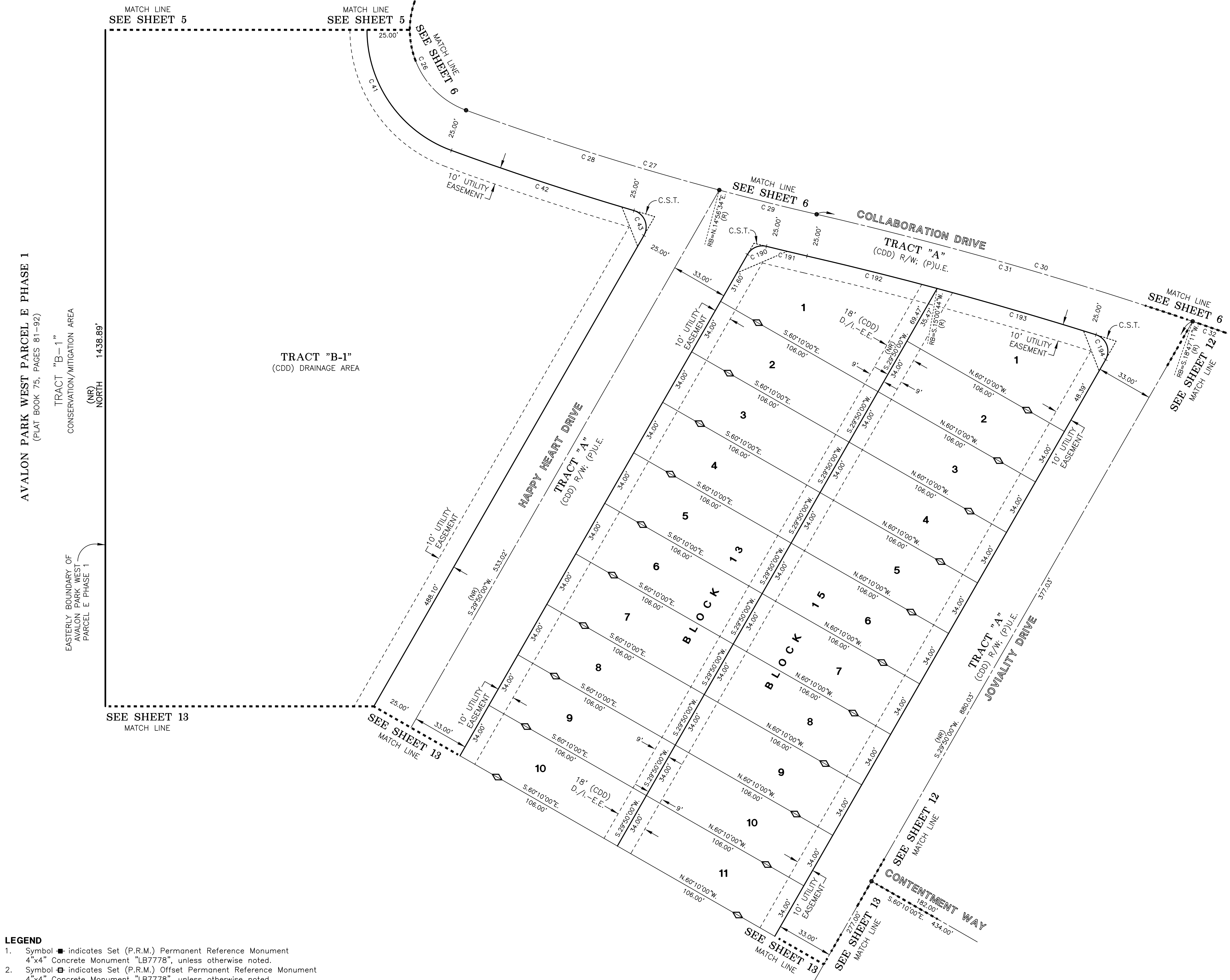
# AVALON PARK WEST PARCEL E2 PHASE 2

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

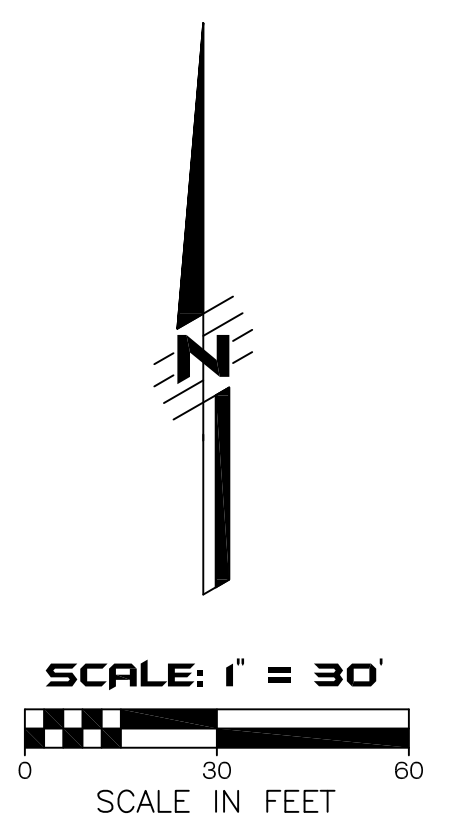
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
26	50.00	91°42'02"	80.02	71.75	S.24°05'01"E.
27	1735.00	07°03'31"	213.75	213.61	S.73°27'47"E.
28	1735.00	05°07'25"	155.15	155.10	S.72°29'44"E.
29	1735.00	01°56'07"	58.60	58.60	S.76°01'30"E.
30	2265.00	16°49'33"	665.15	662.76	S.68°34'46"E.
31	2265.00	05°46'44"	228.45	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.



- LEGEND**
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  - 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)
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  - (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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 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.



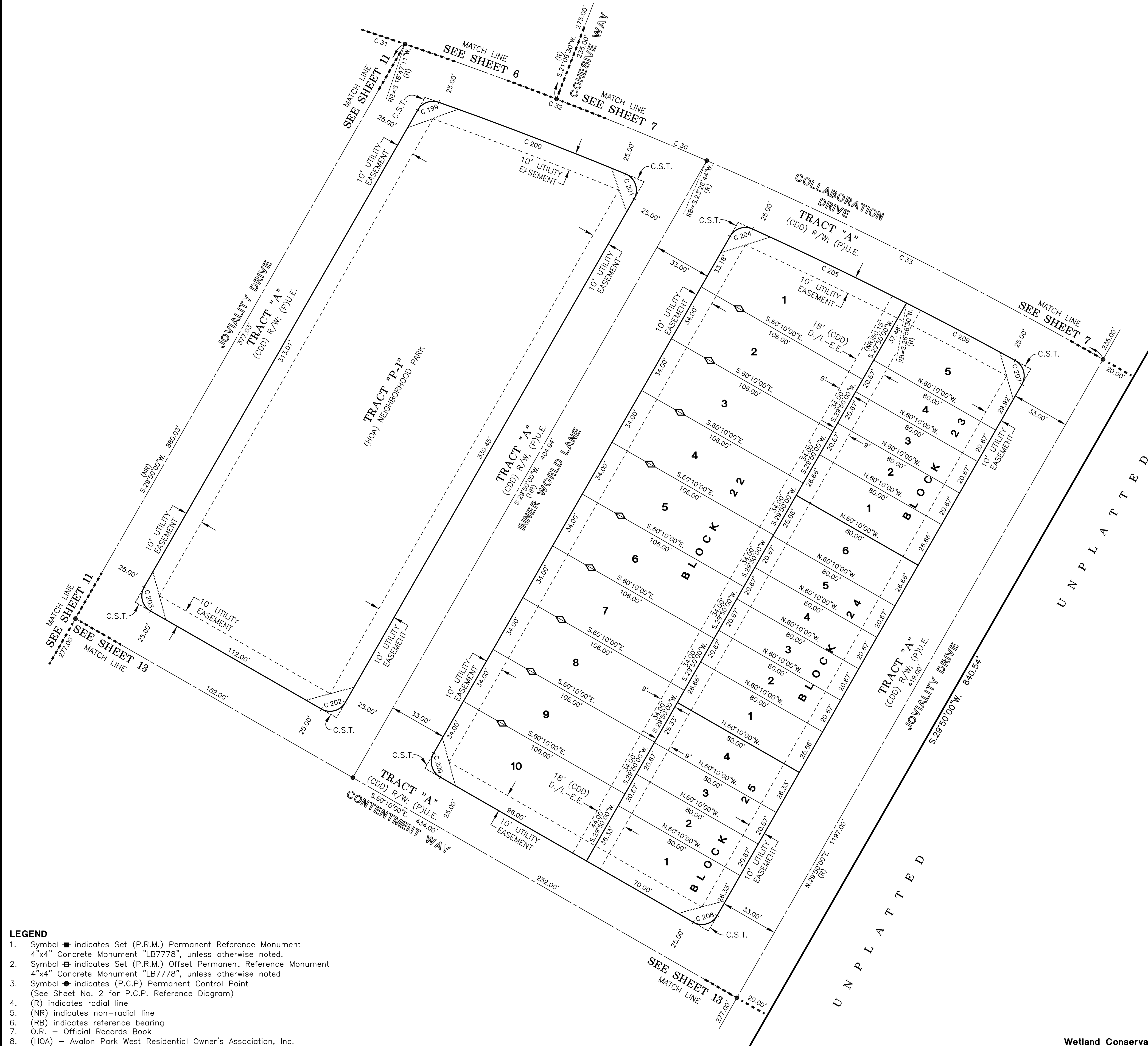
SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 15 FOR PARALLEL OFFSET DIMENSIONS NOTE

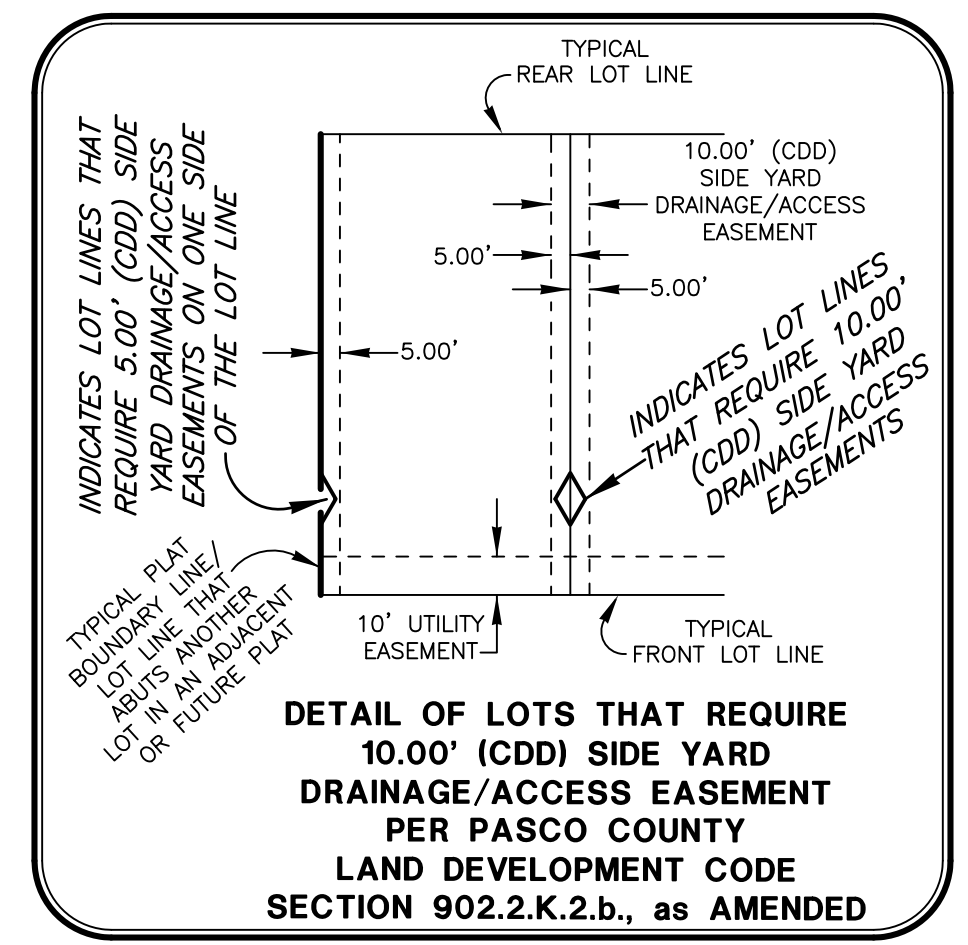
**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

# AVALON PARK WEST PARCEL E2 PHASE 2

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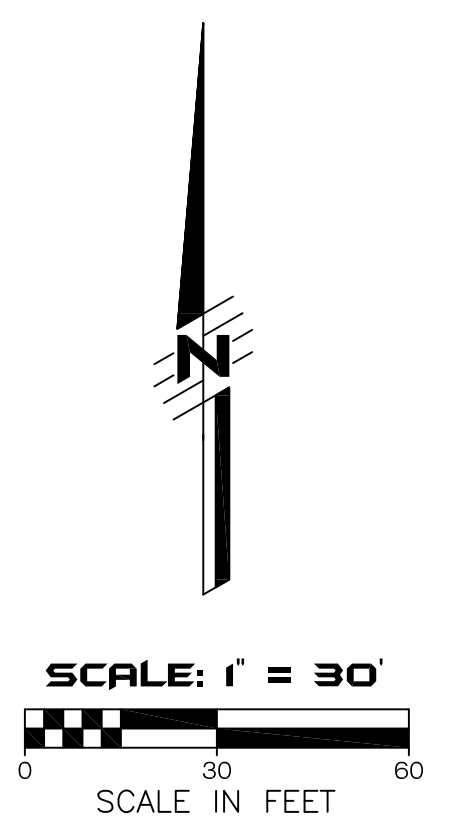


- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
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4"x4" Concrete Monument "LB7778", unless otherwise noted.
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(See Sheet No. 2 for P.C.P. Reference Diagram)
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  - (CDD) - New River Community Development District
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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)



**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
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.
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

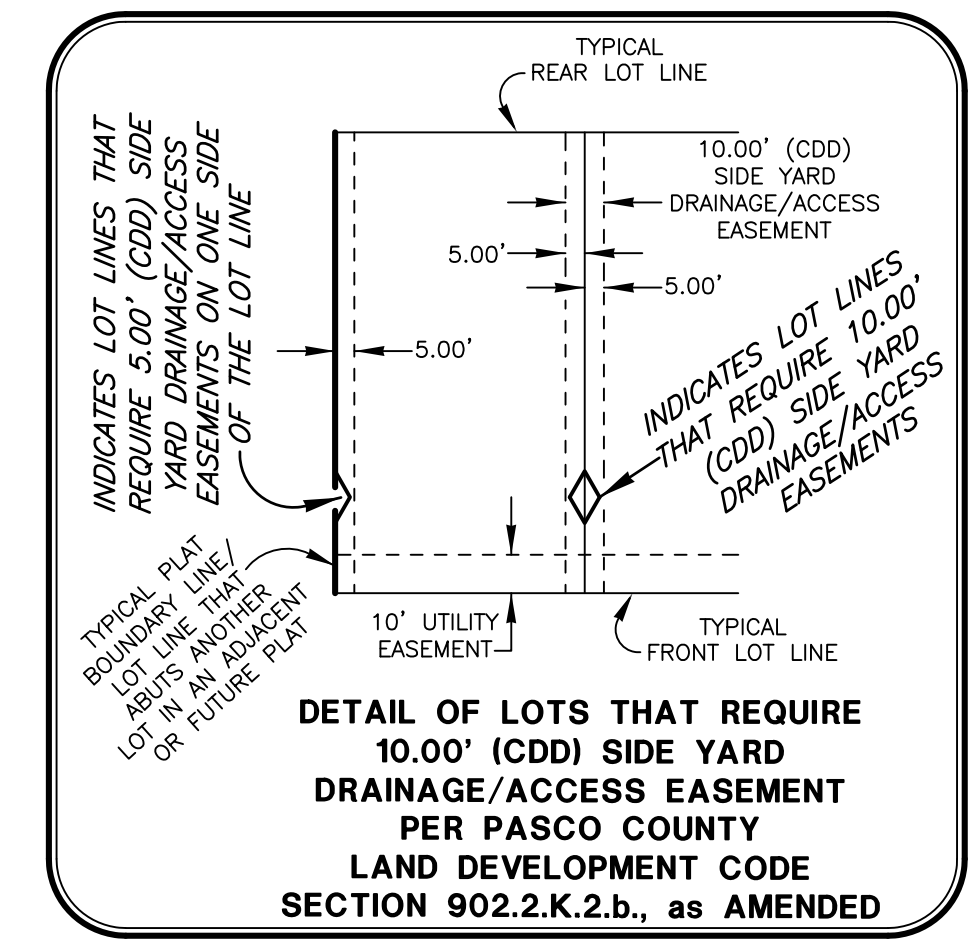
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**SHEET 12 OF 15 SHEETS**

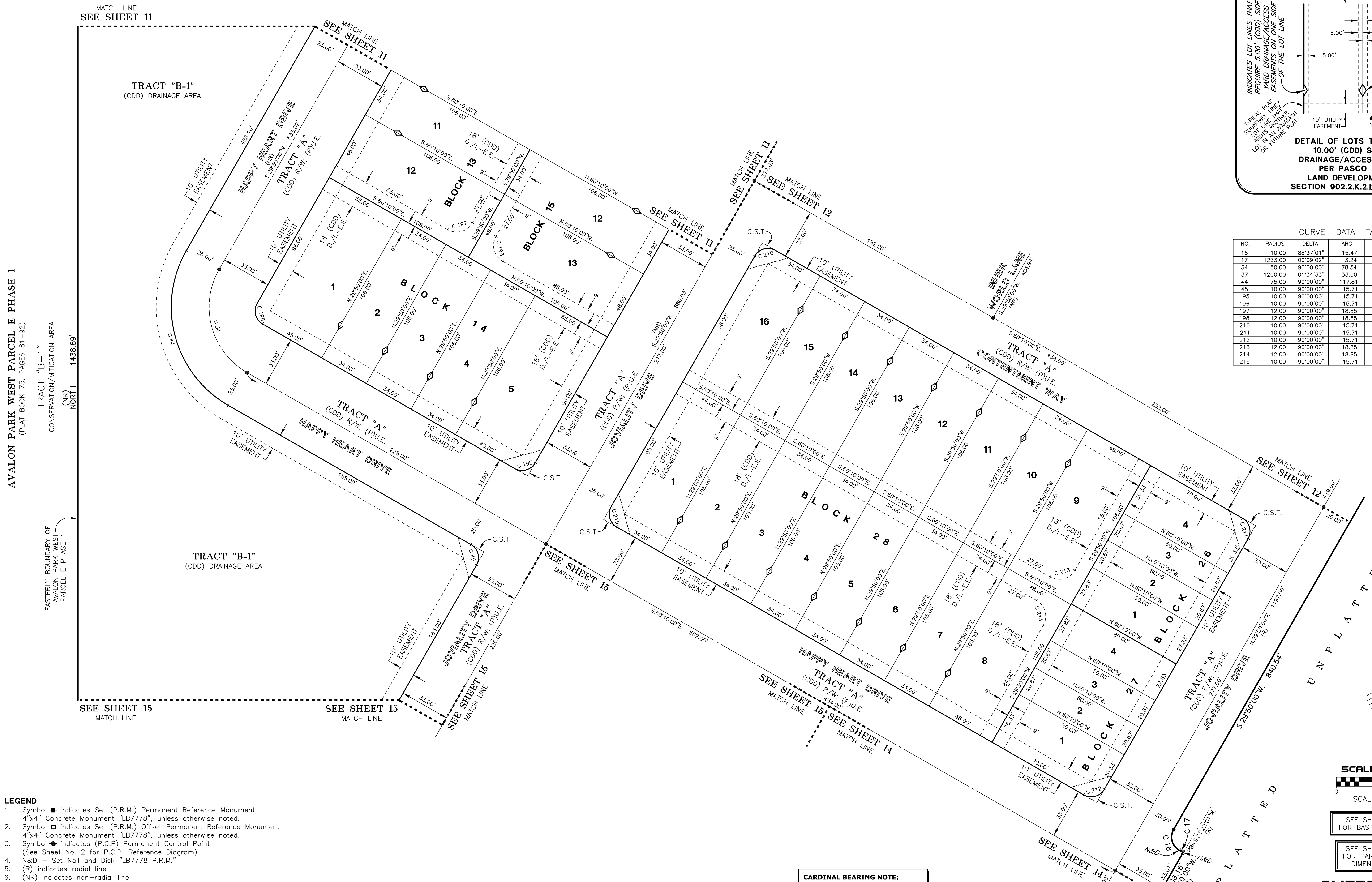
# AVALON PARK WEST PARCEL E2 PHASE 2

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CURVE DATA TABLE

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"E.
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)

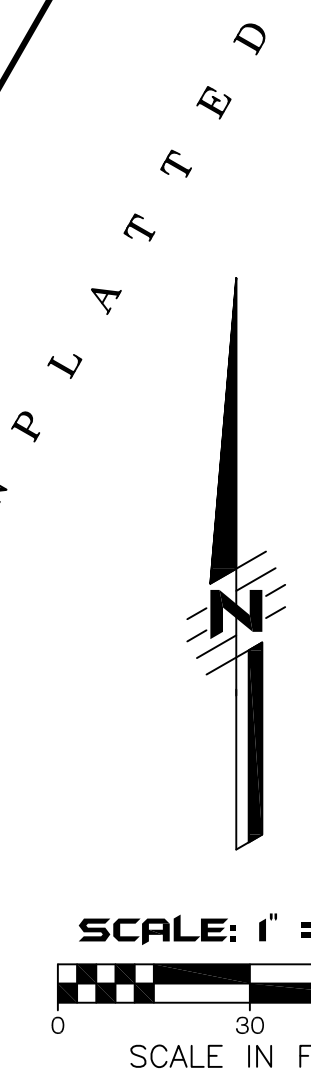
TRACT "B-1" CONSERVATION/MITIGATION AREA (NR) NORTH 1438.89'

EASTERLY BOUNDARY OF AVALON PARK WEST PARCEL E PHASE 1

- LEGEND**
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  - 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."
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SEE SHEET 3 OF 15 FOR BASIS OF BEARINGS

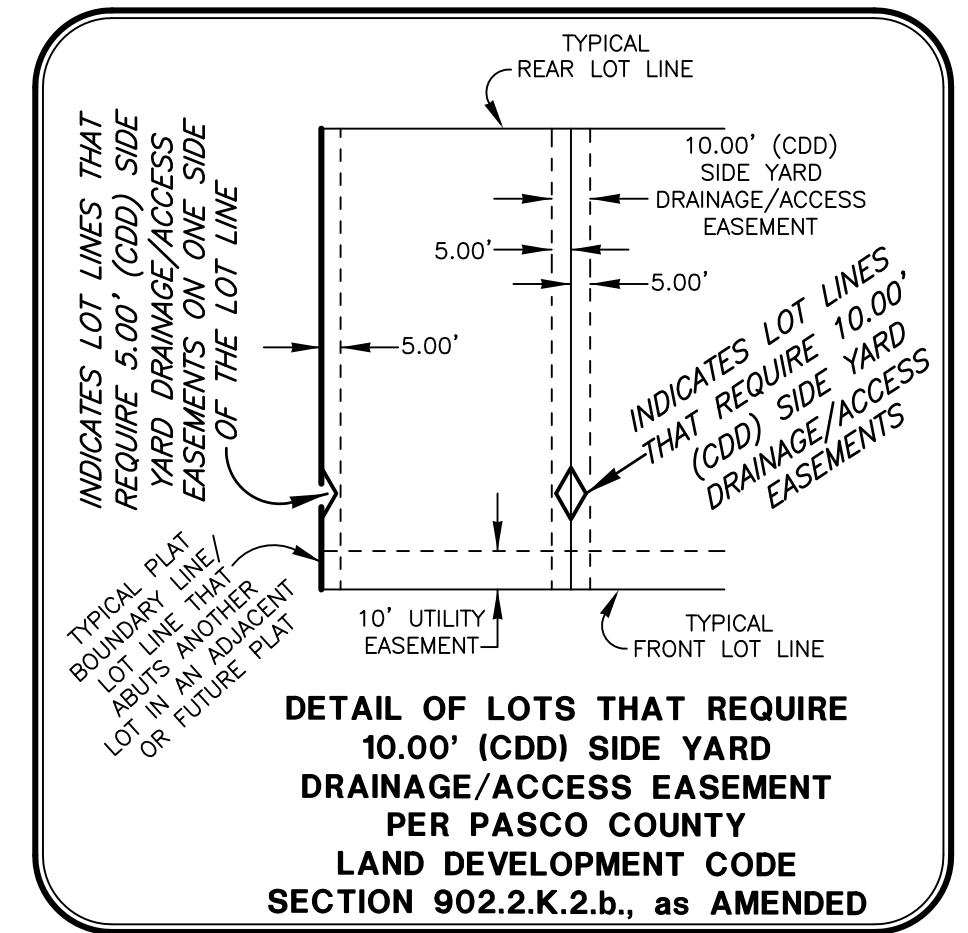
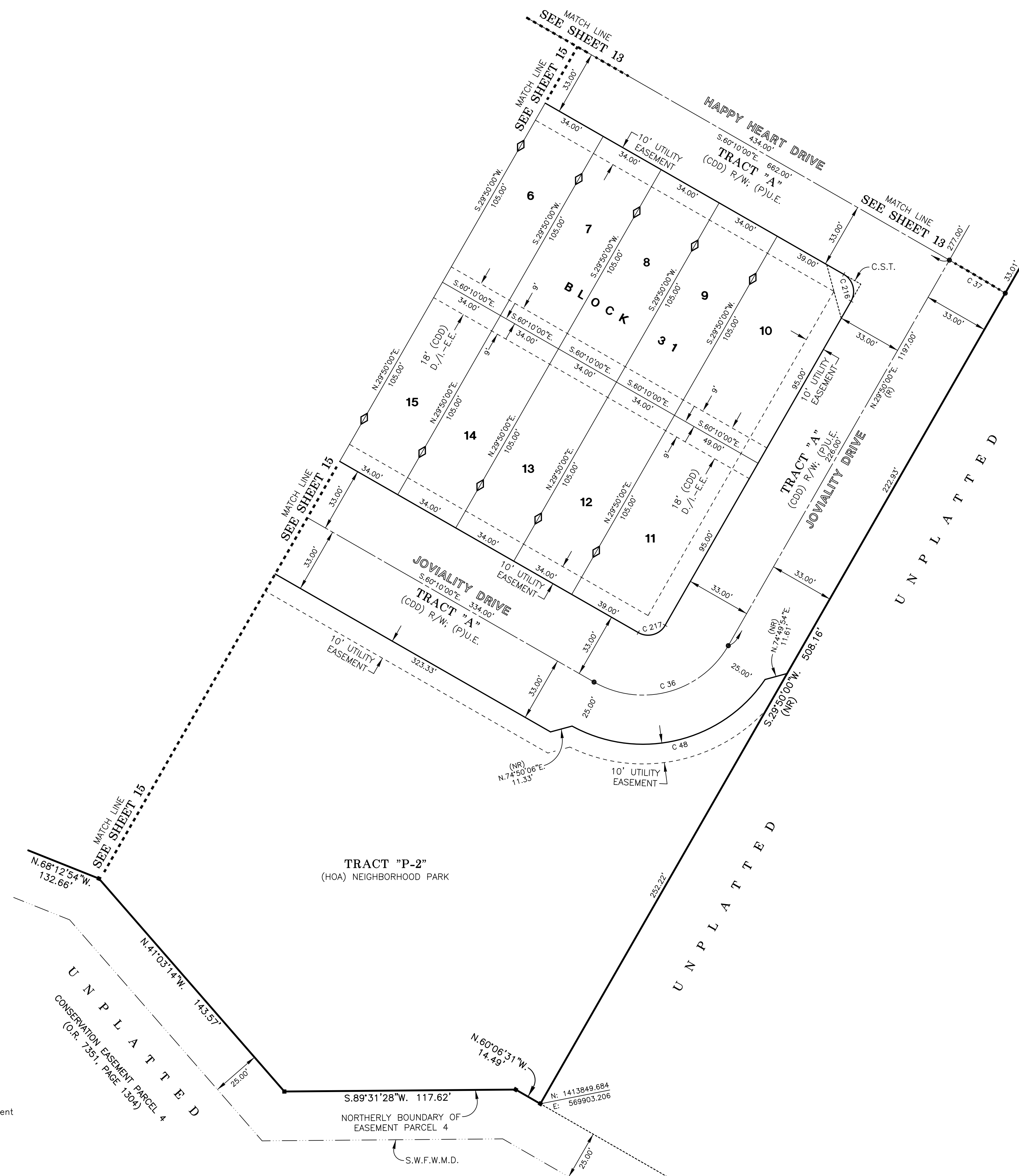
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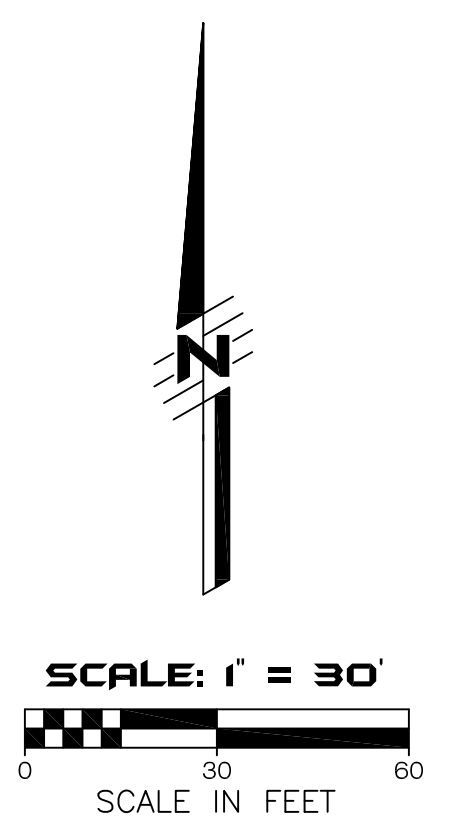
PLAT BOOK PAGE NO.



**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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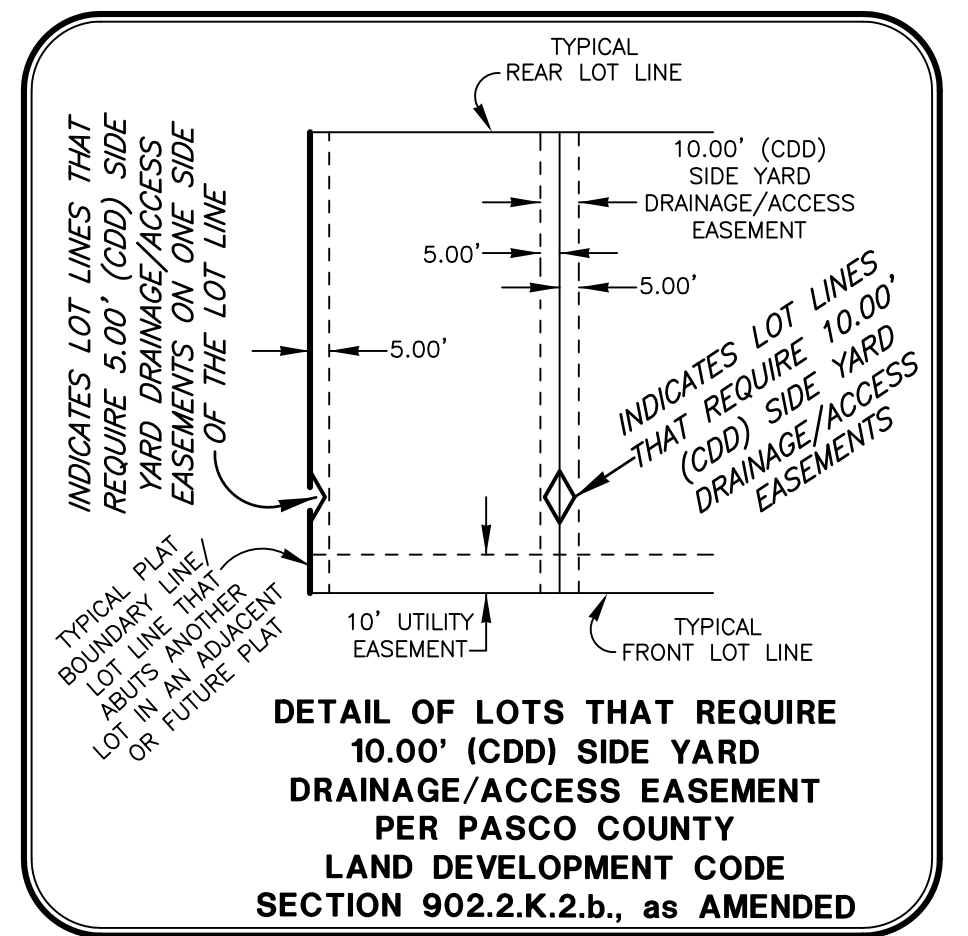
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**SHEET 14 OF 15 SHEETS**

# AVALON PARK WEST PARCEL E2 PHASE 2

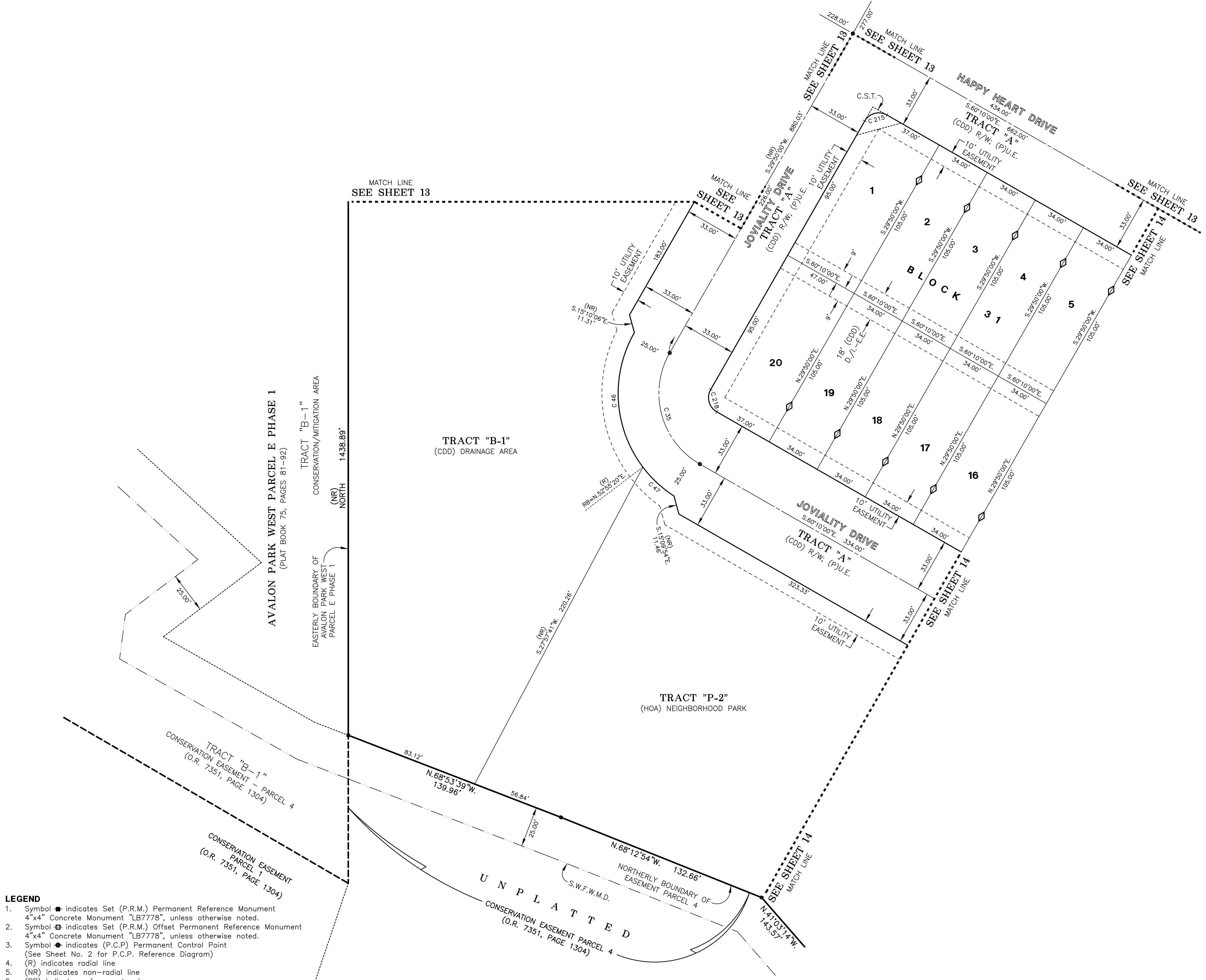
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**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**

CURVE DATA TABLE

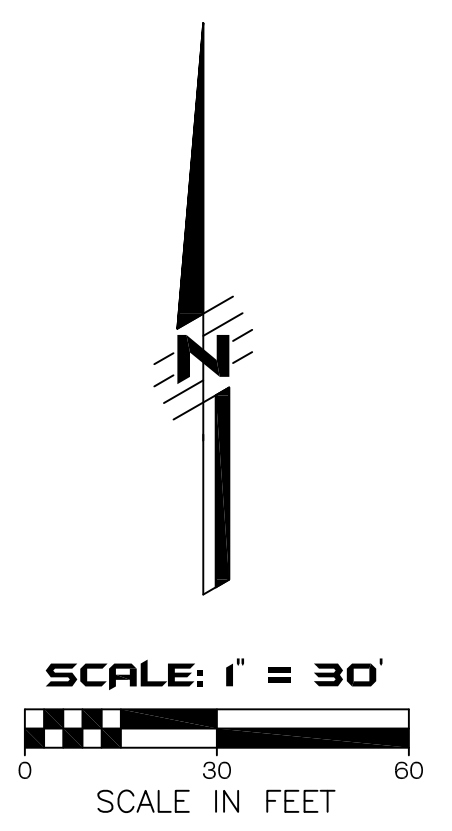
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
35	50.00	90°00'00"	78.54	70.71	S.15°10'00"E.
46	75.00	66°54'40"	87.59	82.69	S.0°37'20"E.
47	75.00	20°01'44"	26.22	26.08	S.47°05'32"E.
215	10.00	90°00'00"	15.71	14.14	N.74°50'00"E.
218	10.00	90°00'00"	15.71	14.14	N.15°10'00"W.



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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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PHONE (813) 221-5200

## **CHECK REQUEST FORM**

**District Name:** New River CCD

**Date:** 13-Apr-26

**Invoice Number:** 04132026 6620

**Please issue a check to:**

**Vendor Name:** Sitex NR Development LLC

**Vendor No.:** \_\_\_\_\_

**Check amount:** \$13,258.00

**Please cut check from Acct. #:** 6620 (Bank United - GF)

**Please code to:** 001-206000-1000

**Check Description/Reason:** To issue the check to the developer, per Natasha to conclude the audit

**Mailing instructions:** Please mail the check to the vendor  
3680 Avalon Park East Blvd, Suite 300  
Orlando, FL 32828  
Attn: Marybel Defillo

**Due Date for Check:** next batch

**Requestor:** Ruben Nesbitt

**Manager's Approval:** \_\_\_\_\_

**Date:** 13-Apr-26

**NEW RIVER**

Community Development District

**Governmental Funds**

**Balance Sheet**  
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2010 DEBT SERVICE FUND</u>	<u>SERIES 2020 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>				
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
<b>TOTAL ASSETS</b>	<b>\$ 919,137</b>	<b>\$ 524,215</b>	<b>\$ 355,727</b>	<b>\$ 1,799,079</b>
<b><u>LIABILITIES</u></b>				
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
<b>TOTAL LIABILITIES</b>	<b>77,709</b>	<b>-</b>	<b>-</b>	<b>77,709</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	7,367	-	-	7,367
Deposits	6,410	-	-	6,410
<b>Restricted for:</b>				
Debt Service	-	524,215	355,727	879,942
<b>Assigned to:</b>				
Operating Reserves	159,263	-	-	159,263
Reserves - Buildings	392,012	-	-	392,012
<b>Unassigned:</b>	<b>276,376</b>	<b>-</b>	<b>-</b>	<b>276,376</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 841,428</b>	<b>\$ 524,215</b>	<b>\$ 355,727</b>	<b>\$ 1,721,370</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 919,137</b>	<b>\$ 524,215</b>	<b>\$ 355,727</b>	<b>\$ 1,799,079</b>

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING COMPENSATION OF THE DISTRICT MANAGER, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District must employ and fix the compensation of a District Manager; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

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

Section 1. The District Manager, Governmental Management Services, Tampa - LLC, is hereby appointed and shall be compensated for their services pursuant to the agreement attached hereto as Exhibit A, which is hereby approved. This authorization shall be continuing in nature until revoked by the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF APRIL, 2026.**

**NEW RIVER COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW RIVER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

**WHEREAS**, the Board desires to designate new authorized officers for the District’s accounts.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Richard McGrath (Secretary & Treasurer), Leah Popelka (Assistant Treasurer), Darrin Mossing (Assistant Treasurer), Jason Greenwood (Assistant Treasurer & Assistant Secretary) and Hannah Greenwood (Assistant Treasurer) are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District’s accounts will be automatically removed effective as of May 1, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF APRIL, 2026.**

**ATTEST**

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW RIVER COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to redesignate the Officers of the District.

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

- Section 1.     Richard McGrath is appointed Secretary & Treasurer.
- Jason Greenwood is appointed Assistant Secretary & Assistant Treasurer.
- Leah Popelka is appointed Assistant Treasurer.
- Hannah Greenwood is appointed Assistant Treasurer.
- Darrin Mossing is appointed Assistant Treasurer.
- Nicole Viverito is appointed Assistant Secretary.
- Rebecca Santos is appointed Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF APRIL, 2026.**

**ATTEST:**

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairman, Board of Supervisors

**RESOLUTION 2026-06**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:**

**Section 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

**Section 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

**Section 3.** The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building

**Section 4.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF APRIL, 2026.**

**ATTEST**

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026**

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

**WHEREAS**, the District previously adopted Resolution 2025-06, setting forth the annual schedule of its regular public meetings which designates the date, time, and location of the District's Fiscal Year 2025-2026 meetings ("FY 2026 Schedule"); and

**WHEREAS**, the Board desires to amend the meeting date, time, and location designated in Resolution 2025-06 for the FY 2026 Schedule.

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

**SECTION 1.** Resolution 2025-06 is hereby amended to reflect that the amended FY 2026 Schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved.

**Section 2.** The District Manager is hereby directed to submit a copy of the amended FY 2026 Schedule to Pasco County, Florida

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of April, 2026.

ATTEST:

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2025-2026 Annual Meeting Schedule

**Exhibit A**

**BOARD OF SUPERVISORS MEETING DATES  
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

The Board of Supervisors of the New River Community Development District will hold their Workshop meetings for Fiscal Year 2025-2026 on the **second Monday of every month** and Regular meetings on the **fourth Monday of every month** at the **New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545**, at 5:30 p.m. unless otherwise indicated as follows:

**WORKSHOPS**

May 11, 2026  
June 8, 2026  
July 13, 2026  
August 10, 2026  
September 14, 2026

**MEETINGS**

May \_\_\_\_, 2026  
June 22, 2026  
July 27, 2026  
August 31, 2026 \*(5<sup>th</sup> Monday)  
September 28, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager