

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **March 8, 2023, at 1:00 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Phone:** 1-844-621-3956

**Participant Code:** 790 562 990 #

## BOARD OF SUPERVISORS' MEETING AGENDA

### Administrative Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
  1. Consideration of the Minutes of the February 8, 2023, Board of Supervisors' Meeting

### Business Matters

2. Consideration of RIPA CO 1 for North River Ranch Phase 4B
3. Ratification of Ballenger Irrigation Monitoring Proposal
4. Ratification of Woodruff & Sons, Inc Change Order Request for Fort Hamer Road 2<sup>nd</sup> Extension
5. Ratification of Sunrise Landscape Proposals for Plant Materials Replacement
6. Ratification of Payment Authorizations Nos. 015 – 018
7. Ratification of Funding Requests Nos. 210 – 228
8. Review of District Financial Statements *(provided under separate cover)*

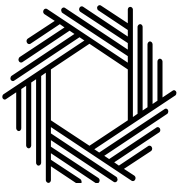
### Other Business

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager  
Lifestyle Manager

#### **Supervisor Requests and Comments**

### Adjournment



**pfm**

**North River Ranch Improvement  
Stewardship District**

Minutes of the February 8, 2023,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
BOARD OF SUPERVISORS' MEETING MINUTES**

**Wednesday, February 8, 2023, at 1:00 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson	(via phone)
Janice Snow	Vice Chairperson	
John Leinaweaver	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	
John Blakley	Assistant Secretary	

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kevin Plenzler	PFM Financial Advisors LLC	(via phone)
Jonathan Johnson	Kutak Rock LLP- District Counsel	(via phone)
Tom Panaseny	Neal Land & Neighborhoods	(via phone)
Rob Engel	Stantec	(via phone)
Jim Schier	Neal Communities	
John McKay	J.H. McKay LLC	
Chris Fisher	Clearview Land Design	(via phone)
Doug Agnew	Aquatic Servies (joined meeting in progress)	

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:04 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

**Public Comment Period**

There were no public comments

**Consideration of the Minutes of the  
January 11, 2023, Board of Supervisors  
Meeting**

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Minutes of the January 11, 2023 Board of Supervisors Meeting.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Resolution 2023-15,  
Setting a Public hearing for Revision of  
the Amenity Policy**

Ms. Carvalho explained the resolution to the Board, she suggested a public hearing scheduled for April 12, 2023. The public hearing would address the amenity policy and the annual non-user fee. The Board discussed setting the non resident user fee at the cost of the highest assessment amount.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2023-15, Setting a Public hearing for Revision of the Amenity Policy to April 12, 2023 at 1:00PM at this location..

**Presentation from Advanced Aquatic  
Services, Inc. Regarding the status of the  
ponds**

**a. Consideration of Midge Fly Larval  
Application Proposal from Advanced  
Aquatic Services, Inc.**

Doug gave a presentation of the services that were started on February 1, 2023. He showed the Board which sections have already been treated including Pond 21 and the recommendations for future services. He suggested specific treatments for pond 28 to help with the midge flies, which would cost \$831.00. He discussed the difference between floating fountains and diffuser aeration.

ON MOTION by Mr. Blakley, seconded by Mr. Weidemiller, with all in favor, the Board approved the Midge Fly Larval Application Proposal from Advanced Aquatic Services, Inc.

**Consideration of Change Order No. 5 for Morgan’s Glen Phases IC & IIB**

Mr. Engel provided an update to change order no. 5 and stated that there is a proposed increase of \$52,745.32 due to the addition of the fuel escalator for November and December and the subbase material found in phase IC.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved Change Order No. 5 for Morgan’s Glen Phases IC & IIB.

**Update of FY 2023 Adopted Budget**

Ms. Lane provided an overview of the 2023 revised budget. The original budget was not balanced and was recommended to be revised.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board approved the revised FY 2023 Adopted Budget.

**Ratification of FY 2022 Audit Engagement Letter from Berger, Toombs, Elam, Gaines, & Frank**

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board ratified the FY 2022 Audit Engagement Letter from Berger, Toombs, Elam, Gaines, & Frank.

**Ratification of Payment Authorizations Nos. 011 – 014**

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board ratified Payment Authorizations Nos. 011 – 014.

**Ratification of Funding Request Nos. 191-209**

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board ratified the Funding Request Nos. 191 - 209.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

- District Counsel –** Mr. Johnson stated that there may be potential changes to sovereign immunity limits. He will keep the Board apprised as the legislation session is happening. Mr. Johnson stated part of the Rule Making and Rule Development he will need to include the assessment levels for the District. Ms. Carvalho will provide the assessment schedule to Mr. Johnson.
- District Engineer –** Mr. Engel mentioned that the Moccasin Wallow Rd. expansion project is already underway. He stated that the intersection of Fort Hamer and US Route 301 should open up again soon.
- District Manager –** Ms. Carvalho stated that the next meeting is scheduled for March 8, 2023 at 1:00 p.m.
- Lifestyle Manager –** No report.

**Audience Comments and Supervisor Requests**

Mr. Weidemiller had comments regarding the installation of fountains versus aerators in which Mr. Williams provide an update pertaining to this matter as it relates to the condition of water quality of the stormwater ponds.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the February 8, 2023 Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:37 p.m.

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

\_\_\_\_\_  
Chairperson / Vice Chairperson

**North River Ranch Improvement  
Stewardship District**

RIPA CO 1 for North River Ranch Phase 4B



<b>To:</b> NE Construction	<b>Contact:</b>
<b>Address:</b> 420 Southfork Drive Lewisville, TX 75057	<b>Phone:</b> 972-221-0095
	<b>Fax:</b> 972-221-0098
<b>Project Name:</b> North River Ranch Phase 4B	<b>Bid Number:</b> 21-052A
<b>Project Location:</b> Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	<b>Bid Date:</b> 11/15/2022

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>ARMOROCK</b>					
	DPO CREDIT - SANITARY POLYMER STRUCTURES	1.00	LS	(\$75,097.82)	(\$75,097.82)
<b>Total Price for above ARMOROCK Items:</b>					<b>(\$75,097.82)</b>
<b>COUNTY RCP</b>					
	DPO CREDIT - STORM PIPE	1.00	LS	(\$320,892.99)	(\$320,892.99)
<b>Total Price for above COUNTY RCP Items:</b>					<b>(\$320,892.99)</b>
<b>ATLANTIC</b>					
	DPO CREDIT - STORM STRUCTURES	1.00	LS	(\$89,592.79)	(\$89,592.79)
	DPO CREDIT - SANITARY STRUCTURES	1.00	LS	(\$35,101.00)	(\$35,101.00)
<b>Total Price for above ATLANTIC Items:</b>					<b>(\$124,693.79)</b>
<b>FORTLINE</b>					
	DPO CREDIT - WATER MAIN	1.00	LS	(\$311,796.78)	(\$311,796.78)
	DPO CREDIT - RECLAIMED MAIN	1.00	LS	(\$207,970.41)	(\$207,970.41)
	DPO CREDIT - SANITARY PIPE	1.00	LS	(\$156,294.30)	(\$156,294.30)
<b>Total Price for above FORTLINE Items:</b>					<b>(\$676,061.49)</b>

**Total Bid Price: (\$1,196,746.09)**

**Notes:**

- DPO DEDUCT NRR4B

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Ripa &amp; Associates</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Tim Badyk 727-389-7344 tbadyk@ripaconstruction.com</p>
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01-2083 North River Ranch 4B

DPO#	Vendor	Total Issued w/CO	Tax	DPO Credit Due	Invoice Submission Total	Invoice Tax	Open on DPO Less Tax	Open on DPO w/Tax
01-2083-001	Atlantic	\$ 118,205.65	\$ 7,142.34	\$ 125,347.99	\$ 117,635.65	\$ 7,108.14	\$ 570.00	\$ 604.20
01-2083-002	Armorock	\$ 76,528.00	\$ 4,641.68	\$ 81,169.68	\$ 70,847.00	\$ 4,300.82	\$ 5,681.00	\$ 6,021.86
01-2083-003	County	\$ 302,729.24	\$ 18,213.75	\$ 320,942.99	\$ 302,729.24	\$ 18,213.75	\$ -	\$ -
01-2083-004	Fortiline	\$ 638,084.75	\$ 38,335.09	\$ 676,419.84	\$ 637,793.85	\$ 38,317.63	\$ 290.90	\$ 308.35
01-2083-005		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01-2083-006		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01-2083-007		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01-2083-008		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01-2083-009		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01-2083-010		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Totals</b>		\$ 1,135,547.64	\$ 68,332.86	\$ 1,203,880.50	\$ 1,129,005.74	\$ -	\$ 6,541.90	\$ 6,934.41
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Atlantic		Reconciled			Final CO Deduct	
Storm Structures	02-302	\$ (84,521.50)	\$ (5,071.29)	\$ (89,592.79)	\$ -	\$ (89,592.79)
Sanitary Structure	02-341	\$ (33,684.15)	\$ (2,021.05)	\$ (35,705.20)	\$ 604.20	\$ (35,101.00)
<b>Armorock</b>					\$ -	\$ -
Sanitary Structure	02-341	\$ (76,528.00)	\$ (4,591.68)	\$ (81,119.68)	\$ 6,021.86	\$ (75,097.82)
<b>County</b>					\$ -	\$ -
Storm Pipe	02-301	\$ (302,729.24)	\$ (18,163.75)	\$ (320,892.99)	\$ -	\$ (320,892.99)
<b>Fortiline</b>					\$ -	\$ -
Watermain	02-320	\$ (294,438.80)	\$ (17,666.33)	\$ (312,105.13)	\$ 308.35	\$ (311,796.78)
Recliam	02-322	\$ (196,198.50)	\$ (11,771.91)	\$ (207,970.41)	\$ -	\$ (207,970.41)
Sanitary Pipe	02-340	\$ (147,447.45)	\$ (8,846.85)	\$ (156,294.30)	\$ -	\$ (156,294.30)

<b>Totals</b>		\$ (1,135,547.64)	\$ (67,932.86)	\$ (1,203,480.50)	\$ -	\$ (1,196,746.09)
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**North River Ranch Improvement  
Stewardship District**

Ballenger Irrigation Monitoring Proposal



October 25, 2022  
 North River Ranch ISD

Contract No. - 463

RE: North River Ranch – Central Control Monitoring and Follow Up

Ballenger Irrigation proposes to monitor, evaluate, and adjust when instructed the 7 (seven) Hunter Centralus irrigation controllers. Each controller will be accessed daily (except on weekends) to check the status of the systems and note any alarms. All alarms will be noted and forwarded via email to the designated irrigation maintenance contractor for follow up.

This service includes and will pay for the annual cell service communication fee for each of the 7 (seven) controllers.

Each system is currently utilizing a Hunter Solar Sync and these will be monitored and adjusted as necessary. Once a year they will be tested and replaced if needed.

Faceplate firmware updating will be provided as required by Hunter Industries.

Flow monitoring can be added/included should flow sensors be installed and set up by the irrigation maintenance contractor.

This contract will begin January 1, 2023 and expire December 31, 2023.

Price.....\$750/per month, billed the 1<sup>st</sup> of the month of service.

**Irrigation Consultation**

**CONTRACT SUMMARY**

SERVICES	OCCURS	PRICE EACH	EXT PRICE	SALES TAX	TOTAL PRICE
Irrigation Consultation	12	\$750.00	\$9,000.00	\$0.00	\$9,000.00
			<b>\$9,000.00</b>	<b>\$0.00</b>	<b>\$9,000.00</b>

**PAYMENT SCHEDULE**

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
January	\$750.00	\$0.00	\$750.00
February	\$750.00	\$0.00	\$750.00
March	\$750.00	\$0.00	\$750.00
April	\$750.00	\$0.00	\$750.00
May	\$750.00	\$0.00	\$750.00
June	\$750.00	\$0.00	\$750.00
July	\$750.00	\$0.00	\$750.00
August	\$750.00	\$0.00	\$750.00
September	\$750.00	\$0.00	\$750.00
October	\$750.00	\$0.00	\$750.00
November	\$750.00	\$0.00	\$750.00
December	\$750.00	\$0.00	\$750.00
	<b>\$9,000.00</b>	<b>\$0.00</b>	<b>\$9,000.00</b>

By C. Chapdelaine

Chappy Chapdelaine

Date 10/25/2022

**Ballenger Irrigation**

By [Signature]

Date 2/21/23

**North River Ranch ISD**

**North River Ranch Improvement  
Stewardship District**

Woodruff & Sons, Inc Change Order Request  
for Fort Hamer 2<sup>nd</sup> Extension



**North River Ranch Improvement  
Stewardship District**

Sunrise Landscape Proposals for  
Plant Materials Replacement



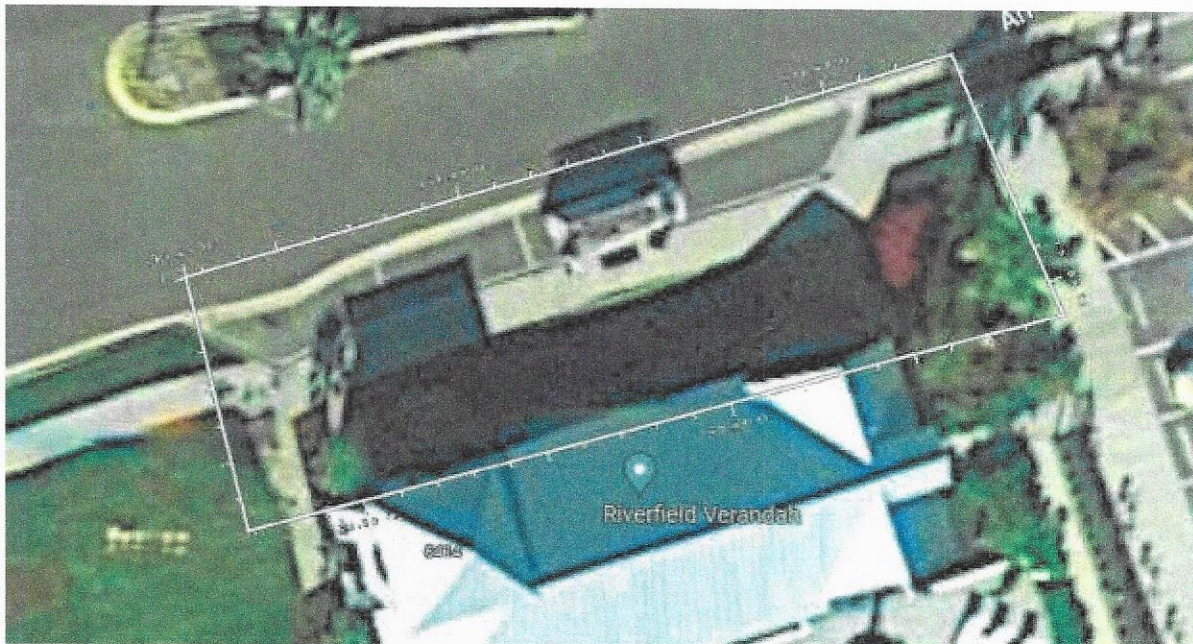
**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Front of Verandah Pool)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**



**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(2) Muhly Grass #3**

**(1) Fire Bush #3**


**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**


**Result: Dead materials removed and replaced as requested.**

---

**PROJECT TOTAL: \$79.50**

Terms & Conditions

By   
Tom Bryant  
Date 2/16/2023  
Sunrise Landscape

By   
Date 2/16/2023  
North River Ranch





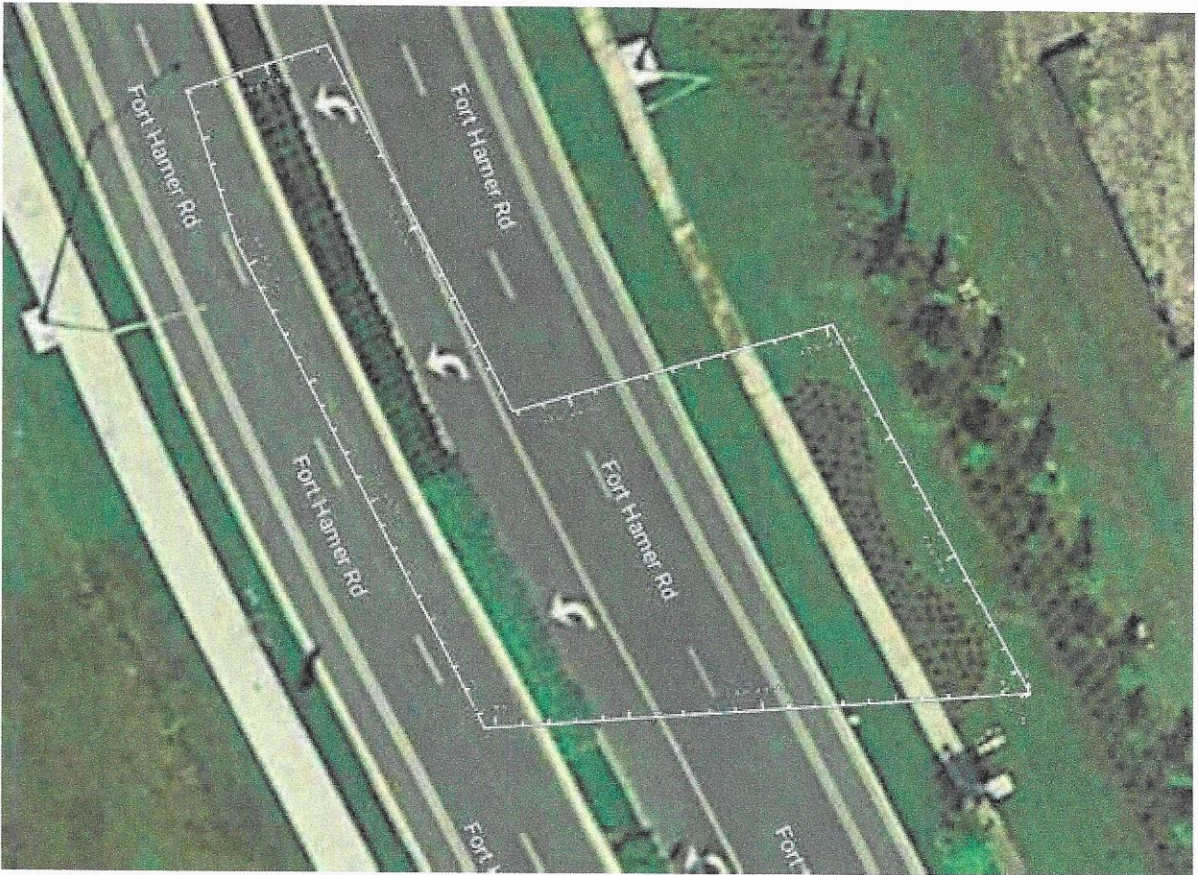
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Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Ft Hammer Road)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(67) Walter Viburnum #3**

**(1) Cedar tree 8' (Warranty at no cost)**


**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**


**Result: Dead materials removed and replaced as requested.**

---

**PROJECT TOTAL:      \$1,606.50**

Terms & Conditions

By   
Tom Bryant  
Date 2/16/2023  
Sunrise Landscape

By   
Date 2/16/2023  
North River Ranch





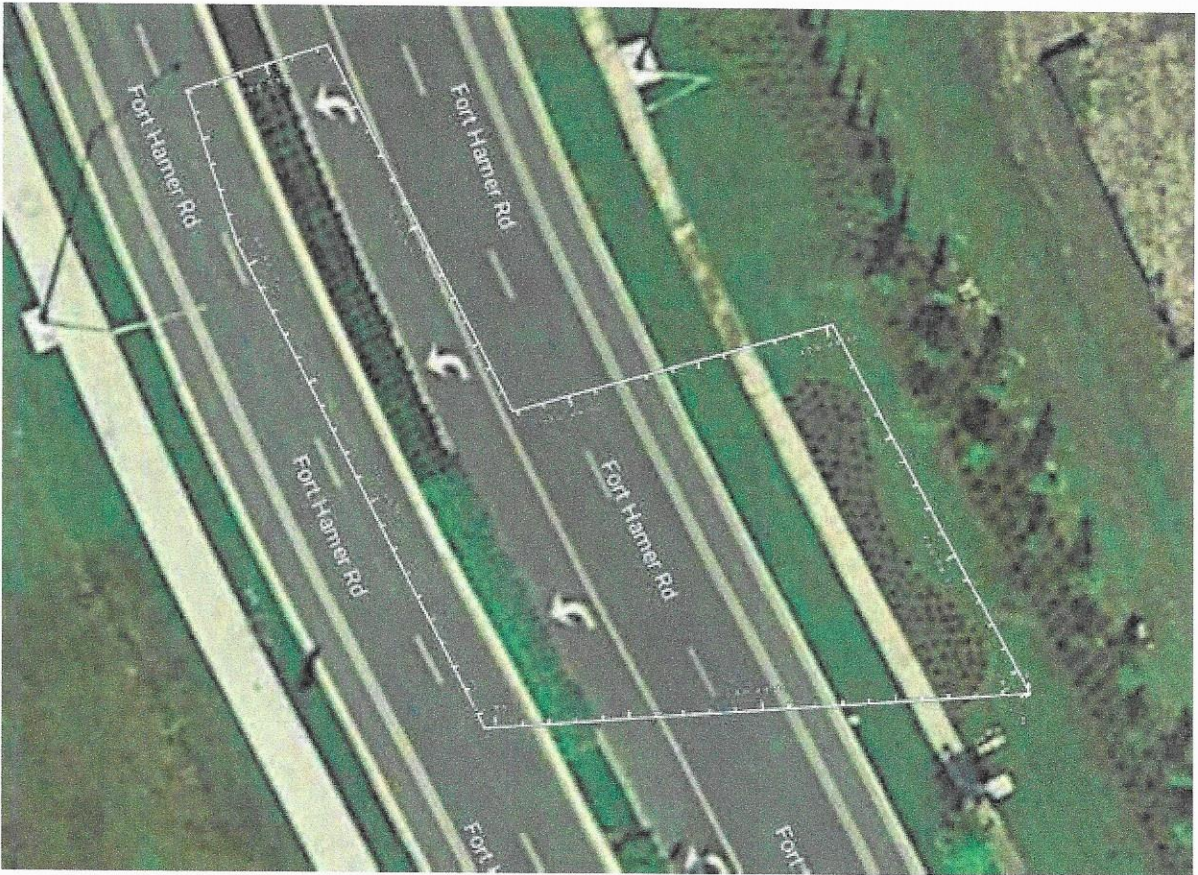
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North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Ft Hammer Road)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(67) Walter Viburnum #3**

**(1) Cedar tree 8' (Warranty at no cost)**


**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**


**Result: Dead materials removed and replaced as requested.**

---

**PROJECT TOTAL: \$1,606.50**

Terms & Conditions

By   
Tom Bryant  
Date 2/16/2023  
Sunrise Landscape

By   
Date 2/16/2023  
North River Ranch







**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Ft Hammer Road Left Side)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(50) Flax Lily #3**


**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**


**Result: Dead materials removed and replaced as requested.**

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**PROJECT TOTAL: \$1,026.00**

Terms & Conditions

By   
Tom Bryant  
Date 2/16/2023  
Sunrise Landscape

By   
Date 2/16/2023  
North River Ranch





**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: [cvarah@nealland.com](mailto:cvarah@nealland.com)

**Account Owner:**

Tom Bryant  
[tbryant@sunriselandscape.com](mailto:tbryant@sunriselandscape.com)  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Ft Hammer SW Side Berm)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(60) Flax Lily #3**

**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**

**Result: Dead materials removed and replaced as requested.**

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**PROJECT TOTAL:      \$1,176.00**

Terms & Conditions

By     *T. Bryant*      
Tom Bryant  
Date     2/16/2023      
Sunrise Landscape

By     *C. Nava*      
Date     2/16/2023      
North River Ranch

*[Handwritten signature]*



**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Main Entrance Verandah Amenity)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(28) Walter Viburnum #3**

**(16) Blue Daze #1**

**(12) Thryallis (Golden) #3**

**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**


**Result: Dead materials removed and replaced as requested.**


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**PROJECT TOTAL:      \$1,006.00**



Terms & Conditions

By   
Tom Bryant  
Date 2/16/2023  
Sunrise Landscape

By   
Date 2/16/2023  
North River Ranch





**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: [cvarah@nealland.com](mailto:cvarah@nealland.com)

**Account Owner:**

Tom Bryant  
[tbryant@sunriselandscape.com](mailto:tbryant@sunriselandscape.com)  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Sawyer Road)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(26) Loropetalum #3**

**(82) Buttonwood Green #3**

**(1) Walter Viburnum #3**

**(10) Blue Daze #1**

**(10) Confederate Jasmine #1**

**(45) Thryallis #3**

**(7) Podocarpus #3**

**(7) Foxtail Fern #3**

**(1) 14' OA Bismark palm tree (includes delivery and crane setting fee).** *\$5,125*

**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**

**Result: Dead materials removed and replaced as requested.**

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**PROJECT TOTAL:**

~~\$8,808.75~~

*\$3,683.75*

Terms & Conditions

By     *TB*    

Tom Bryant

Date     2/16/2023    

Sunrise Landscape

By     *[Signature]*    

Date     2/17/23    

North River Ranch



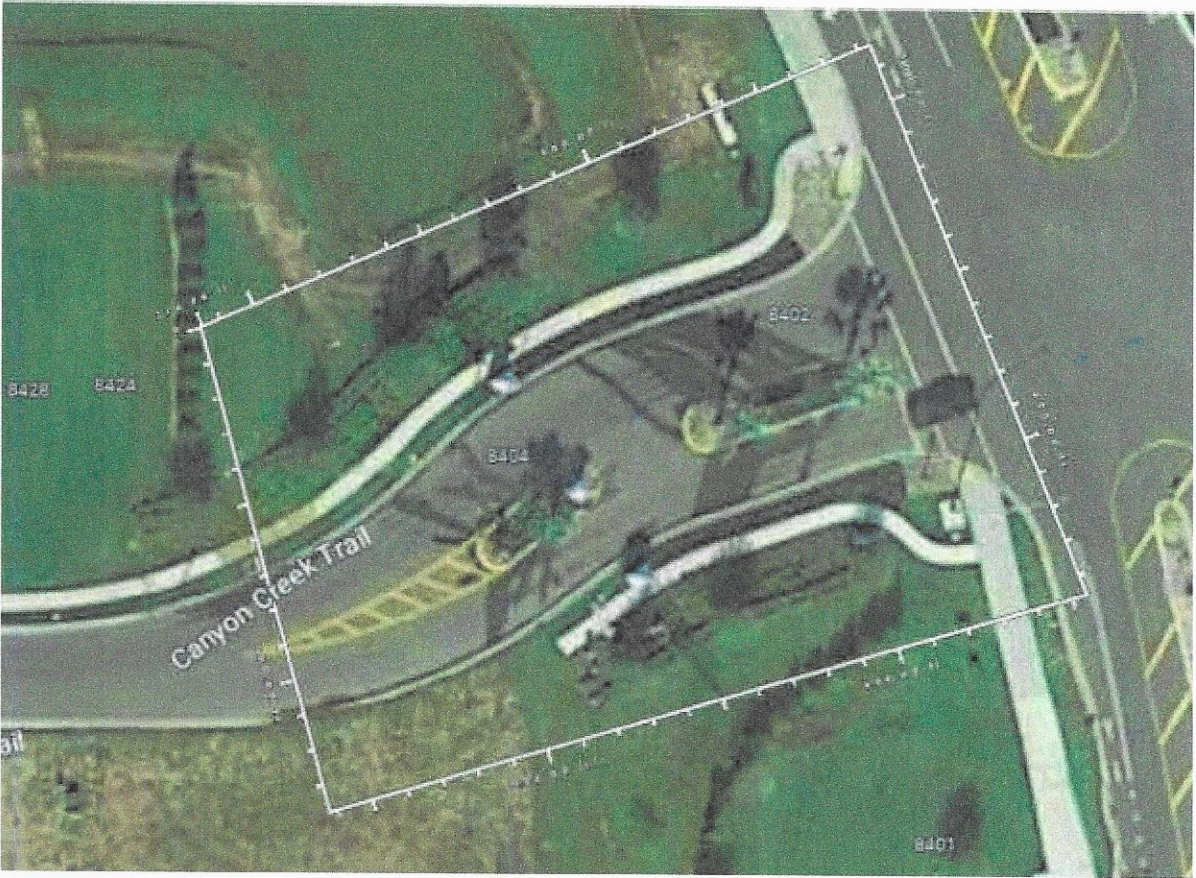
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Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 2/16/2023

**NRR Shrub Replacement 2023 (Riverfield Main Ent.)**



**Purpose: Provide pricing to remove and replace non-warranty dead plant materials.**

**Process: Sunrise to remove and replace all dead plant materials within labeled area. Plant materials list includes:**

**(58) Walter Viburnum #3**

**(15) Purple Grass #3 (Warranty at no cost)**


**\*\*\*Pricing includes staking of plant materials (if needed) as well as any needed irrigation adjustments and touching up disturbed mulch.**

**Result: Dead materials removed and replaced as requested.**

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**PROJECT TOTAL:      \$1,440.00**

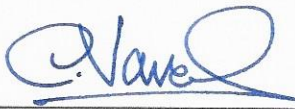
Terms & Conditions

By 

Tom Bryant

Date 2/16/2023

Sunrise Landscape

By 

Date 2/16/2023

North River Ranch



**North River Ranch Improvement  
Stewardship District**

Payment Authorizations Nos. 015 – 018



# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorization 015 - 018

PA #	Description	Amount	Total
15	Advanced Aquatic Services	\$ 4,750.00	
	Clean Sweep Parking Maintenance	\$ 170.00	
	Eco-Logic Services	\$ 1,525.00	
		\$ 3,700.00	
		\$ 1,200.00	
	Envera	\$ 842.36	
		\$ 360.50	
	Frontier	\$ 678.34	
	Jan-Pro of Manasota	\$ 820.70	
		\$ 1,342.50	
	Kutak Rock	\$ 869.00	
	McClatchy Company	\$ 87.75	
		\$ 72.54	
	Manatee County Utilities Department	\$ 509.15	
		\$ (434.44)	
		\$ 59.20	
		\$ 204.43	
		\$ 173.87	
		\$ 469.86	
		\$ 87.84	
		\$ 120.61	
		\$ (522.02)	
		\$ 47.77	
	Peace River Election Cooperative	\$ 29.34	
		\$ 66.73	
	S&G Pools	\$ 700.00	
		\$ 900.00	

	<b>Spectrum</b>	<b>\$ 127.28</b>	
	<b>Verizon Wireless</b>	<b>\$ (274.82)</b>	
	<b>vGlobalTech</b>	<b>\$ 150.00</b>	
		<b>\$ 150.00</b>	
		<b>\$ 150.00</b>	
		<b>\$ 150.00</b>	
		<b>\$ 1,550.00</b>	
	<b>WTS International</b>	<b>\$ 114.27</b>	
			<b>\$20,947.76</b>
<b>16</b>	<b>Audio Video Partners</b>	<b>\$ 923.00</b>	
	<b>Frontier</b>	<b>\$ 713.51</b>	
	<b>Jan-Pro of Manasota</b>	<b>\$ 297.84</b>	
	<b>PFM Group Consulting</b>	<b>\$ 5,833.33</b>	
	<b>Premier Outdoor Lighting</b>	<b>\$ 5,750.00</b>	
	<b>Supervisor Fees - 02/08/2023</b>		
	Dale Weidemiller	<b>\$ 200.00</b>	
	John Leinaweaver	<b>\$ 200.00</b>	
	Pete Williams	<b>\$ 200.00</b>	
	Janice Snow	<b>\$ 200.00</b>	
	John Blakley	<b>\$ 200.00</b>	
	<b>Valleyu National Bank</b>	<b>\$ 1,105.47</b>	
	<b>WTS International</b>	<b>\$ 221.41</b>	
			<b>\$15,844.56</b>
<b>17</b>	<b>Brown &amp; Bigelow</b>	<b>\$ 395.11</b>	
	<b>Cory Advertising</b>	<b>\$ 1,032.00</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 1,250.00</b>	
		<b>\$ 800.00</b>	

	<b>Suburban Propane</b>	<b>\$ 407.39</b>	
	<b>WTS International</b>	<b>\$ 175.00</b>	
			<b>\$4,059.50</b>
<b>18</b>	<b>Aqua Plumbing &amp; Air</b>	<b>\$ 423.00</b>	
	<b>Ballenger Irrigation</b>	<b>\$ 750.00</b>	
		<b>\$ 750.00</b>	
	<b>Spectrum</b>	<b>\$ 118.58</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 3,594.50</b>	
	<b>Wrathell, Hunt &amp; Associates</b>	<b>\$ 137.63</b>	
		<b>\$ 10.72</b>	
	<b>WTS International</b>	<b>\$ 1,909.38</b>	
			<b>\$7,693.81</b>
		<b>Total</b>	<b>\$48,545.63</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 015**

2/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Advanced Aquatic Services</b> February Lake Maintenance	10547772	\$ 4,750.00	FY 2023
<b>2</b>	<b>Clean Sweep Parking Maintenance</b> Power Sweeping January 4 & 26, 2023	50672	\$ 170.00	FY 2023
<b>3</b>	<b>Eco-Logic Services</b> January Maintenance (Fort Hamer Road) January Maintenance (NRR) January Maintenance (Riverfield)	2571 2585 2586	\$ 1,525.00 \$ 3,700.00 \$ 1,200.00	FY 2023 FY 2023 FY 2023
<b>4</b>	<b>Envera</b> March Grand Reserve Video Monitoring March Riverfield Video Monitoring	724711 724760	\$ 842.36 \$ 360.50	FY 2023 FY 2023
<b>5</b>	<b>Frontier</b> Pavilion Services 01/23/2023 - 02/22/2023	Acct: 941-776-9088-032320-5	\$ 678.34	FY 2023
<b>6</b>	<b>Jan-Pro of Manasota</b> Riverfield Cleaning Brightwood Cleaning	75173 75225	\$ 820.70 \$ 1,342.50	FY 2023 FY 2023
<b>7</b>	<b>Kutak Rock</b> General Counsel Through 12/31/2022	3169350	\$ 869.00	FY 2023
<b>8</b>	<b>McClatchy Company</b> Legal Advertising on 10/05/2022 ; Ad: IPL0091255 Legal Advertising on 01/04/2023 ; Ad: IPL0103047	153296 175560	\$ 87.75 \$ 72.54	FY 2023 FY 2023
<b>9</b>	<b>Manatee County Utilities Department</b> 11510 Little River Way ; Service 12/16/2022 - 01/19/2023 11510 Little River Way ; Final Bill 8905 Grand River Parkway 11539 Little River Way 8410 Arrow Creek Drive 8475 Fort Hamer Road 11706 Sawyer Lane 8414 Arrow Creek Drive ; Service 12/19/2022 - 01/19/2023 8414 Arrow Creek Drive ; Final Bill 9545 Weymouth Terrace	Acct: 312296-162425 Acct: 312296-162425 Acct: 312296-164615 Acct: 312296-164711 Acct: 319545-168938 Acct: 338845-169394 Acct: 338845-169395 Acct: 312296-170584 Acct: 312296-170584 Acct: 342099-179510	\$ 509.15 \$ (434.44) \$ 59.20 \$ 204.43 \$ 173.87 \$ 469.86 \$ 87.84 \$ 120.61 \$ (522.02) \$ 47.77	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
<b>10</b>	<b>Peace River Electric Cooperative</b> 11362 Rolling Fork Trl ; Service 12/25/2022 - 01/24/2023 8890 Ft Hamer Rd ; Service 12/22/2022 - 01/22/2023	Acct: 168751025 Acct: 195716001	\$ 29.34 \$ 66.73	FY 2023 FY 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 015**

2/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>11</b>	<b>S&amp;G Pools</b>			
	Riverfield February Pool Service	02123	\$ 700.00	FY 2023
	Brightwood February Pool Service	02236	\$ 900.00	FY 2023
<b>12</b>	<b>Spectrum</b>			
	11510 Little River Way ; Service 01/28/2023 - 02/27/2023	85187901012723	\$ 127.28	FY 2023
<b>13</b>	<b>Verizon Wireless</b>			
	Acct: 642468079-00001 ; Services 12/24/2022 - 01/23/2023	9926083927	\$ (274.82)	FY 2023
<b>14</b>	<b>VGlobalTech</b>			
	October Website Maintenance	4694	\$ 150.00	FY 2023
	November Website Maintenance	4695	\$ 150.00	FY 2023
	December Website Maintenance	4696	\$ 150.00	FY 2023
	January Website Maintenance	4697	\$ 150.00	FY 2023
	ADA Compliant Website Design Services	4699	\$ 1,550.00	FY 2023
<b>15</b>	<b>WTS International</b>			
	Expense Reimbursement January 2023	12360046	\$ 114.27	FY 2023

**TOTAL                    \$ 20,947.76**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 016**

2/10/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Audio Video Partners</b> Brightwood Pavilion TV Replacement	4933	\$ 923.00	FY 2023
2	<b>Frontier</b> Services 02/03/2023 - 03/02/2023	Acct: 941-776-0433-093021-5	\$ 713.51	FY 2023
3	<b>Jan-Pro of Manasota</b> Brightwood Cleaning Supplies	1073	\$ 297.84	FY 2023
4	<b>PFM Group Consulting</b> DM Fee: February 2023	DM-02-2023-34	\$ 5,833.33	FY 2023
5	<b>Premier Outdoor Lighting</b> Color Changing Lights Installation	22631	\$ 5,750.00	FY 2023
6	<b>Supervisor Fees - 02/08/2023 Meeting</b> Dale Weidemiller John Leinaweaver Pete Williams Janice Snow John Blakley	- - - - -	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
7	<b>Valley National Bank</b> VISA Statement Closing Date 01/31/2023	Acct: 9466	\$ 1,105.47	FY 2023
8	<b>WTS International</b> Travel Reimbursement Through 01/25/2023	12360364	\$ 221.41	FY 2023
<b>TOTAL</b>			<b>\$ 15,844.56</b>	

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 017**

2/17/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Brown &amp; Bigelow</b> Resident Services Drawstring Backpacks	990839	\$ 395.11	FY 2023
2	<b>Cory Advertising</b> Signs and Banners	1845	\$ 1,032.00	FY 2023
3	<b>Daystar Exterior Cleaning</b> February Brightwood Cleaning February Riverfield Cleaning	17354 17355	\$ 1,250.00 \$ 800.00	FY 2023 FY 2023
4	<b>Suburban Propane</b> Brightwood Fire Pit Fuel	1564-310813	\$ 407.39	FY 2023
5	<b>WTS International</b> Expense Reimbursement January 2023	12361507	\$ 175.00	FY 2023

**TOTAL \$ 4,059.50**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 018**

2/24/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Aqua Plumbing &amp; Air</b> Troubleshoot Entry Monument Without Power	577693	\$ 423.00	FY 2023
2	<b>Ballenger Irrigation</b> January Controller Management February Controller Management	23083 23117	\$ 750.00 \$ 750.00	FY 2023 FY 2023
3	<b>Spectrum</b> 8414 Arrow Creek Drive Services 02/15/2023 - 03/14/2023	7909021523	\$ 118.58	FY 2023
4	<b>Stantec Consulting Services</b> Engineering Services Through 02/03/2023	2043640	\$ 3,594.50	FY 2023
5	<b>Wrathell, Hunt &amp; Associates</b> FedEx Reimbursement FedEx Reimbursement	2021-2824 2021-2830	\$ 137.63 \$ 10.72	FY 2023 FY 2023
6	<b>WTS International</b> March Management Fee / Insurance	12362125	\$ 1,909.38	FY 2023

**TOTAL                    \$ 7,693.81**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 4:27 pm, Feb 24, 2023



**North River Ranch Improvement  
Stewardship District**

Funding Requests Nos. 210 - 228

**Funding Requests 191-209**

<b>FR #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>210</b>			
<b>Phase Entry</b>	<b>CRS Building Corporation</b>	\$ 29,136.60	
			<b>\$29,136.60</b>
<b>211</b>			
<b>Fort Hamer</b>	<b>Peace River Electric Cooperative</b>	\$ 367,030.00	
	<b>Terracon Consultants</b>	\$ 8,122.50	
			<b>\$375,152.50</b>
<b>212</b>			
<b>Fortress</b>	<b>Ameritt</b>	\$ 3,590.00	
		\$ 2,630.00	
		\$ 12,000.00	
		\$ 2,500.00	
		\$ 605.00	
		\$ 4,500.00	
	<b>Avid Trails</b>	\$ 1,900.00	
			<b>\$27,725.00</b>
<b>213</b>			
<b>Morgan's Glen</b>	<b>Terracon Consultants</b>	\$ 3,235.00	
			<b>\$3,235.00</b>
<b>214</b>			
<b>North River Ranch ISD</b>	<b>Kutak Rock</b>	\$ 2,560.35	
			<b>\$2,560.35</b>
<b>215</b>			
<b>Phase 4</b>	<b>Atlantic TNG</b>	\$ 440.80	
	<b>RIPA &amp; Associates</b>	\$ 358,850.47	
		\$ 120,650.00	
		\$ 88,825.00	
			<b>\$568,766.27</b>
<b>216</b>			
<b>Wildleaf</b>	<b>Ameritt</b>	\$ 7,200.00	
		\$ 5,500.00	
	<b>Booth Design Group</b>	\$ 1,500.00	
			<b>\$14,200.00</b>
<b>217</b>			
<b>Fort Hamer</b>	<b>Mike Armstrong Landscaping</b>	\$ 15,767.50	
	<b>Premier Portables</b>	\$ 560.00	

			\$16,327.50
<b>218</b>			
<b>Phases 1B, 1C, 1D</b>	<b>Mike Armstrong Landscaping</b>	\$ 57,130.00	
		\$ 72,133.60	
			\$129,263.60
<b>219</b>			
<b>Phase 4</b>	<b>Booth Design Group</b>	\$ 4,000.00	
		\$ 4,975.00	
		\$ 3,028.75	
	<b>County Materials</b>	\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 6,210.00	
		\$ 8,280.00	
	<b>Driggers Engineering Services</b>	\$ 941.50	
	<b>RIPA &amp; Associates</b>	\$ 32,905.62	
		\$ 184,631.43	
			\$286,372.30
<b>220</b>			
<b>Wildleaf</b>	<b>Steadfast</b>	\$ 13,000.00	
			\$ 13,000.00
<b>221</b>			
<b>Fort Hamer</b>	<b>WillScot</b>	\$ 1,395.73	
			\$ 1,395.73
<b>222</b>			
<b>Phase 1B, 1C, 1D</b>	<b>Mike Armstrong Landscaping</b>	\$ 3,200.00	
			\$ 3,200.00
<b>223</b>			
<b>Phase 4</b>	<b>Dewberry Engineers</b>	\$ 540.00	
	<b>County Materials</b>	\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 6,210.00	
		\$ 8,280.00	

		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
			\$ 130,950.00
<b>224</b>			
<b>Amenity</b>	<b>LRK</b>	\$ 2,018.98	
		\$ 930.00	
			\$ 2,948.98
<b>225</b>			
<b>Fort Hamer</b>	<b>Terracon Consultants</b>	\$ 12,995.00	
	<b>Woodruff &amp; Sons</b>	\$ 406,251.07	
			\$ 419,246.07
<b>226</b>			
<b>Morgan's Glen</b>	<b>Terracon Consultants</b>	\$ 1,837.50	
		\$ 1,872.50	
	<b>Woodruff &amp; Sons</b>	\$ 298,284.57	
			\$ 301,994.57
<b>227</b>			
<b>Phase 2</b>	<b>Stantec Consulting Services</b>	\$ 88,047.75	
			\$ 88,047.75
<b>228</b>			
<b>Phase 4</b>	<b>Booth Design Group</b>	\$ 880.00	
	<b>Mike Armstrong Landscaping</b>	\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
	<b>Driggers Engineering Services</b>	\$ 920.00	
			\$ 26,640.00
	<b>Grand Total</b>		<b>\$2,440,162.22</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 210**

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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**PHASE ENTRY**

1	<b>CRS Building Corporation</b> Camp Creek Pay Application 2 Through 01/31/2023	—	\$ 29,136.60	FY 2023
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 29,136.60**

*Vivian Carvalho*

Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 211**

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>FORT HAMER</u></b>				
1	<b>Peace River Electric Cooperative</b> Fort Hamer Second Extension Utility Fees	14163	\$ 367,030.00	FY 2023
2	<b>Terracon Consultants</b> Bella Lago to Road FF Services Through 01/14/2023	TH99066	\$ 8,122.50	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 375,152.50**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 212**

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>FORTRESS</u></b>				
<b>1</b>	<b>Ameritt</b>			
	Phase 4C Subdivision Layout	22-355	\$ 3,590.00	FY 2023
	Phase 4C Legal Description and Sketch	22-379	\$ 2,630.00	FY 2023
	Phase 4C Plat Document Preparation	22-408	\$ 12,000.00	FY 2023
	Phase 4C Boundary Survey	22-410	\$ 2,500.00	FY 2023
	Phase 4F Subdivision Layout	22-447	\$ 605.00	FY 2023
	Phase 4F Plat Document Preparation	22-448	\$ 4,500.00	FY 2023
<b>2</b>	<b>Avid Trails</b>			
	NRR Trails Master Plan Update - Balance Due	Master Update-02	\$ 1,900.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 27,725.00**

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 8:23 am, Feb 06, 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 213**

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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**MORGAN'S GLEN**

<b>1</b>	<b>Terracon Consultants</b> Phases 1C & 2B Services Through 01/14/2023	TH99065	\$ 3,235.00	FY 2023
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    3,235.00**

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 214**

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	<b>Kutak Rock</b> Jon M Hall Construction Dispute Through 12/31/2022	3169220	\$ 2,560.35	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,560.35**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 215**

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
<b>1</b>	<b>Atlantic TNG</b>			
	Phase 4C Construction Materials	147065	\$ 440.80	FY 2023
<b>2</b>	<b>RIPA &amp; Associates</b>			
	Phase 4C1 Pay Application 4 Through 01/31/2023	01-2119-04	\$ 358,850.47	FY 2023
	Phase 4C Infrastructure Pay Application 1 Through 01/31/2023	01-2136-01	\$ 120,650.00	FY 2023
	Phase 4C Amenity Center Pay Application 1 Through 01/31/2023	01-2137-01	\$ 88,825.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 568,766.27**

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 216

2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>WILDLEAF</u></b>				
1	<b>Amerritt</b>			
	Phase 4B Boundary Survey	22-356	\$ 7,200.00	FY 2023
	Phase 4B Plat Document Preparation	22-446	\$ 5,500.00	FY 2023
2	<b>Booth Design Group</b>			
	Phases 4A & 4B Landscape Design Services	3421	\$ 1,500.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 14,200.00**

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 8:23 am, Feb 06, 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 217**

2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>FORT HAMER</b>				
1	<b>Mike Armstrong Landscaping</b> Fort Hamer Rd Extension Pay Application 4 Through 11/10/2022	-	\$ 15,767.50	FY 2023
2	<b>Premier Portables</b> Sanitation Pumping Services	A-152826	\$ 560.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 16,327.50**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 218**

2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASES 1B, 1C, 1D</u></b>				
<b>1</b>	<b>Mike Armstrong Landscaping</b>			
	Pay Application 1 Through 12/10/2022	--	\$ 57,130.00	FY 2023
	Pay Application 2 Through 01/10/2023	--	\$ 72,133.60	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 129,263.60**

*Venessa Ripoll*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Funding Request No. 219**

2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
<b>1</b>	<b>Booth Design Group</b>			
	Phase 4C2 Landscape Design Services	3431	\$ 4,000.00	FY 2023
	Phase 4C1 Landscape Design Services	3432	\$ 4,975.00	FY 2023
	Phases 4E & 4F Landscape Design Services	3433	\$ 3,028.75	FY 2023
<b>2</b>	<b>County Materials</b>			
	Phase 4C Construction Materials	159795-01	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-03	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-04	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-05	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-06	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-08	\$ 6,210.00	FY 2023
	Phase 4C Construction Materials	159795-09	\$ 8,280.00	FY 2023
<b>3</b>	<b>Driggers Engineering Services</b>			
	Phase 4B Services Through 01/27/2023	SAL16275	\$ 941.50	FY 2023
<b>4</b>	<b>RIPA &amp; Associates</b>			
	Phases 4A & 4B Pay Application 20 Through 01/31/2023	01-2022-20	\$ 32,905.62	FY 2023
	Phase 4B Pay Application 11 Through 01/31/2023	01-2083-11	\$ 184,631.43	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 286,372.30**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Funding Request No. 220**

2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>1</b>	<b>Steadfast Contractors Alliance</b> Enhanced Wetland Landscaping	SCA-13786	\$ 13,000.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 13,000.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 221**

2/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>1</b>	<b>WillScot</b>			
	60x12 Mobile Office Rental	02/15/2023 - 03/14/2023	9016858170	\$ 1,395.73
				FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,395.73**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Funding Request No. 222**

2/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>1</b>	<b>Mike Armstrong Landscaping</b> Pay Application 3 Through 02/10/2023	-	\$ 3,200.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 3,200.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 3:35 pm, Feb 17, 2023

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT


**Funding Request No. 223**

2/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE 4</u></b>				
<b>1</b>	<b>Dewberry Engineers</b>			
	Ph.4 A/B/C&D Services Through 01/27/2023	2241659	\$ 540.00	FY 2023
<b>2</b>	<b>County Materials</b>			
	Phase 4C Construction Materials	159795-02	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-07	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-10	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-11	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-12	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-13	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-14	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-16	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-17	\$ 6,210.00	FY 2023
	Phase 4C Construction Materials	159795-18	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-19	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-20	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-21	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-22	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-23	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-24	\$ 8,280.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 130,950.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 3:35 pm, Feb 17, 2023

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT


**Funding Request No. 224**

2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>AMENITY</u></b>				
1	<b>LRK</b>			
	Engineering Services Through 01/31/2023	04.20020.00-19	\$ 2,018.98	FY 2023
	Interior Design Services Through 01/31/2023	04.20020.10-18	\$ 930.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,948.98**

*Venessa Ripoll*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 225**

2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>FORT HAMER</b>				
1	<b>Terracon Consultants</b> Bella Lago to Road FF Services Through 10/22/2022	TH59179	\$ 12,995.00	FY 2023
2	<b>Woodruff &amp; Sons</b> Fort Hamer Rd 2nd Extension Pay Application #9 Through 01/31/2023	2763-9	\$ 406,251.07	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 419,246.07**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 226**

2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>MORGAN'S GLEN</u></b>				
<b>1</b>	<b>Terracon Consultants</b>			
	Phases 1C & 2B Services Through 09/24/2022	TH44309	\$ 1,837.50	FY 2022
	Phases 1C & 2B Services Through 10/22/2022	TH59162	\$ 1,872.50	FY 2023
<b>2</b>	<b>Woodruff &amp; Sons</b>			
	Phases 1C & 2B Pay Application #11 Through 01/31/2023	2758-11	\$ 298,284.57	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 301,994.57**

*Venessa Ripoll*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Funding Request No. 227**

2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>1</b>	<b>Stantec Consulting Services</b> Engineering Services Through 02/17/2023	2045549	\$ 88,047.75	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 88,047.75**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 228**

2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE 4</u></b>				
<b>1</b>	<b>Booth Design Group</b>			
	Phase 4A Landscape Design Services	3448	\$ 880.00	FY 2023
<b>2</b>	<b>County Materials</b>			
	Phase 4C Construction Materials	159795-25	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-26	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-27	\$ 8,280.00	FY 2023
<b>3</b>	<b>Driggers Engineering Services</b>			
	Phase 4B Services Through 02/21/2023	SAL16300	\$ 920.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 26,640.00**

*Venessa Ripoll*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**North River Ranch Improvement  
Stewardship District**

District Financial Statements  
*(provided under separate cover)*