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/

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 2nd Extension
5. Ratification of Sunrise Landscape Proposals for Plant Materials Replacement
6. Ratification of RIPA Invoice for North River Ranch 4C
7. Ratification of Payment Authorizations Nos. 015 – 018
8. Ratification of Funding Requests Nos. 210 – 228
9. Review of District Financial Statements *(provided under separate cover)*

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

- Review and Consideration of Credit Limit Increase for Purchasing Card for Lifestyle Manager

Lifestyle Manager

Supervisor Requests and Audience 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 recommened 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 leglisation 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 aeratorts 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

RIPA & ASSOCIATES

CIVIL | UTILITY CONSTRUCTORS

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

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
ARMOROCK					
	DPO CREDIT - SANITARY POLYMER STRUCTURES	1.00	LS	($75,097.82)	($75,097.82)
				Total Price for above ARMOROCK Items:	**($75,097.82)**
COUNTY RCP					
	DPO CREDIT - STORM PIPE	1.00	LS	($320,892.99)	($320,892.99)
				Total Price for above COUNTY RCP Items:	**($320,892.99)**
ATLANTIC					
	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)
				Total Price for above ATLANTIC Items:	**($124,693.79)**
FORTLINE					
	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)
				Total Price for above FORTLINE Items:	**($676,061.49)**

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

Notes:
- DPO DEDUCT NRR4B

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Tim Badyk
727-389-7344 tbadyk@ripaconstruction.com

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			$ -	$ -		$ -	$ -	$ -
Totals		**$ 1,135,547.64**	**$ 68,332.86**	**$ 1,203,880.50**	**$ 1,129,005.74**		**$ 6,541.90**	**$ 6,934.41**

					Reconciled	Final CO Deduct
Atlantic						
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)
Armorock						$ -
Sanitary Structure	02-341	$ (76,528.00)	$ (4,591.68)	$ (81,119.68)	$ 6,021.86	$ (75,097.82)
County						$ -
Storm Pipe	02-301	$ (302,729.24)	$ (18,163.75)	$ (320,892.99)		$ (320,892.99)
Fortiline						$ -
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)
Totals		**$ (1,135,547.64)**	**$ (67,932.86)**	**$ (1,203,480.50)**		**$ (1,196,746.09)**

North River Ranch Improvement Stewardship District

Ballenger Irrigation Monitoring Proposal

October 25, 2022 Contract No. - 463

North River Ranch ISD

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 1st 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
			$9,000.00	**$0.00**	**$9,000.00**

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
	$9,000.00	**$0.00**	**$9,000.00**

By C. Chapdel

Chappy Chapdelaine

Date 10/25/2022

Ballenger Irrigation

By

Date 2/21/23

North River Ranch ISD

North River Ranch Improvement Stewardship District

Woodruff & Sons, Inc Change Order Request
for Fort Hamer 2nd Extension

Woodruff & Sons, Inc.

6450 - 31st Street East, Bradenton Florida 34203 (physical)
P.O. Box 10127, Bradenton Florida 34282-0127 (mailing)
Tel # 941.756.1871 ~ Fax # 941.755.1379
www.woodruffandsons.com

Proposal

OFFICIAL USE ONLY

- ☐ Job No: **2763**
- ☐ Control No: **P007**
- ☐ Log Date: 2/16/2023
- ☐ Invoice No:
- ☐ Change Order

To:	North River Ranch Improvement Stewardship District	Contact:	Andy Richardson
Address:	3501 Quadrangle Blvd. Suite 270	Tel No:	941-724-2819
	Orlando, FL. 32817	Email:	arichardson@nealland.com
Project Name:	Fort Hamer Road 2nd Extension	Bid No:	P21-075
Project Location:		Bid Date:	Tuesday, November 2, 2021

Item #	Item Description:	Estimated Quantity	Unit	Unit Price	Total Price
	This is a Change Order Request				
1.	May-Dec 2022 Fuel Surcharge	1.00	ls	$28,879.02	$ 28,879.02
2.	Jan 2023 Fuel Surcharge	1.00	ls	$1,755.05	$ 1,755.05
	(see attached detailed breakdown)				

Total Price for above Items:	$ 30,634.07
Original Contract Total:	$10,599,215.68
Previous COR:	$ 138,591.86
Revised Contract Total:	$10,768,441.61

Notes:
- Prices may be withdrawn, if not accepted within 45 days as of the date of this proposal.
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal.

Payment Terms: Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Printed Name:

Date of Acceptance: 2/16/23

CONFIRMED:

Woodruff & Sons, Inc.

Authorized Signature: _____

Donald P. Woodruff, President

Estimator: Scott Russell (scottr@woodruffandsons.com)

North River Ranch Improvement Stewardship District

Sunrise Landscape Proposals for
Plant Materials Replacement

SUNRISE
LANDSCAPE

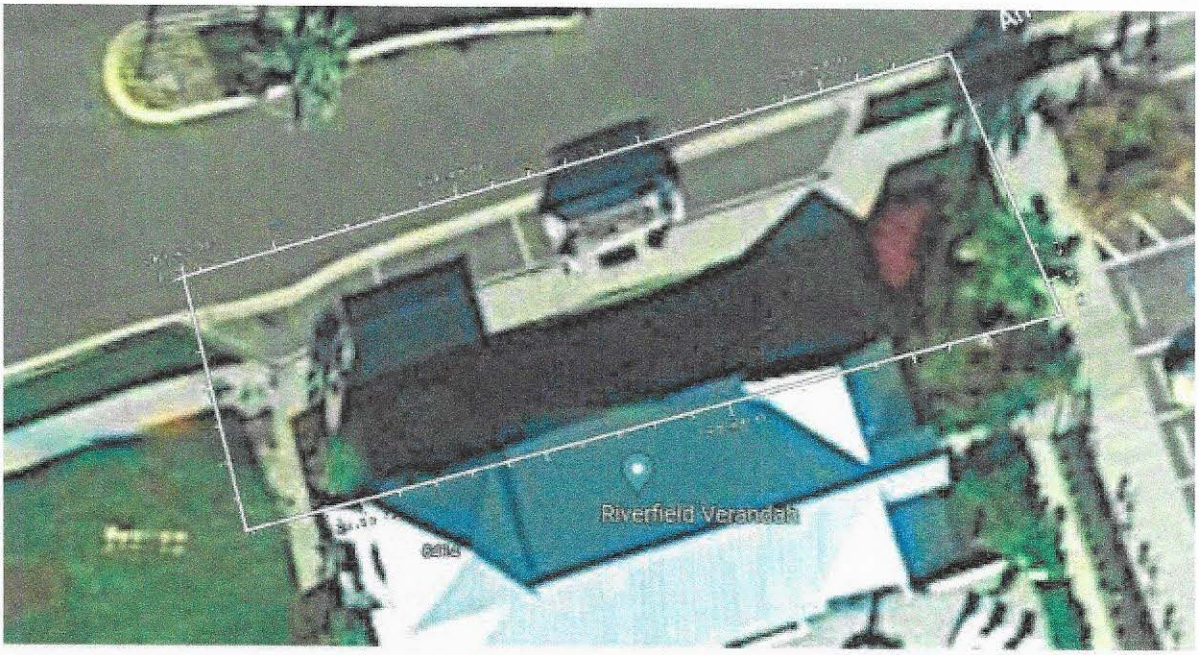
Customer:

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		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/16/2023
	Sunrise Landscape		**North River Ranch**

SUNRISE
LANDSCAPE

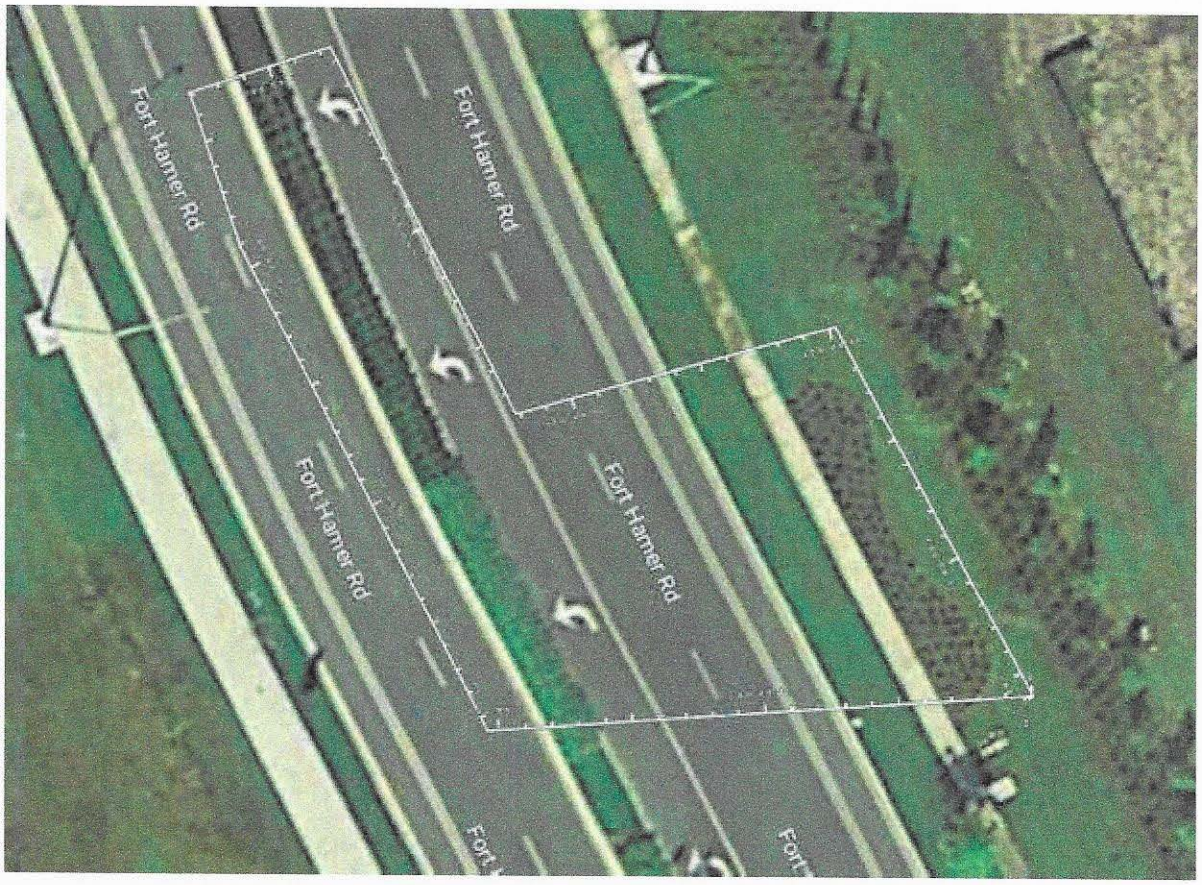
Customer:

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)



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		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/16/2023
	Sunrise Landscape		**North River Ranch**

SUNRISE
LANDSCAPE

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.

PROJECT TOTAL: $1,026.00

Terms & Conditions

By		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/16/2023
	Sunrise Landscape		**North River Ranch**

SUNRISE
LANDSCAPE

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 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.

PROJECT TOTAL: $1,176.00

Terms & Conditions

By		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/16/2023
	Sunrise Landscape		**North River Ranch**

SUNRISE
LANDSCAPE

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.

PROJECT TOTAL: $1,006.00

Terms & Conditions

By		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/16/2023
	Sunrise Landscape		**North River Ranch**

SUNRISE
LANDSCAPE

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 (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.

PROJECT TOTAL: ~~$8,808.75~~ $3,683.75

Terms & Conditions

By		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/17/23
	Sunrise Landscape		**North River Ranch**

SUNRISE
LANDSCAPE

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 (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.

PROJECT TOTAL: $1,440.00

Terms & Conditions

By		**By**	
	Tom Bryant		
Date	2/16/2023	**Date**	2/16/2023
	Sunrise Landscape		**North River Ranch**

North River Ranch Improvement Stewardship District

RIPA Invoice for North River Ranch 4C

North River Ranch 4C

01-2119

RIPA & ASSOCIATES
CIVIL/UTILITY CONSTRUCTORS

Date: 3/1/2023

INVOICE SUMMARY

01-2119-001	North River Ranch 4C
VENDOR NAME:	**County Materials**

Invoice Number	Gross Amount w/o Tax	TAX SAVINGS	CREDIT DUE	Description
159795-50	$ 8,575.00	$ 514.50	$ 9,089.50	
159795-51	$ 8,575.00	$ 514.50	$ 9,089.50	
		$ -	$ -	
		$ -	$ -	
		$ -	$ -	
		$ -	$ -	
		$ -	$ -	
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		$ -	$ -	
		$ -	$ -	
		$ -	$ -	
		$ -	$ -	
		$ -	$ -	
Subtotal from additional page(s)				
THIS INVOICE SUMMARY TOTAL	$ 17,150.00	$ 1,029.00	$ 18,179.00	

Summary	
Original PO Amount	$ 417,679.00
Increase/Decrease Change	$ -
Revised PO Amount	$ 417,679.00
Total Previously Submitted Invoices	$ 384,509.00
Current Invoices Total (w/o tax)	$ 17,150.00
Remaining Balance	**$ 16,020.00**

Subcontractor Name:
Ripa & Associates, LLC
Authorized Signature

COUNTY MATERIALS CORPORATION
(866) 343-8488 Fax (352) 742-1539
ASTATULA, FL 34705-0435

INVOICE

REMIT TO:
P.O. BOX 38
MARATHON, WI 54448-0038

Shipped	Invoice Date	Invoice #
02/27/2023	02/28/2023	159795-50

Warehouse	Taken By	PO #	Page #
44	yr	01-2119-001	1 of 1

012119-0007x

Cust: 112

Ship To **North River Ranch 4C**
Manatee
Mocassin Wallow
Parrish, FL 34219

INVOICE ENTERED A/P

FEB 28 2023

RIPA & ASSOCIATES

Bill To: **NORTH RIVER RANCH CDD**
C/O RIPA & ASSOCIATES
1409 TECH BLVD STE 1
TAMPA, FL 33619

Rec#093335

Ln #	Product And Description	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
17	260999 60" MES GB 4:1 (3 PIECES)	1.00	EA	8,250.000	8,250.00
18	2972 36" AND 42" STRAP W/HARDWARE	5.00	EA	65.000	325.00

2.00 *Lines Total* *Quantity Shipped Total* **6.00**

Sub Total **8,575.00** ✓
Invoice Total **8,575.00**

Job#_____Phase/Code_____

GL#_____Category_____

Recv'd
FEB 28 2023

Desc._____

Approved_____Date_____

PO or SC#_____

COUNTY MATERIALS CORPORATION

159795-50

26777373

Bush

PLANT	TIME	DATE		SHIP TO	SALES PERSON	TRUCK/DRIVER	
PAGE 1	OF 1	02/21/23	112	999-997	yr	S513	159795-50

BUYER NAME
NORTH RIVER RANCH CDD
C/O RIPA & ASSOCIATES
1409 TECH BLVD STE 1
TAMPA FL 33619

DELIVERY LOCATION
NORTH RIVER RANCH CDD
C/O RIPA & ASSOCIATES
1409 TECH BLVD STE 1
TAMPA FL 33619

1374

SHIPPING WAREHOUSE	TERMS	PURCHASE ORDER	SLUMP
ASTATULA	CHARGE	01-2119-001	

LOAD/LOCATION	STOCK # / DESCRIPTION	QTY ORDERED	QTY DELIVERED	UNIT PRICE	AMOUNT
a13	2972 36" AND 42" STRAP W/HARDWARE	5.00			
M1	260999 60" MES GB 4:1 (3 PIECES)	1.00			

LEAVE PLANT	ARRIVE JOB SITE	START	FINISH	ARRIVE PLANT
5:14	7:50	7:55	8:09	10:34

Visit Us At: countymaterials.com

LOADED	DRIVER	X RECEIVED IN GOOD ORDER
195		7152

Signatory represents that they have actual and apparent authority to bind Buyer. The signature above binds the Buyer to the terms and conditions (INCLUDING THE EXCLUSIVE LIMITED WARRANTY AND EXCLUSIVE REMEDY FOR BREACH OF WARRANTY) contained on the reverse side of this ticket. Signature binds Buyer to defend, indemnify, and hold harmless Seller from any and all claims, including claims for bodily injury, property damage, business loss, or any other incidental or consequential damage, arising out of the delivery, loading, unloading, or installation of the Product(s). If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller. These terms and conditions supersede all previous quotations and agreements pertaining to the Products unless otherwise previously agreed to by the Seller in writing. Any declaration of unenforceability of a provision shall be as narrow as possible and shall not affect the enforceability of the other provisions.

INVOICE

COUNTY MATERIALS CORPORATION
(866) 343-8488 Fax (352) 742-1539
ASTATULA, FL 34705-0435

REMIT TO:
P.O. BOX 38
MARATHON, WI 54448-0038

Shipped	Invoice Date	Invoice #
02/27/2023	02/28/2023	159795-51

Warehouse	Taken By	PO #	Page #
44	yr	01-2119-001	1 of 1

012119-0007x

Cust: 112

Ship To: North River Ranch 4C
Manatee
Mocassin Wallow
Parrish, FL 34219

Bill To: NORTH RIVER RANCH CDD
C/O RIPA & ASSOCIATES
1409 TECH BLVD STE 1
TAMPA, FL 33619

INVOICE ENTERED A/P

FEB 28 2023

RIPA & ASSOCIATES

Rec# 093336

Ln #	Product And Description	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
17	260999 60" MES GB 4:1 (3 PIECES)	1.00	EA	8,250.000	8,250.00
18	2972 36" AND 42" STRAP W/HARDWARE	5.00	EA	65.000	325.00

2.00 *Lines Total* — *Quantity Shipped Total* 6.00

Sub Total 8,575.00
Invoice Total 8,575.00 ✓

Job#_____ Phase/Code_____

GL#_____ Category_____

Recv'd
FEB 28 2023

Desc._____

Approved_____ Date_____

PO or SC#_____

COUNTY MATERIALS CORPORATION

159795-51

26777374

5520 Kendrick.

PLANT	TIME	DATE		SHIP TO	SALES PERSON	TRUCK/DRIVER	
PAGE 1	OF 1	02/21/23	112	999-997	yr	~~S424~~	159795-51

BUYER NAME
NORTH RIVER RANCH CDD
C/O RIPA & ASSOCIATES
1409 TECH BLVD STE 1
TAMPA FL 33619

DELIVERY LOCATION
NORTH RIVER RANCH CDD
C/O RIPA & ASSOCIATES
1409 TECH BLVD STE 1
TAMPA FL 33619

1367

SHIPPING WAREHOUSE	TERMS	PURCHASE ORDER	SLUMP
ASTATULA	CHARGE	01-2119-001	

LOAD/LOCATION	STOCK # / DESCRIPTION	QTY ORDERED	QTY DELIVERED	UNIT PRICE	AMOUNT
a13	2972 36" AND 42" STRAP W/HARDWARE	5.00			
M1	260999 60" MES GB 4:1 (3 PIECES)	1.00			

LEAVE PLANT	ARRIVE JOB SITE	START	FINISH	ARRIVE PLANT
4:47	7:37	7:41	7:54	10:28

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LOADED	DRIVER	RECEIVED IN GOOD ORDER
DB	KV	X Jmm Orf #7152

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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 Electioon Cooperative	$ 29.34	
		$ 66.73	
	S&G Pools	$ 700.00	
		$ 900.00	

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

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

NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 015
2/3/2023

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

North River Ranch ISD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 015
2/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
11	**S&G Pools**			
	Riverfield February Pool Service	02123	$ 700.00	FY 2023
	Brightwood February Pool Service	02236	$ 900.00	FY 2023
12	**Spectrum**			
	11510 Little River Way ; Service 01/28/2023 - 02/27/2023	85187901012723	$ 127.28	FY 2023
13	**Verizon Wireless**			
	Acct: 642468079-00001 ; Services 12/24/2022 - 01/23/2023	9926083927	$ (274.82)	FY 2023
14	**VGlobalTech**			
	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
15	**WTS International**			
	Expense Reimbursement January 2023	12360046	$ 114.27	FY 2023
		TOTAL	**$ 20,947.76**	

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 016
2/10/2023

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

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 017
2/17/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	**Brown & Bigelow**			
	Resident Services Drawstring Backpacks	990839	$ 395.11	FY 2023
2	**Cory Advertising**			
	Signs and Banners	1845	$ 1,032.00	FY 2023
3	**Daystar Exterior Cleaning**			
	February Brightwood Cleaning	17354	$ 1,250.00	FY 2023
	February Riverfield Cleaning	17355	$ 800.00	FY 2023
4	**Suburban Propane**			
	Brightwood Fire Pit Fuel	1564-310813	$ 407.39	FY 2023
5	**WTS International**			
	Expense Reimbursement January 2023	12361507	$ 175.00	FY 2023
		TOTAL	**$ 4,059.50**	

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

North River Ranch ISD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 018
2/24/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	**Aqua Plumbing & Air**			
	Troubleshoot Entry Monument Without Power	577693	$ 423.00	FY 2023
2	**Ballenger Irrigation**			
	January Controller Management	23083	$ 750.00	FY 2023
	February Controller Management	23117	$ 750.00	FY 2023
3	**Spectrum**			
	8414 Arrow Creek Drive Services 02/15/2023 - 03/14/2023	7909021523	$ 118.58	FY 2023
4	**Stantec Consulting Services**			
	Engineering Services Through 02/03/2023	2043640	$ 3,594.50	FY 2023
5	**Wrathell, Hunt & Associates**			
	FedEx Reimbursement	2021-2824	$ 137.63	FY 2023
	FedEx Reimbursement	2021-2830	$ 10.72	FY 2023
6	**WTS International**			
	March Management Fee / Insurance	12362125	$ 1,909.38	FY 2023
		TOTAL	**$ 7,693.81**	

Vanessa Ripoll
Secretary / Assistant Secretary

Board Member

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North River Ranch Improvement Stewardship District

Funding Requests Nos. 210 - 228

Funding Requests 191-209

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

			$16,327.50
218			
Phases 1B, 1C, 1D	**Mike Armstrong Landscaping**	$ 57,130.00	
		$ 72,133.60	
			$129,263.60
219			
Phase 4	**Booth Design Group**	$ 4,000.00	
		$ 4,975.00	
		$ 3,028.75	
	County Materials	$ 8,280.00	
		$ 8,280.00	
		$ 8,280.00	
		$ 8,280.00	
		$ 8,280.00	
		$ 6,210.00	
		$ 8,280.00	
	Driggers Engineering Services	$ 941.50	
	RIPA & Associates	$ 32,905.62	
		$ 184,631.43	
			$286,372.30
220			
Wildleaf	**Steadfast**	$ 13,000.00	
			$ 13,000.00
221			
Fort Hamer	**WillScot**	$ 1,395.73	
			$ 1,395.73
222			
Phase 1B, 1C, 1D	**Mike Armstrong Landscaping**	$ 3,200.00	
			$ 3,200.00
223			
Phase 4	**Dewberry Engineers**	$ 540.00	
	County Materials	$ 8,280.00	
		$ 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
224			
Amenity	**LRK**	$ 2,018.98	
		$ 930.00	
			$ 2,948.98
225			
Fort Hamer	**Terracon Consultants**	$ 12,995.00	
	Woodruff & Sons	$ 406,251.07	
			$ 419,246.07
226			
Morgan's Glen	**Terracon Consultants**	$ 1,837.50	
		$ 1,872.50	
	Woodruff & Sons	$ 298,284.57	
			$ 301,994.57
227			
Phase 2	**Stantec Consulting Services**	$ 88,047.75	
			$ 88,047.75
228			
Phase 4	**Booth Design Group**	$ 880.00	
	Mike Armstrong Landscaping	$ 8,280.00	
		$ 8,280.00	
		$ 8,280.00	
	Driggers Engineering Services	$ 920.00	
			$ 26,640.00
		Grand Total	**$2,440,162.22**

NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 210
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE ENTRY				
1	**CRS Building Corporation** Camp Creek Pay Application 2 Through 01/31/2023	–	$ 29,136.60	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 29,136.60**	

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

North River Ranch ISD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
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LaneA@pfm.com // (407) 723-5925

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 211
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	**Peace River Electric Cooperative** Fort Hamer Second Extension Utility Fees	14163	$ 367,030.00	FY 2023
2	**Terracon Consultants** 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
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 212
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORTRESS				
1	**Amerritt**			
	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
2	**Avid Trails**			
	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

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c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 213
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
MORGAN'S GLEN				
1	**Terracon Consultants** Phases 1C & 2B Services Through 01/14/2023	TH99065	$ 3,235.00	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 3,235.00**	

Vivian Carvalho
Secretary / Assistant Secretary

Board Member

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c/o PFM Group Consulting
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Orlando, FL 32817
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 214
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	**Kutak Rock** 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

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c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 215
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	**Atlantic TNG**			
	Phase 4C Construction Materials	147065	$ 440.80	FY 2023
2	**RIPA & Associates**			
	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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 216
2/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
WILDLEAF				
1	**Amerritt**			
	Phase 4B Boundary Survey	22-356	$ 7,200.00	FY 2023
	Phase 4B Plat Document Preparation	22-446	$ 5,500.00	FY 2023
2	**Booth Design Group**			
	Phases 4A & 4B Landscape Design Services	3421	$ 1,500.00	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 14,200.00**	

Vivian Carvalho
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 217
2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	**Mike Armstrong Landscaping** Fort Hamer Rd Extension Pay Application 4 Through 11/10/2022	–	$ 15,767.50	FY 2023
2	**Premier Portables** Sanitation Pumping Services	A-152826	$ 560.00	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 16,327.50**	

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c/o PFM Group Consulting
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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 218
2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASES 1B, 1C, 1D				
1	**Mike Armstrong Landscaping**			
	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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 219
2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	**Booth Design Group**			
	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
2	**County Materials**			
	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
3	**Driggers Engineering Services**			
	Phase 4B Services Through 01/27/2023	SAL16275	$ 941.50	FY 2023
4	**RIPA & Associates**			
	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**

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 220
2/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
WILDLEAF				
1	**Steadfast Contractors Alliance** Enhanced Wetland Landscaping	SCA-13786	$ 13,000.00	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 13,000.00**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 221
2/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	**WillScot** 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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 222
2/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASES 1B, 1C, 1D				
1	**Mike Armstrong Landscaping** Pay Application 3 Through 02/10/2023	–	$ 3,200.00	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 3,200.00**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 223
2/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	**Dewberry Engineers**			
	Ph.4 A/B/C&D Services Through 01/27/2023	2241659	$ 540.00	FY 2023
2	**County Materials**			
	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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 224
2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
AMENITY				
1	**LRK**			
	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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 225
2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	**Terracon Consultants** Bella Lago to Road FF Services Through 10/22/2022	TH59179	$ 12,995.00	FY 2023
2	**Woodruff & Sons** 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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 226
2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
MORGAN'S GLEN				
1	**Terracon Consultants**			
	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
2	**Woodruff & Sons**			
	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**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 227
2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 2				
1	**Stantec Consulting Services** Engineering Services Through 02/17/2023	2045549	$ 88,047.75	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 88,047.75**	

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NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 228
2/24/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	**Booth Design Group**			
	Phase 4A Landscape Design Services	3448	$ 880.00	FY 2023
2	**County Materials**			
	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
3	**Driggers Engineering Services**			
	Phase 4B Services Through 02/21/2023	SAL16300	$ 920.00	FY 2023
	Total - PAYABLE TO NORTH RIVER RANCH ISD		**$ 26,640.00**	

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North River Ranch Improvement Stewardship District

District Financial Statements

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