

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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<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 **April 12, 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 March 8, 2023, Board of Supervisors' Meeting

Business Matters

2. Review of Supplemental Assessment Report Series 2023 Project
3. Review of Supplemental Engineer's Report for Project Phase III-A, IV-C1, IV-E, & IV-F
4. Consideration of Resolution 2023-16, Assessment Resolution for Bond Series 2023
5. Public Hearing on the Revision of the Amenity Policy
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2023-17, Revising Amenity Policy
6. Consideration of Driggers Geotech proposal for NRR Phase IV-F
7. Consideration of Diggers Geotech proposal for NRR Phase 4C-1
8. Consideration of Stantec Mass Grading Bid Form for NRR Phase II
9. Consideration of Stantec Change Order No. 2 Under Work Authorization No. 3 for Morgan's Glen Phase 1C & 2B – Utility and Drainage Record Drawing Services
10. Consideration of Woodruff & Sons Change Order No. 6 Morgan's Glen Phase 1C Fuel Escalation for January 2023
11. Consideration of NRR Phase II Mass Grading Project Letter of Recommendation of Award
12. Consideration of RIPA Change Order No. 15 for NRR 4A & 4B
13. Consideration of RIPA Change Order No. 16 for NRR 4A & 4B
14. Review and Acceptance of Dash's Bark Park Quit Claim Deed
15. Ratification of Stantec Work Authorization No. 6 for NRR IV-F – Transportation Operational Analysis



16. Ratification of Mike Armstrong Landscaping Change Order No. 4 for NRR Phase 4A & 4B Landscape and Irrigation
17. Ratification of Sunrise Landscape Proposals for Brightwood Plant Replacements
18. Ratification of Payment Authorizations Nos. 019 – 022
19. Ratification of Funding Requests Nos. 229 – 252
20. Review of District Financial Statements

Other Business

Staff Reports

District Counsel
District Engineer
District Manager
Lifestyle Manager

Supervisor Requests and Comments

Adjournment



North River Ranch Improvement Stewardship District

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

MINUTES OF MEETING

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

Wednesday, March 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	
Janice Snow	Vice Chairperson	
John Leinaweaver	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(via phone)
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)
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	(via phone)
Crystal Scherer	Lifestyle Director	(via phone)

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 1:02 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 February 8, 2023, Board of Supervisors' Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Minutes of the February 8, 2023 Board of Supervisors Meeting.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of RIPA CO 1 for North River Ranch Phase 4B

Mr. Panaseney provided an overview of the change order for the Board. The cost of \$1,196,746.09 was deducted.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the RIPA CO 1 for North River Ranch Phase 4B.

Ratification of Ballenger Irrigation Monitoring Proposal

Mr. Panaseney explained that Ballenger Irrigation is paid \$750 a month to monitor and maintain the 7 irrigation controllers throughout the community.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Ballenger Irrigation Monitoring Proposal.

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

Mr. Panaseney explained that is a fuel surcharge for this change order totaling \$30,634.07. Mr. Blakley asked about the base line of cost, Mr. Panaseney explained that the baseline is established at the beginning of the contract and that the DOT tracks the monthly criteria.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board ratified the Woodruff & Sons, Inc Change Order Request for Fort Hamer Road 2nd Extension.

**Ratification of Sunrise Landscape
Proposals for Plant Materials
Replacement**

ON MOTION by Mr. Leinaweaver, seconded by Mr. Williams, with all in favor, the Board ratified the Sunrise Landscape Proposals for Plant Materials Replacement.

**Ratification of RIPA Invoice for North
River Ranch 4C**

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the RIPA Invoice for North River Ranch 4C.

**Ratification of Payment Authorizations
Nos. 015 – 018**

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board ratified Payment Authorizations Nos. 015 – 018.

**Ratification of Funding Requests Nos.
210 – 228**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the Funding Request Nos. 210 – 228.

Review of District Financial Statements

Ms. Carvalho noted that the Board should have received the statements earlier in the day. The Board decided to table the acceptance of the statements to the next meeting to provide them time to review them.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

No report.

District Engineer –

Mr. Engel. stated that there were 4 items that the Board needed to review. They will be submitted so they can be approved by the Board at the next meeting.

Mr. Engel noted that the pre-approved contractors from the Fieldstone CDD's terms will be up this August.

The Board asked if any of the 4 items that were not presented were time sensitive. Mr. Engel mentioned the Mike Armstrong Phase 4A and 4B Wyld Leaf change order that needed the approval of the Board. The Board determined that they would like to address the item.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the change order for Mike Armstrong that will be executed by the Chairman with Not to Exceed Amount of \$90,000.

District Manager –

Ms. Carvalho stated that the next meeting after the continued meeting is scheduled for April 12, 2023 at 1:00 p.m.

The Board discussed whether Board action might be needed prior to the April meeting regarding bonds. The Board decided to continue the Board meeting to March 21, 2023.

Ms. Carvalho brought up the raising of the limit of the purchase cards for the District.

The Board discussed what they believe to be appropriate amounts and what the current limits are overall and per individual. The Board determined that \$2,500 is a typical amount for the purchasing card and will revisit this if needed.

Audience Comments and Supervisor Requests

Ms. Snow wanted to welcome Ms. Scherer as the new Lifesytyle Manager for North River Ranch.

FOURTH ORDER OF BUSINESS

Continuation

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the March 8, 2023 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued at 1:29 p.m. to March 21, 2023 at 11:00 a.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

North River Ranch Improvement Stewardship District

Supplemental Assessment Report



NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT SUPPLEMENTAL ASSESSMENT REPORT SERIES 2023 PROJECT, SERIES 2023 BONDS (NRR TRACT PROJECT)

April 2023

Prepared for:

**Members of the Board of Supervisors,
North River Ranch Improvement Stewardship District**

Prepared on April 6, 2023

PFM Financial Advisors LLC
3501 Quadrangle Boulevard, Ste 270
Orlando, FL 32817



**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
SUPPLEMENTAL ASSESSMENT REPORT
SERIES 2023 PROJECT, SERIES 2023 BONDS (NRR TRACT PROJECT)**

April 6, 2023

1.0 Introduction

1.1 Purpose

This Supplemental Assessment Report Series 2023 Project, Series 2023 Bonds (NRR Tract Project) ("Supplemental Report") provides a methodology for allocating the assessments securing the repayment of the planned Series 2023A-1 and Series 2023A-2 Special Assessment Revenue Bonds, (collectively, "Bonds" or "Series 2023 Bonds") to be issued by North River Ranch Improvement Stewardship District (the "District"). This Supplemental Report applies and operates pursuant to the methodology outlined in the North River Ranch Improvement Stewardship District Master Special Assessment Methodology Report for Phase I, II, III and IV-C Through IV-F ("Master Report") dated July 6, 2022.

The District consisting of 2,001+/- gross acres is currently planned to be developed in multiple phases. The development of the land within the District has already commenced. Specifically, the former North River Ranch CDD consisting of 1,295 acres (the "NRR Tract") issued its Capital Improvement Revenue Bonds (Phase I Project), Series 2020A-1 and Series 2020A-2 (the "Series 2020A-1 and A-2 Bonds") to support the development of Phases IV-A and IV-B within the NRR Tract. Currently, the District has commenced planning for the next stage of land development within the NRR Tract portion of the District, which constitutes Phases IV-C1, IV-E, IV-F and Phase III-A (TH) consisting of 277 acres ("Series 2023 Assessment Area").

The capital improvement program for the lands within the NRR Tract excluding Subphases 4A and 4B, which horizontal infrastructure on such subphases are complete, is estimated to cost approximately \$144.2 million (the "NRR Tract CIP"). The capital improvements described in the NRR Tract CIP will be constructed in multiple phases over time. The initial phase of the NRR Tract CIP is estimated to cost approximately \$35.4 million and includes the costs allocable to certain master infrastructure improvements related to the Fort Hamer Road 2nd Extension and recreational amenities as well as neighborhood infrastructure costs allocable to Phases III-A (TH), IVC-1, IV-E and IV-F of the NRR Tract of the Development planned for 637 residential units (the "Series 2023 Project"). The 277 assessable acres within District's Series 2023 Assessment Area receive special benefit from the Series 2023 Project. The District will issue the Series 2023 Bonds to finance a portion of the Series 2023 Project in the amount of \$22.9 million. The Series 2023 Bonds and associated assessments ("Series 2023A Assessments") will provide for the construction or acquisition of assessable improvements to properties located within the District's Series 2023 Assessment Area. The methodology described herein allocates the cost of the Series 2023 Project to certain properties within the Series 2023 Assessment Area within the District, based upon the benefits those properties receive from those improvements.



This Supplemental Report is designed to conform to the requirements of Chapters 170 and 190 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District was created on June 9, 2020. The District currently encompasses approximately 2,001+/- acres in Manatee County. The North River Ranch Improvement Stewardship District Supplemental Report for Project Phases I, II, III and Phases IV-C Through IV-F, dated July 2022, (“Engineer’s Report”)¹ as provided by Clearview Land Design, P.L. (“District Engineer”) provides a description of the improvements that constitute the NRR Tract CIP which are estimated to cost \$144.2 million.

This Supplemental Report provides a methodology to allocate the debt over the approximately 277 acres in the Series 2023 Assessment Area of the District that will receive a special benefit from the installation of the proposed District’s portion of the NRR Tract CIP, the Series 2023 Project. It is the District’s debt-funded capital infrastructure improvements that will allow the development of the lands within the Series 2023 Assessment Area of the District. By making development of the lands within the Series 2023 Assessment Area of the District possible, the District creates benefits to the lands within the District.

The methodology described herein allocates the District’s debt to the District’s lands based upon the benefits received from the infrastructure program. This report is designed to conform to the requirements of Chapter 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject.²

1.3 Projected Land Use Plan for the District’s Phase III-A (TH) and Phases IV-C1, IV-E & IV-F

The Series 2023A Assessments securing the Series 2023A Bonds will be levied on an equal per acre basis over the gross undeveloped acreage within the Series 2023 Assessment Area which includes approximately 277 acres planned for 637 residential lots within Subphases IVC-1, IV-E, IV-F and Phase III-A (TH). As such acreage is sold with entitlements transferred thereto or is developed and platted, the Series 2023A Assessments are allocated on a per lot basis.

The Series 2023 Assessments levied in connection with the Series 2023A-1 Bonds (the “Series 2023A-1 Assessments”) will initially be allocated over the acreage within the Series 2023 Assessment Area. The Series 2023A-1 Assessments will then be allocated on a per lot basis upon sale of property with specific entitlements transferred thereon or platting of the units within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the Development planned for 637 residential lots. Based on the sizing of the Series 2023A-1 Bonds, it is anticipated the Series 2023A-1 Assessments levied in connection with the Series 2023A-1 Bonds will be allocated to the assessable units within Phase IVC-1, IVE, IVF and Phase 3 (TH) within the Series 2023 Assessment Area of the District as illustrated in Table 5.

¹ Clearview Land Design, P.L., (July 22), “North River Ranch Community Development District Supplemental Report for Project Phases I, II, III and Phases IV-C / IV-F”

² See for City of Winter Springs v. State, 776 So.2d 255 (Fla 2003) and City of Boca Raton, v. State, 595 So.2d 25 (Fla 1992)



The Series 2023A Assessments levied in connection with the Series 2023A-2 Bonds (the “Series 2023A-2 Assessments”) will initially be allocated over the acreage within the Series 2023 Assessment Area. The Series 2023A-2 Assessments will then be allocated per lot basis upon sale of property with specific entitlements transferred thereon or platting of the units within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District planned for 637 residential lots. Based on the sizing of the Series 2023A-2 Bonds, it is anticipated that the Series 2023A-2 Assessments levied in connection with the Series 2023A-2 Bonds will be allocated to the assessable units within Phase IVC-1, IVE, IVF and Phase III-A (TH) within the Series 2023 Assessment Area of the District as illustrated in Table 6.

This report is designed to conform to the requirements of Chapter 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject. This Supplemental Report addresses the allocation of the costs of the Series 2023 Project to these developable properties located within the District’s Series 2023 Assessment Area that receive a special benefit from the Series 2023 Project. Table 1 identifies the property and planned unit types within the District’s Series 2023 Assessment Area that are ultimately anticipated to be subject to the Series 2023A Assessments.

Table 1. Development Plan for Phase III-A (TH) and Phases IV-C1, IV-E & IV-F

<u>Residential Unit Type</u>	<u>Unit Type</u>	<u>Lots</u>	<u>ERU Factor</u>	<u>ERUs</u>
Phase IVC-1				
Single Family 40'	Dwelling Unit	78	0.89	69.3
Single Family 50'	Dwelling Unit	122	1.11	135.6
Single Family 60'	Dwelling Unit	56	1.33	74.7
Phase IVE				
Paired Villa	Dwelling Unit	58	0.79	45.8
Townhome (24')	Dwelling Unit	62	0.53	33.1
Phase IVF				
Single Family 45'	Dwelling Unit	117	1.00	117.0
Phase 3				
Townhome (20')	Dwelling Unit	144	0.44	64.0
Total		637		539.4

Source: Clearview Land Design, P.L.

1.4 CIP - Infrastructure Installation

The District will construct its public infrastructure and improvements as outlined in the Engineer’s Report, as prepared by the District Engineer. The District infrastructure and improvements for the District’s entire NRR Tract CIP are presented in Table 2, which are inclusive of shared master infrastructure and consistent with the District’s Master Report.



Table 2. Summary of CIP Cost Estimates

<u>Improvement</u>	<u>Fort Hammer 2nd Ext</u>	<u>Neighborhood Amenity Center</u>	<u>Master Stormwater</u>	<u>Neighborhood</u>	<u>TOTAL</u>
Stormwater, Drainage, Earthwork	\$3,293,887	\$0	\$11,263,500	\$22,527,000	\$37,084,387
Roadways & Paving	\$2,214,284	\$1,250,000	\$0	\$21,275,500	\$24,739,784
Water, Wastewater & Reclaimed	\$2,545,280	\$425,000	\$0	\$30,036,000	\$33,006,280
Landscape and Hardscape	\$875,000	\$250,000	\$0	\$8,760,500	\$9,885,500
Recreation Facilities	\$175,000	\$7,000,000	\$0	\$250,000	\$7,425,000
Power & Street Lights	\$575,000	\$0	\$0	\$4,505,400	\$5,080,400
Professional Services	\$677,492	\$624,750	\$788,445	\$6,114,808	\$8,205,495
Contingency	<u>\$1,553,392</u>	<u>\$1,432,463</u>	<u>\$1,807,792</u>	<u>\$14,020,381</u>	<u>\$18,814,027</u>
Total	\$11,909,335	\$10,982,213	\$13,859,737	\$107,489,589	\$144,240,873
less PHIV-A and PHIV-B	<u>\$1,599,607</u>	<u>\$1,475,080</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,074,687</u>
Total	\$10,309,728	\$9,507,132	\$13,859,737	\$107,489,589	\$141,166,186

Source: Clearview Land Design, P.L.

(1) Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded via Developer's Agreement with the District.

The initial phase of the NRR Tract CIP is estimated to cost approximately \$35.4 million and includes the costs allocable to certain master infrastructure improvements related to the Fort Hamer Road 2nd Extension and recreational amenities as well as neighborhood infrastructure costs allocable to Subphases 4C-1, 4E, 4F and Phase 3 (TH) of the NRR Tract of the Development planned for 637 residential units (the "Series 2023 Project") (Table 3). Detailed information concerning the Series 2023 Project is contained in the Supplemental Report for the Series 2023 Project, prepared March 2023 (the "Supplemental Engineer's Report").

Table 3. Series 2023 Project Cost Estimates

<u>Infrastructure</u>	<u>Master Infrastructure</u>		<u>Neighborhood Infrastructure Subphase 4C-1, 4E, 4F, Phase 3 (TH)</u>	<u>Series 2023 (NRR Tract) Project Costs</u>
	<u>Ft Hamer Road 2nd Extension (1)</u>	<u>Neighborhood Amenity Center (1)</u>		
Stormwater, Drainage, Earthwork	\$612,094	\$0	\$8,608,500	\$9,220,594
Roadways & Paving	\$411,474	\$232,284	\$5,414,500	\$6,058,258
Water, Wastewater & Reclaimed	\$472,982	\$78,977	\$7,644,000	\$8,195,959
Landscape and Hardscape	\$162,599	\$46,457	\$2,229,500	\$2,438,556
Recreation Facilities	\$32,520	\$1,300,790	\$250,000	\$1,583,310
Power & Street Lights	\$106,851	\$0	\$1,146,600	\$1,253,451
Subtotal	\$1,798,519	\$1,658,507	\$25,293,100	\$28,750,126
Professional Services	\$125,896	\$116,095	\$1,770,517	\$2,012,509
Contingency	<u>\$288,662</u>	<u>\$266,190</u>	<u>\$4,059,543</u>	<u>\$4,614,395</u>
Total	\$2,213,078	\$2,040,793	\$31,123,160	\$35,377,031

Source: Clearview Land Design, P.L.



1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("PFM FA" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.

1.6 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in our opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's NRR Tract CIP that enables properties within the District's boundaries to be developed. Without the District's NRR Tract CIP there would be no infrastructure to support development of land within the District. Without these improvements, development of property in the District would not be permitted.

The new infrastructure improvements included in the NRR Tract CIP create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the District. The NRR Tract CIP described in the District Engineer's Report enables the developable property within the District to be developed. Without the NRR Tract CIP, there would be no infrastructure to support development of the developable property within the District.

2.0 Series 2023 Bonds Plan of Finance

The District's Series 2023 Bonds have a total par value of \$32,260,000. Table 4 presents the details for the Series 2023 Bonds.



Table 4. Details of the Series 2023A Bonds

Sources:	<u>Series 2023A-1</u>	<u>Series 2023A-2</u>	<u>Total</u>
Bond Proceeds:			
Par Amount	\$10,395,000.00	\$21,865,000.00	\$32,260,000.00
Other Sources of Funds:			
Liquidation of Series 2020A3 Reserve Act		\$100,106.25	\$100,106.25
TOTAL Sources	\$10,395,000.00	\$21,965,106.25	\$32,360,106.25
Uses:			
Project Fund Deposits:			
Series 2023A Master Infrastructure Act	\$1,617,669.25	\$2,636,201.75	\$4,253,871.00
Series 2023A Neighborhood Infrastructure Act	\$6,793,890.63	\$11,840,995.14	\$18,634,885.77
Refunding Escrow Deposits:			
Cash Deposit (1)		\$4,307,876.35	\$4,307,876.35
Other Fund Deposits:			
Capitalized Interest Fund (thru 11/1/24) (2)	\$944,508.64		\$944,508.64
Debt Service Reserve Fund @ MADS	\$744,675.00		\$744,675.00
Capitalized Interest Fund (thru 5/1/24) (2)		\$1,302,637.74	\$1,302,637.74
Debt Service Reserve Fund @ Annual Bond Interest		\$1,257,237.50	\$1,257,237.50
Delivery Date Expenses:			
Cost of Issuance	\$86,356.48	\$182,857.77	\$269,214.25
Underwriter's Discount	\$207,900.00	\$437,300.00	\$645,200.00
TOTAL Uses	\$10,395,000.00	\$21,965,106.25	\$32,360,106.25
Avg. Coupon Rate	5.95%	5.75%	
Term	30	10	
Maximum Annual Debt Service	\$744,675.00	\$1,257,237.50	
Maximum Annual Debt Service (3)	\$800,725.81		

Source: MBS Capital Markets LLC

(1) The Series 2020A-3 Bonds payoff is calculated from November 1 through the issuance date of April 18, 2023

(2) Capitalized interest for each series of bonds calculated from the issuance date of April 18, 2023

(3) Gross assessments include a 7% gross-up account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount



3.0 Assessment Methodology

3.1 Overview

The assessment methodology consists of five steps described below. First, the District Engineer estimates the costs for the District improvements needed for the buildout of the District. Second, the District Engineer determines the gross acres that benefit from the Series 2023 Project. Third, the District's bond underwriter and AC determine the total funding amount (including financing costs) needed to acquire and/or construct a portion of the Series 2023 Project. Fourth, consistent with the Master Report, this amount is initially divided equally among the benefited properties in the Series 2023 Assessment Area within the District on a gross assessable acreage basis. Finally, as land is sold with entitlements or platted, the debt is allocated on a per lot basis on the assessable lands within the Series 2023 Assessment Area within the District.

As described more fully below, the District is issuing \$32,260,000 in Series 2023 Bonds to fund a portion of the Series 2023 Project to provide for a debt service reserve account, to capitalize a portion of the interest on the Series 2023 Bonds, currently refund all of the outstanding the Series 2020A-3 and to fund other costs associated with issuing the Series 2023 Bonds. It is the debt represented by the Series 2023 Bonds that is anticipated to be fully allocated to properties within the District that benefit from the Series 2023 Project.

3.2 Assessment Allocation

The assessment methodology allocates debt to specific properties in the District based upon the benefit that each one receives from the Series 2023 Project funded by proceeds of the Series 2023A Bonds. The improvements proposed for Series 2023 Project in the District to be acquired and/or constructed with District funds will benefit all acres in the District. Each of the acres of land within the Series 2023 Assessment Area within the District will initially share equally in the benefits/costs bestowed by such improvements and upon sale with entitlements transferred thereto or property is developed and platted the special assessments securing the Series 2023A Bonds will be allocated on a per lot basis, as illustrated in Table 4, Table 5 and Table 6.

More specifically, the Series 2023A-1 Assessments levied in connection with the Series 2023A-1 Bonds will initially be levied on an equal acreage basis over all acreage within the Series 2023 Assessment Area of the District and then be allocated on a per unit basis as illustrated in Table 5 upon the sale of property with specific entitlements transferred thereto or platting within Phase IVC-1, IVE, IVF and Phase III-A (TH) of District planned for 637 residential lots. The Series 2023A-1 Bonds were sized to correspond to the collection of Series 2023A-1 Assessments from all 637 residential units planned for Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District.



The Series 2023A-2 Assessments levied in connection with the Series 2023A-2 Bonds will initially be levied on an equal acreage basis over all acreage within the Series 2023 Assessment Area of the District and will subsequently be allocated on a per unit basis as illustrated in Table 6 to all 637 residential lots within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District upon the sale of property with specific entitlements transferred thereto or upon development completion and platting within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District. The Series 2023A-2 Bonds were sized to correspond to the 637 residential lots planned within such subphases, which Presidio Asset Management, LL (the, “Developer”) intends to develop into finished lots and sell to builders.

As noted above, if two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its NRR Tract CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the NRR Tract CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units (“ERU”), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such land use category to the benefit received by a typical single-family residence. As adopted by the District’s Board of Supervisors in the Master Report, the use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in *Winter Springs v. State*.³ In addition, the ERU methodology is widely used in other similar CDDs.

Table 5 contains the allocation of the District’s Series 2023 Project costs, as financed, to the units planned for Phase IVC-1, IVE, IVF and Phase 3 (TH) within the Series 2023 Assessment Area of the District which is anticipated to fully absorb the Series 2023A-1 Assessments. Table 6 contains the allocation of the District’s Series 2023 Project costs, as financed, to the units planned for Phase IVC-1, IVE, IVF and Phase III-A (TH) within the Series 2023 Assessment Area of the District which is anticipated to fully absorb the Series 2023A-2 Assessments. Table 5 and Table 6 become important as the land within the Series 2023 Assessment Area of the District is platted, as specific bond debt service assessments will be assigned to the individual units at that time.

³ City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)



Table 5. Allocation of the Series 2023A-1 Bonds

<u>Residential Unit Type</u>	<u>Series 2023A-1 Principal</u>	<u>Series 2023A-1 Principal Per Unit Allocation</u>	<u>Annual Assessment Allocation (net)</u>	<u>Annual Assessment per Unit (net)</u>	<u>Annual Assessment per Unit (gross) (1)</u>
Phase 4C-1					
Single Family 40'	\$1,336,206	\$17,131	\$95,723	\$1,227	\$1,320
Single Family 50'	\$2,612,455	\$21,414	\$187,151	\$1,534	\$1,649
Single Family 60'	\$1,438,991	\$25,696	\$103,086	\$1,841	\$1,979
Phase 4E					
Paired Villa	\$881,811	\$15,204	\$63,171	\$1,089	\$1,171
Townhome (24')	\$637,268	\$10,279	\$45,652	\$736	\$792
Phase 4F					
Single Family 45'	\$2,254,848	\$19,272	\$161,532	\$1,381	\$1,485
Phase 3 (TH)					
Townhome (20')	<u>\$1,233,421</u>	\$8,565	<u>\$88,360</u>	\$614	\$660
	\$10,395,000		\$744,675		

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

Table 6. Allocation of the Series 2023A-2 Bonds*

<u>Residential Unit Type</u>	<u>Series 2023A-2 Principal</u>	<u>Series 2023A-2 Principal Per Unit Allocation</u>	<u>Annual Assessment Allocation (net)</u>	<u>Annual Assessment per Unit (net)</u>
Phase 4C-1				
Single Family 40'	2,524,797	\$32,369	\$145,176	\$1,861
Single Family 50'	4,852,426	\$39,774	\$279,014	\$2,287
Single Family 60'	2,626,612	\$46,904	\$151,030	\$2,697
Phase 4E				
Paired Villa	1,949,317	\$33,609	\$112,086	\$1,933
Townhome (24')	1,408,734	\$22,722	\$81,002	\$1,306
Phase 4F				
Single Family 45'	4,984,533	\$42,603	\$286,611	\$2,450
Phase 3 (TH)				
Townhome (20')	<u>3,518,583</u>	\$24,435	<u>\$202,319</u>	\$1,405
	\$21,865,000		\$1,257,238	

Source: PFM Financial Advisors LLC; *Series 2023A-2 Bonds sized to maximum loan to value



3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all the debt being allocated. To preclude this, a test is conducted when development thresholds are reached within the District. If the development at these thresholds does not cause the debt on the remaining land to increase above a debt "Ceiling Level", then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment ("True Up payment") will be necessary.

As provided for in the Master Methodology, the maximum True-Up payment per ERU is \$86,143.30 (\$217,175,000 / 2,521.1). The ceiling level of debt is established at the time each series of bonds is issued. The District plans to issue \$32,260,000 in Series 2023 Bonds to fund a portion of the Series 2023 Project. Applying the Master Methodology, the True-Up per ERU is \$59,809.66 (\$32,260,000 / 539.4). However, if the property owner can demonstrate to the District sufficient future development densities (consistent with the opinion of the District Engineer), a true-up payment may be suspended at the District's discretion.

4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's NRR Tract CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or NRR Tract CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

Consistent with the Master Methodology, the Developer anticipates contributing a portion of the District's CIP to the District in order to establish target levels of debt to be assigned by product type for the 637 lots within the Development's Phases IVC-1, IVE, IV-F and Phase III-A (TH) in the form of contributing funds and or properties/products. Table 7 summarizes the Contribution associated with the development within the District.

Table 7. Contribution Summary

Land Use	Units	Master Lien CIP\$ per Unit	Proposed Series 2022A- 1 & A-2 CIP\$ per Unit	Contribution per Unit	Total Landowner Contribution (CIP\$)
Single Family 40'	78	\$49,835	\$35,121	\$14,714	\$1,147,695
Single Family 50'	122	\$62,153	\$43,413	\$18,740	\$2,286,323
Single Family 60'	56	\$74,472	\$51,510	\$22,962	\$1,285,860
Paired Villa	58	\$40,876	\$34,633	\$6,243	\$362,081
Townhome	62	\$29,677	\$23,414	\$6,263	\$388,310
Single Family 45'	117	\$55,994	\$43,901	\$12,093	\$1,414,906
Townhome	<u>144</u>	\$29,677	\$23,414	\$6,263	<u>\$901,881</u>
TOTAL	637				\$7,787,055

Source: PFM Financial Advisors LLC



4.0 Assessment Roll

Table 8 outlines the bond principal assessment per assessable acre for the District. Legal descriptions of the various lands within the District's Series 2023 Assessment Area are provided in Exhibit A. These descriptions summarize which lands will be assessed to secure the repayment of the District's Series 2023 Bonds is summarized in Table 8. The Series 2023A Assessments shall be paid in not more than thirty (30) annual installments for the Series 2023 Bonds.

Table 8. Assessment Roll

<u>Legal Descriptions*</u>	<u>Acres</u>	<u>Par Debt</u>	<u>Annual Assessment</u>	<u>Administrative Fees</u>	<u>Gross Annual Assessment (1)</u>
Phase III Legal	27	\$3,147,686	\$195,331	\$14,702	\$210,033.81
Phase IV-C1 Legal	77	\$9,010,866	\$559,174	\$42,088	\$601,262.74
Phase IV-E & IV-F Legal	89	\$10,332,586	\$641,194	\$48,262	\$689,456.43
<u>Amenity Center Legal</u>	<u>84</u>	<u>\$9,768,862</u>	<u>\$606,212</u>	<u>\$45,629</u>	<u>\$651,841.11</u>
TOTAL	277	\$32,260,000	\$2,001,913	\$150,682	\$2,152,594

Source: PFM Financial Advisors LLC; *See Exhibit A

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



Exhibit A – Legal Description(s)*

*via District Engineer

NORTH RIVER RANCH PHASE III CONVEYANCE PARCEL 1

DESCRIPTION: A parcel of land being,

A portion of Lots 15 and 16, Block 4 and a portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 15 and 16, Block 4 and a portion of the 30 foot wide half right-of-way lying East of and adjacent to said Lot 16, Block 4,

Lying in Section 7, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 9 and 10, Block 3 and a portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 9, Block 3 and a portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lot 9, Block 3,

Lying in Section 8, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lot 8, Block 2 and a portion of the 30 foot wide half right-of-way lying North of and West of and adjacent to said Lot 8, Block 2,

Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 1 through 4 inclusive, Block 1 and a portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 1 through 4 inclusive, Block 1 and a portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 1, Block 1,

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida,

ALL of the above being according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida,

ALL of the above said rights-of-way now being vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida,

And said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 17, run thence along the North boundary of the Northwest 1/4 of said Section 17, S.89°44'43"E., 274.07 feet to the **POINT OF BEGINNING**; thence S.19°00'00"W., 329.76 feet to a point of curvature; thence Southerly, 91.20 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 04°55'47" (chord bearing S.16°32'07"W., 91.17 feet) to a point of reverse curvature; thence Southwesterly, 48.50 feet along the arc of a curve to the right having a radius of 49.00 feet and a central angle of 56°42'53" (chord bearing S.42°25'40"W., 46.55 feet) to a point of reverse curvature; thence Southwesterly, 94.30 feet along the arc of a curve to the left having a radius of 99.00 feet and



a central angle of $54^{\circ}34'37''$ (chord bearing $S.43^{\circ}29'48''W.$, 90.78 feet) to a point of reverse curvature; thence Southwesterly, 88.08 feet along the arc of a curve to the right having a radius of 74.00 feet and a central angle of $68^{\circ}12'01''$ (chord bearing $S.50^{\circ}18'30''W.$, 82.97 feet) to a point of compound curvature; thence Westerly, 60.29 feet along the arc of a curve to the right having a radius of 358.00 feet and a central angle of $09^{\circ}38'55''$ (chord bearing $S.89^{\circ}13'58''W.$, 60.22 feet) to a point of compound curvature; thence Westerly, 171.98 feet along the arc of a curve to the right having a radius of 1658.00 feet and a central angle of $05^{\circ}56'35''$ (chord bearing $N.82^{\circ}58'17''W.$, 171.90 feet) to a point of tangency; thence $N.80^{\circ}00'00''W.$, 466.56 feet to a point of curvature; thence Westerly, 291.66 feet along the arc of a curve to the left having a radius of 1242.00 feet and a central angle of $13^{\circ}27'17''$ (chord bearing $N.86^{\circ}43'39''W.$, 290.99 feet) to the Southeast corner of the (Proposed) School Site; thence along the Easterly boundary of said (Proposed) School Site, the following twenty-five (25) courses: 1) $N.00^{\circ}27'42''E.$, 94.40 feet; 2) $N.47^{\circ}41'06''W.$, 15.13 feet; 3) $N.54^{\circ}10'07''W.$, 36.26 feet; 4) $N.68^{\circ}19'52''W.$, 29.67 feet to a point of curvature; 5) Northwesterly, 27.33 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $52^{\circ}11'35''$ (chord bearing $N.42^{\circ}14'05''W.$, 26.39 feet) to a point of tangency; 6) $N.16^{\circ}08'17''W.$, 65.79 feet; 7) $N.15^{\circ}01'02''E.$, 14.21 feet; 8) $N.19^{\circ}41'18''W.$, 56.06 feet; 9) $N.03^{\circ}49'49''W.$, 38.63 feet to a point of curvature; 10) Northerly, 27.35 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $52^{\circ}13'35''$ (chord bearing $N.22^{\circ}16'58''E.$, 26.41 feet) to a point of tangency; 11) $N.48^{\circ}23'46''E.$, 59.60 feet; 12) $N.49^{\circ}18'22''E.$, 72.17 feet; 13) $N.56^{\circ}11'59''E.$, 46.70 feet to a point of curvature; 14) Easterly, 19.43 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $37^{\circ}06'12''$ (chord bearing $N.74^{\circ}45'05''E.$, 19.09 feet) to a point of tangency; 15) $S.86^{\circ}41'49''E.$, 58.05 feet to a point of curvature; 16) Easterly, 18.77 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $35^{\circ}51'27''$ (chord bearing $S.68^{\circ}46'06''E.$, 18.47 feet) to a point of tangency; 17) $S.50^{\circ}50'22''E.$, 28.47 feet; 18) $S.78^{\circ}21'04''E.$, 49.00 feet; 19) $S.63^{\circ}24'34''E.$, 37.89 feet; 20) $S.72^{\circ}54'10''E.$, 27.88 feet to a point of curvature; 21) Southeasterly, 23.31 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $44^{\circ}31'04''$ (chord bearing $S.50^{\circ}38'37''E.$, 22.73 feet) to a point of tangency; 22) $S.28^{\circ}23'05''E.$, 5.31 feet to a point on a curve; 23) Northerly, 482.63 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of $55^{\circ}18'21''$ (chord bearing $N.12^{\circ}33'02''E.$, 464.11 feet) to a point on a curve; 24) Northeasterly, 63.58 feet along the arc of a curve to the left having a radius of 425.00 feet and a central angle of $08^{\circ}34'15''$ (chord bearing $N.45^{\circ}44'29''E.$, 63.52 feet) to a point on a curve; 25) Northwesterly, 50.16 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of $06^{\circ}45'46''$ (chord bearing $N.52^{\circ}29'10''W.$, 50.13 feet); thence $N.40^{\circ}53'43''E.$, 148.11 feet; thence $N.85^{\circ}00'00''E.$, 395.58 feet; thence $N.38^{\circ}27'24''E.$, 50.00 feet to a point on a curve; thence Southeasterly, 108.42 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of $13^{\circ}04'39''$ (chord bearing $S.58^{\circ}04'55''E.$, 108.18 feet) to a point of compound curvature; thence Northeasterly, 42.05 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $96^{\circ}22'46''$ (chord bearing $N.67^{\circ}11'23''E.$, 37.27 feet); thence $S.71^{\circ}00'00''E.$, 50.00 feet; thence $S.19^{\circ}00'00''W.$, 2.79 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $S.26^{\circ}00'00''E.$, 35.36 feet) to a point of tangency; thence $S.71^{\circ}00'00''E.$, 334.45 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $N.64^{\circ}00'00''E.$, 35.36 feet); thence $S.19^{\circ}00'00''W.$, 504.02 feet to the **POINT OF BEGINNING**.

Containing 27.042 acres, more or less.



NORTH RIVER RANCH PHASE IV-C1 (PLAT)

DESCRIPTION: A parcel of land being

A portion of Lots 9 through 16 inclusive, Block 2;

A portion of Lots 1 through 8 inclusive, Block 3;

A portion of the 60 foot wide right-of-way lying between said Block 2 and said Block 3,

A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 9, Block 2 and said Lot 8, Block 3,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 18, run thence along the West boundary of the Southwest 1/4 of said Section 18, the following three (3) courses: 1) N.00°08'41"E., 700.56 feet to the Southwest corner of NORTH RIVER RANCH PHASE IV-B, according to the plat thereof, as recorded in Plat Book __, Pages __ through __ inclusive, of the Public Records of Manatee County, Florida; 2) along the Westerly boundary of said NORTH RIVER RANCH PHASE IV-B, continue N.00°08'41"E., 1244.00 feet to the Northwest corner of said NORTH RIVER RANCH PHASE IV-B, for a **POINT OF BEGINNING**; 3) continue N.00°08'41"E., 710.81 feet to the West 1/4 corner of the aforesaid Section 18; thence along the West boundary of the Northwest 1/4 of said Section 18, N.00°06'44"E., 564.78 feet; thence S.76°36'00"E., 282.19 feet; thence N.80°00'00"E., 465.89 feet; thence S.34°42'47"E., 21.31 feet; thence S.16°38'00"E., 64.17 feet; thence S.18°44'00"E., 64.17 feet; thence S.20°50'00"E., 61.17 feet; thence S.22°10'32"E., 30.00 feet; thence N.67°14'00"E., 126.00 feet to a point on a curve; thence Northwesterly, 7.09 feet along the arc of a curve to the right having a radius of 1625.00 feet and a central angle of 00°15'00" (chord bearing N.22°38'30"W., 7.09 feet); thence N.67°29'00"E., 171.76 feet; thence N.14°15'00"W., 30.31 feet; thence N.19°49'30"W., 67.79 feet; thence N.17°28'30"W., 59.43 feet; thence N.15°07'30"W., 59.43 feet; thence N.12°46'30"W., 59.43 feet; thence N.10°25'30"W., 59.43 feet; thence N.08°04'30"W., 59.43 feet; thence N.05°43'30"W., 59.43 feet; thence N.03°22'30"W., 59.43 feet; thence N.13°49'45"E., 11.99 feet; thence EAST, 585.00 feet; thence S.02°19'44"E., 46.32 feet; thence S.03°59'00"E., 54.10 feet; thence S.06°07'00"E., 54.10 feet; thence S.08°15'00"E., 54.10 feet; thence S.10°23'00"E., 79.05 feet; thence N.72°00'00"E., 127.75 feet; thence N.76°20'50"E., 50.00 feet to a point on a curve; thence Northerly, 24.07 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 02°54'10" (chord bearing N.12°12'05"W., 24.06 feet); thence N.79°15'00"E., 126.00 feet; thence S.10°45'00"E., 110.15 feet; thence N.73°47'00"E., 131.26 feet to a point on a curve; thence Southerly, 31.90 feet along the arc of a curve to the left having a radius of 1025.00 feet and a central angle of 01°47'00" (chord bearing S.17°06'30"E., 31.90 feet); thence N.72°00'00"E., 50.00 feet; thence S.18°00'00"E., 15.08 feet to a point of curvature; thence Southeasterly, 38.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°30'29" (chord bearing S.61°45'15"E., 34.58 feet); thence S.20°35'59"E., 50.21 feet; thence S.18°09'00"E., 727.90 feet; thence S.05°31'36"E., 682.70 feet to a point on the Northerly boundary of NORTH RIVER RANCH PHASE IV-A, according to the plat thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County, Florida; thence along said Northerly boundary of NORTH RIVER RANCH PHASE IV-A, the following six (6) courses: 1) S.50°15'21"W., 50.00 feet to a point on a curve; 2) Southerly, 37.60 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 86°10'39" (chord bearing S.03°20'41"W., 34.16 feet) to a point of tangency; 3) S.46°26'00"W., 202.35 feet to a point of curvature; 4) Westerly, 40.58 feet along the arc of



a curve to the right having a radius of 25.00 feet and a central angle of $93^{\circ}00'38''$ (chord bearing $N.87^{\circ}03'41''W.$, 36.27 feet) to a point of compound curvature; 5) Northwesterly, 87.92 feet along the arc of a curve to the right having a radius of 977.00 feet and a central angle of $05^{\circ}09'22''$ (chord bearing $N.37^{\circ}58'41''W.$, 87.89 feet); 6) $S.54^{\circ}36'00''W.$, 176.00 feet to a point on the Northerly boundary of the aforesaid NORTH RIVER RANCH PHASE IV-B; thence along said Northerly boundary of NORTH RIVER RANCH PHASE IV-B, the following twenty-nine (29) courses: 1) $N.33^{\circ}45'00''W.$, 66.40 feet; 2) $N.30^{\circ}27'00''W.$, 66.40 feet; 3) $N.26^{\circ}53'00''W.$, 77.13 feet; 4) $N.23^{\circ}03'00''W.$, 77.13 feet; 5) $N.19^{\circ}29'00''W.$, 66.40 feet; 6) $N.41^{\circ}03'43''W.$, 24.41 feet; 7) $S.80^{\circ}44'00''W.$, 135.00 feet; 8) $S.80^{\circ}21'51''W.$, 65.38 feet; 9) $S.88^{\circ}35'00''W.$, 78.00 feet; 10) $N.81^{\circ}31'00''W.$, 78.00 feet; 11) $N.71^{\circ}37'00''W.$, 78.00 feet; 12) $N.61^{\circ}43'00''W.$, 78.00 feet; 13) $N.51^{\circ}49'00''W.$, 78.00 feet; 14) $N.41^{\circ}55'00''W.$, 78.00 feet; 15) $N.32^{\circ}01'00''W.$, 148.10 feet to a point on a curve; 16) Southwesterly, 807.45 feet along the arc of a curve to the left having a radius of 871.00 feet and a central angle of $53^{\circ}06'55''$ (chord bearing $S.26^{\circ}40'27''W.$, 778.85 feet) to a point of tangency; 17) $S.00^{\circ}07'00''W.$, 78.85 feet; 18) $N.89^{\circ}53'00''W.$, 50.00 feet; 19) $N.00^{\circ}07'00''E.$, 78.85 feet to a point of curvature; 20) Northerly, 93.56 feet along the arc of said curve to the right having a radius of 921.00 feet and a central angle of $05^{\circ}49'13''$ (chord bearing $N.03^{\circ}01'36''E.$, 93.52 feet) to a point of reverse curvature; 21) Northwesterly, 37.95 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $86^{\circ}58'13''$ (chord bearing $N.37^{\circ}32'54''W.$, 34.41 feet) to a point of tangency; 22) $N.81^{\circ}02'00''W.$, 104.79 feet to a point of curvature; 23) Westerly, 102.38 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of $06^{\circ}01'00''$ (chord bearing $N.84^{\circ}02'30''W.$, 102.34 feet) to a point of tangency; 24) $N.87^{\circ}03'00''W.$, 292.02 feet; 25) $N.02^{\circ}57'00''E.$, 50.00 feet to a point on a curve; 26) Northwesterly, 42.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $96^{\circ}33'15''$ (chord bearing $N.38^{\circ}46'22''W.$, 37.32 feet) to a point of compound curvature; 27) Northerly, 62.96 feet along the arc of a curve to the right having a radius of 1475.00 feet and a central angle of $02^{\circ}26'45''$ (chord bearing $N.10^{\circ}43'38''E.$, 62.96 feet); 28) $N.78^{\circ}03'00''W.$, 176.00 feet; 29) $N.80^{\circ}50'37''W.$, 70.87 feet to the **POINT OF BEGINNING**.

Containing 77.413 acres, more or less.



NORTH RIVER RANCH PHASE IV-F (includes IV-E) (CONSTRUCTION PLANS)

DESCRIPTION: A parcel of land being

A portion of Lots 8 and 9, Block 2;

A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lots 8 and 9, Block 2,

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lot 9, Block 2,
(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

A portion of Lot 8, Block 3;

A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 8, Block 3 and lying North
of and adjacent to said Lot 8, Block 3,

(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 1 through 6 inclusive, Block 1;

A portion of Lots 12 and 13, Block 1;

ALL of Lots 14, 15 and 16, Block 1;

A portion of the 30 foot wide half right-of-way lying East of and adjacent to said Lots 1 and 16, Block 1,

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 13, 14, 15 and 16, Block
1,

(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

A portion of Lots 1, 2 and 3, Block 4;

A portion of the 30 foot wide half right-of-way lying East of and adjacent to said
Lot 1, Block 4,

A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 1, 2 and 3, Block 4,
(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6,
Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as
follows:

COMMENCE at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast
1/4 of said Section 18, S.00°36'26"W., 637.04 feet to a point on a curve also being the **POINT OF**
BEGINNING; thence Easterly, 27.76 feet along the arc of a curve to the left having a radius of 442.00 feet and
a central angle of 03°35'54" (chord bearing N.82°20'39"E., 27.75 feet) to a point of reverse curvature; thence
Southeasterly, 138.67 feet along the arc of a curve to the right having a radius of 82.00 feet and a central angle
of 96°53'21" (chord bearing S.51°00'37"E., 122.72 feet) to a point of compound curvature; thence Southerly,
51.84 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 03°09'36"
(chord bearing S.00°59'08"E., 51.84 feet) to a point of tangency; thence along a line lying 120.00 feet West of
and parallel with the Westerly boundary of BELLA LAGO PHASE 1, according to the plat thereof, as recorded
in Plat Book 66, Pages 166 through 198 inclusive, of the Public Records of Manatee County, Florida,
S.00°35'40"W., 2224.56 feet to the Northwest corner of the right-of-way for Fort Hamer Road, according to
Instrument Number: 202241017542, of the Public Records of Manatee County, Florida; thence along the
Westerly boundary of said right-of-way for Fort Hamer Road, continue S.00°35'40"W., 26.83 feet to a point of
curvature, also being the Northeast corner of NORTH RIVER RANCH PHASE IV-A, according to the plat
thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County,
Florida; thence along the Northerly boundary of said NORTH RIVER RANCH PHASE IV-A, the following three
(3) courses: 1) Southwesterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and



a central angle of 89°59'58" (chord bearing S.45°35'39"W., 49.50 feet) to a point of tangency; 2) N.89°24'22"W., 59.86 feet to a point of curvature; 3) Westerly, 262.98 feet along the arc of a curve to the right having a radius of 1152.00 feet and a central angle of 13°04'47" (chord bearing N.82°51'58"W., 262.41 feet) to a point on a curve; thence Northwesterly, 441.79 feet along the arc of a curve to the right having a radius of 1229.97 feet and a central angle of 20°34'48" (chord bearing N.66°02'12"W., 439.42 feet) to a point on a curve; thence Westerly, 617.48 feet along the arc of a curve to the left having a radius of 1050.71 feet and a central angle of 33°40'18" (chord bearing N.70°36'37"W., 608.63 feet) to a point on a curve; thence Northwesterly, 338.25 feet along the arc of a curve to the right having a radius of 358.01 feet and a central angle of 54°08'01" (chord bearing N.60°26'58"W., 325.81 feet) to a point on a curve; thence Northwesterly, 218.64 feet along the arc of a curve to the right having a radius of 958.00 feet and a central angle of 13°04'36" (chord bearing N.26°50'37"W., 218.17 feet) to a point of compound curvature; thence Northeasterly, 40.61 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 93°04'19" (chord bearing N.26°13'50"E., 36.29 feet); thence N.17°14'00"W., 78.00 feet; thence S.72°46'00"W., 15.13 feet to a point on a curve; thence Northwesterly, 41.40 feet along the arc of a curve to the right having a radius of 24.86 feet and a central angle of 95°24'11" (chord bearing N.59°52'43"W., 36.78 feet) to a point on a curve; thence Northerly, 330.94 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 19°26'52" (chord bearing N.02°48'00"W., 329.35 feet) to a point of compound curvature; thence Northeasterly, 41.48 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 95°04'34" (chord bearing N.54°27'43"E., 36.89 feet) to a point of tangency; thence S.78°00'00"E., 8.77 feet; thence N.12°00'00"E., 80.00 feet; thence N.78°00'00"W., 12.50 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.33°00'00"W., 35.36 feet) to a point of tangency; thence N.12°00'00"E., 258.83 feet to a point on a curve; thence Northerly, 261.80 feet along the arc of a curve to the left having a radius of 625.34 feet and a central angle of 23°59'13" (chord bearing NORTH, 259.89 feet); thence N.12°00'00"W., 114.06 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.33°00'00"E., 35.36 feet) to a point of tangency; thence N.78°00'00"E., 10.00 feet; thence N.12°00'00"W., 80.00 feet; thence S.78°00'00"W., 10.00 feet to a point on a curve; thence Northwesterly, 39.22 feet along the arc of a curve to the right having a radius of 25.11 feet and a central angle of 89°31'06" (chord bearing N.57°00'00"W., 35.36 feet); thence N.12°00'00"W., 6.92 feet; thence N.01°53'12"E., 37.50 feet; thence N.12°00'00"W., 223.68 feet to a point on a curve; thence Northeasterly, 39.28 feet along the arc of a curve to the right having a radius of 24.99 feet and a central angle of 90°03'44" (chord bearing N.33°00'00"E., 35.36 feet); thence N.78°00'00"E., 525.63 feet to a point on a curve; thence Easterly, 456.67 feet along the arc of a curve to the right having a radius of 1156.55 feet and a central angle of 22°37'25" (chord bearing N.88°42'38"E., 453.71 feet); thence S.80°00'00"E., 466.56 feet to a point of curvature; thence Easterly, 180.69 feet along the arc of a curve to the left having a radius of 1742.00 feet and a central angle of 05°56'35" (chord bearing S.82°58'17"E., 180.61 feet) to a point of compound curvature; thence Easterly, 76.48 feet along the arc of a curve to the left having a radius of 442.00 feet and a central angle of 09°54'49" (chord bearing N.89°06'01"E., 76.38 feet) to the **POINT OF BEGINNING**.

Containing 88.768 acres, more or less.



NORTH RIVER RANCH AMENITY CENTER

DESCRIPTION: A parcel of land being

A portion of Lots 5, 6, 7, 8, 12, 13 and ALL of Lots 9, 10, 11, Block 1;

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 9 through 13 inclusive, Block 1,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

A portion of Lots 1, 2, 15 and 16, Block 2;

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lot 16, Block 1,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

A portion of Lot 1, Block 3;

A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lot 1, Block 3,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

A portion of Lots 1 through 8 inclusive, Block 4;

A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 3 through 8 inclusive, Block 4,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northeast corner of NORTH RIVER RANCH PHASE IV-A, according to the plat thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County, Florida, run thence along the Northerly boundary of said NORTH RIVER RANCH PHASE IV-A, the following seven (7) courses: 1) Southwesterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 89°59'58" (chord bearing S.45°35'39"W., 49.50 feet) to a point of tangency; 2) N.89°24'22"W., 59.86 feet to a point of curvature; 3) Westerly, 262.98 feet along the arc of a curve to the right having a radius of 1152.00 feet and a central angle of 13°04'47" (chord bearing N.82°51'58"W., 262.41 feet) to the **POINT OF BEGINNING**; 4) S.13°40'25"W., 96.00 feet to a point on a curve; 5) Westerly, 224.27 feet along the arc of a curve to the right having a radius of 1170.00 feet and a central angle of 10°58'58" (chord bearing N.70°50'06"W., 223.93 feet); 6) N.89°49'09"W., 1753.96 feet; 7) S.63°01'07"W., 734.52 feet; thence N.05°31'36"W., 682.70 feet; thence N.18°09'00"W., 727.90 feet; thence N.20°35'59"W., 50.21 feet to a point on a curve; thence Northwesterly, 38.18 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 87°30'29" (chord bearing N.61°45'15"W., 34.58 feet) to a point of tangency; thence N.18°00'00"W., 15.08 feet to a point of curvature; thence Northerly, 706.20 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 41°30'00" (chord bearing N.02°45'00"E., 690.87 feet) to a point of tangency; thence N.23°30'00"E., 531.60 feet to a point of curvature; thence Easterly, 45.23 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 103°39'43" (chord bearing N.75°19'51"E., 39.31 feet) to a point of compound curvature; thence Southeasterly, 41.84 feet along the arc of a curve to the right having a radius of 876.00 feet and a central angle of 02°44'12" (chord bearing S.51°28'11"E., 41.84 feet) to a point of reverse curvature; thence Easterly, 1289.86 feet along the arc of a curve to the left having a radius of 1424.00 feet and a central angle of 51°53'55" (chord bearing S.76°03'02"E., 1246.22 feet); thence N.12°00'00"W., 50.02 feet to a point on a curve; thence Northeasterly, 38.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°42'27" (chord bearing N.31°51'14"E., 34.64 feet) to a point of tangency;



thence N.12°00'00"W., 282.00 feet; thence N.78°00'01"E., 68.00 feet; thence S.12°00'00"E., 223.68 feet; thence S.01°53'12"W., 37.50 feet; thence S.12°00'00"E., 6.92 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.57°00'00"E., 35.36 feet) to a point of tangency; thence N.78°00'00"E., 10.00 feet; thence S.12°00'00"E., 80.00 feet; thence S.78°00'00"W., 10.00 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.33°00'00"W., 35.36 feet) to a point of tangency; thence S.12°00'00"E., 114.06 feet to a point of curvature; thence Southerly, 261.80 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of 24°00'00" (chord bearing SOUTH, 259.89 feet) to a point of tangency; thence S.12°00'00"W., 258.83 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.33°00'00"E., 35.36 feet) to a point of tangency; thence S.78°00'00"E., 12.50 feet; thence S.12°00'00"W., 80.00 feet; thence N.78°00'00"W., 8.77 feet to a point of curvature; thence Southwesterly, 41.48 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 95°04'34" (chord bearing S.54°27'43"W., 36.89 feet) to a point of compound curvature; thence Southerly, 330.94 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of 19°26'52" (chord bearing S.02°48'00"E., 329.35 feet) to a point of compound curvature; thence Southeasterly, 41.32 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 94°42'35" (chord bearing S.59°52'43"E., 36.78 feet) to a point of tangency; thence N.72°46'00"E., 15.13 feet; thence S.17°14'00"E., 78.00 feet to a point on a curve; thence Southwesterly, 40.61 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 93°04'19" (chord bearing S.26°13'50"W., 36.29 feet) to a point of compound curvature; thence Southeasterly, 218.64 feet along the arc of a curve to the left having a radius of 958.00 feet and a central angle of 13°04'36" (chord bearing S.26°50'37"E., 218.17 feet) to a point of compound curvature; thence Southeasterly, 338.25 feet along the arc of a curve to the left having a radius of 358.00 feet and a central angle of 54°08'05" (chord bearing S.60°26'58"E., 325.81 feet) to a point of reverse curvature; thence Easterly, 577.78 feet along the arc of a curve to the right having a radius of 1042.00 feet and a central angle of 31°46'11" (chord bearing S.71°37'55"E., 570.40 feet) to a point of tangency; thence S.55°44'49"E., 39.65 feet to a point of curvature; thence Southeasterly, 441.79 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 20°34'46" (chord bearing S.66°02'12"E., 439.42 feet) to the **POINT OF BEGINNING**.

Containing 83.925 acres, more or less.

North River Ranch Improvement Stewardship District

Supplemental Engineer's Report

**North River Ranch Improvement
Stewardship District
District Engineer
SUPPLEMENTAL REPORT FOR PROJECT
PHASES III-A, IV-C1, IV-E, & IV-F**

MARCH 2023

Prepared for:

**North River Ranch Improvement
Stewardship District
Manatee County, Florida**

Prepared by:

**Christopher Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida**



March 2023

Board of Supervisors
North River Ranch Improvement Stewardship District

**RE: North River Ranch Improvement Stewardship District
District Engineer Supplemental Report for IV-C1, IV-E, & IV-F, and III-A Townhomes**

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the North River Ranch Improvement Stewardship District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

P:\North River Ranch\North River Ranch CDD\DRAFTS\2022.11.14_cmfcDD Phases I, II, III & IV-C, IV-D, IV-E Supplemental Report of District Engineer.docx

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

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Exhibits

- A. Vicinity Map**
- B. North River Ranch Boundary Metes & Bounds Description and Map**
- C. Summary of Estimated Project Costs**
- D. Permit and Construction Approval Status**
- E. Clarification of Acquisition, Construction, Installation, Landowner Funding & Reimbursement Agreement**
- F. Phases III-A, IV-C1, IV-E, & IV-F Development Plan**
- G. Phases III-A, IV-C1, IV-E, & IV-F Private Costs**

PURPOSE AND SCOPE

The Fieldstone Community Development District and the North River Ranch Community Development District, (CDDs) merged into the North River Ranch Improvement Stewardship District (“NRRISD”), a special purpose unit of local government established by the Florida Legislature pursuant to Chapter 2020-191, Laws of Florida (“Act”) enacted on June 9th, 2020, when the NRRISD filed the Resolutions the Merger Agreements with Manatee County.

The District is located within Sections 7, 8 9, 16, 17 & 18, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary, public infrastructure so that the lands within the District can be developed as a residential community. Access to the Development (as defined below) will be various entrances off Fort Hamer Road, Moccasin Wallow Road, and US 301. As a part of this Development, Manatee County will require the construction and dedication of an east/west roadway that will connect US 301 and be constructed as necessary to serve the District lands. This road was previously referred to as “Road FF” is now called North River Ranch Trail and will provide access to the District as well. The lands constituting the District are presently intended for development into a master planned community known as North River Ranch (the “Development”). Exhibit B provides a Boundary Metes & Bounds Description and Map of the District. The majority of all public infrastructure is wholly contained within the limits of the District. Offsite improvements are required at the Moccasin Wallow Road and Fort Hamer Road intersection that will include signaling the intersection (complete), a second eastbound left turn lane (if required), and a southbound left-turn lane. Extensions and widening of Fort Hamer Road will be required in the future.

The District Engineer’s Report dated July 27, 2021 describes the capital improvement program for the District (the “CIP”) which is estimated to cost approximately \$219 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Supplemental Report is to assist with the financing and construction of the next phases of the Development estimated to cost approximately \$35 million which includes neighborhood costs related to Phases III-A, IV-C1, IV-E & IV-F as well as the pro-rata share of allocable master infrastructure costs related to Fort Hamer Road 2nd Extension, North River Ranch Trail and the Amenity Center for these phases. The residential portion of the improvements are planned for 637 residential units. Refer to Exhibit C for a cost summary of the Project. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Supplemental Engineer's Report for the Project reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

THE PROJECT

The Project presently intends to provide infrastructure for Phases III-A, IV-C1, IV-E, IV-F, which is a residential component of the Project consisting of 637 residential lots. The Project will also include master infrastructure for the extension of Fort Hamer Road, portions of North River Ranch Trail, and the Main Amenity Center for the entire community. These infrastructure improvements consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

The landowners currently include Hibernia National, LLC a Florida limited liability company and Fortress Investors Management, LLC. Presidio Asset Management, LLC will serve as the primary developer of the Development (the "Developer"). The Developer or its assignees/successors may construct infrastructure improvements for the Development and these improvements will be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory

authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

The District is located within unincorporated Manatee County, Florida. Parcels within the boundary of the District are partially developed, approximately 1,436.1 acres remains undeveloped (including 137 acres for an existing FPL transmission easement). The land contains 3 different PDMU zonings and is subject to two Land Development Agreements.

- PDMU-18-23- (P); Morgan's Glen; approved June 6th, 2019 & May 4th, 2021
- PDMU-18-06 (G); Villages of Amazon South; approved April 4th, 2019
- PDMU-17-26 (Z) (G); Haval Farm; approved September 13th, 2019

As stated, the lands within the North River Ranch portion of the District encompass approximately 1,436.1 acres. The District is planned to ultimately include a mixture of single-family, townhome, and villa residential units along with commercial parcels.

More specifically, Phases III-A, IV-C1, IV-E & IV-F of the Development consisting of 277± acres is planned for 637 residential units consisting of 58 attached villas, 206 townhome units and 373 single-family units as detailed in Exhibit F. Land uses within Phases III-A, IV-C1, IV-E & IV-F of the Development are planned to include the following approximate areas: Such information is subject to change.

<u>Proposed Land Use</u>	<u>Approximate Acreage</u>	<u>Units</u>
Rights of Way	119	
Fort Hamer Trail	30	
Lots	313	2503
Wetlands	144	
Park Sites	17	
School Site	30	
Commercial Outparacels	43	
Lakes	267	
Open Space	306	
Total	1269	2503

GOVERNMENTAL ACTIONS

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFWMD), and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following permits will be required for the development of Phases III-A and Subphases IV-C1, IV-E, IV-F and the Fort Hamer Road Second Extension:

Phase	# Units	Zoning	FDEP	Manatee County Construction Permits	SWFWMD	Anticipated Start of Construction	Anticipated Completion of Construction
Fort Hamer Road 2 nd Extension	0	Yes	7/29/2022	4/21/2022	11/19/2021	2 nd Q2022	Q2 2023
(IV-C)-(IV-F) Mass Grade	911	Yes	No Permit Required	06/06/2022	05/04/2022	2 nd Q2022	Q2 2023
IV-C1	256	Yes	X	2/10/2023	N/A	3 rd Q2022	Q4 2023
IV-E & IV-F	237	Yes	X	X	N/A	Q1 2023	Q4 2024
III-A	144	Yes	X	X	X	Q3 2023	Q4 2024

Development activities for Phase IV-C1 consisting of 256 residential units has begun in the third quarter of 2022 with completion expected by the fourth quarter of 2023. Subphases IV-E & IV-F are underway with mass grading efforts at this time with a completion expected in Q4 of 2024. Development activities for Fort Hamer Road 2nd Extension has begun in the second quarter of 2022 and it is anticipated to be complete by the second quarter of 2023. Lastly the Phase III-A townhomes are expected to begin construction in the third quarter of 2023 with a completion date of Q4 2024.

Phase III-A Townhomes will require both Manatee County and SWFWMD approval prior to construction commencing as it was not included in the Mass Grading permit we have obtained already.

The remaining residential subphases (IV-E, & IV-F) will require Manatee County construction plan approval, SWFWMD Major Modification for each phase (required to transfer the phases to operations) and FDEP permits. The underlying mass grading permit for these phases allows for the start of construction via the mass grading approval. FDEP permits are applied for once the construction plans have been approved as the county will not sign off on the forms until the county permit has been issued. FDEP permits for Phase IV-C1 are underway at this time and are expected to be issued in the end of the first quarter 2023. FDEP permits are required before any utility infrastructure is installed on a project.

Plans for Phases IV-E & IV-F have been submitted to Manatee County for approval and we are expecting approval in the first quarter of 2024. Phase III-A Townhomes will be designed in the second quarter of 2023 with a target submittal of the second quarter of 2023. We expect approvals in the third quarter of 2023 for this phase as well. Again, FDEP permits will be applied for once the county approval has been obtained.

As detailed by Phase further herein, development activities on subsequent phases of this project phase of the District are expected to commence in first quarter of 2024 with completion anticipated in 2025, subject to market conditions.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks, landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of the Project is \$35,377,030.55 which includes neighborhood costs related to Phases III-A, IV-C1, IV-E & IV-F as well as the pro-rata share of allocable master infrastructure costs related to Fort Hamer Road 2nd Extension and the Amenity Center excluding Phases IV-A & IV-B. Refer to Exhibit C for a summary of the costs by infrastructure category for the Project. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of this phase of the CIP is to be constructed in two (2) Phases and four (4) phases/subphases (see table below), and ultimately it is expected that once completed it will support the construction of approximately 637 residential dwelling units.

Construction Phasing (*)	Total No. of Units	Estimated Completion Date
Phase III-A	144	2024
Phase IV-C1	256	2023
Phase IV-E	120	2024
Phase IV-F	117	2024
Total Number of Units	637	

(*) Phasing, number of units, and timing of units is subject to change.

ROADWAYS

Primary vehicular access to the Project is to be provided with entrances off Fort Hamer Road and a secondary entrance off US 301 with the future construction of “North River Ranch Trail”. The main entrances to the District from Fort Hamer Road, will be 2-lane roads with sidewalks and landscaping. Fort Hamer Road will be extended to the north as necessary to serve the development. The other access entrance to the District off US 301 will be North River Ranch Trail, a 2-lane thoroughfare road running east/west through the project. North River Ranch Trail will have on street parking, bikes lanes, and sidewalks. Streetlights may be required and if so, the District will fund and construct the streetlights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. The offsite access improvements on Moccasin Wallow Road will comply with the roadway design criteria of The Florida Department of Transportation (FDOT). The internal roadway design will comply with Manatee County transportation design criteria. The District will fund and construct the offsite improvements and the access improvements within the District or in the alternative acquire much completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Moccasin Wallow Road as well as Fort Hamer Road and North River Ranch Trail. The District will construct the internal roadways. When the District does construct or acquire the roadways, they may be conveyed to Manatee County.

All roadways within Phases IV-C1, IV-E & IV-F are planned to be conveyed to Manatee County for ownership and maintenance. Alleys within Phases IV-E and IV-F are to be conveyed to the District. Roadways within Phase III-A are planned to be conveyed to the District.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Little Manatee River Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the District rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system.

Ponds that will serve the stormwater management system for the Project will be constructed as needed. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

WASTEWATER COLLECTION

The District is within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes, and a pump station discharging to a force main that will connect to the existing County force main in the Fort Hamer Road right-of-way. Offsite utility extensions will be required before all of the units are constructed.

WATER DISTRIBUTION SYSTEM

The District is within Manatee County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in the Fort Hamer Road right of way.

LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include District entry monumentation at the entrances of the District, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Fort Hamer Road with the construction of Fort Hamer Road 2nd Extension and North River Ranch Trail.

RECREATIONAL FACILITIES

Recreational facilities will be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District

open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

The main amenity center for the district will be located within this phase of the project. The amenity center will feature a large community gathering building, game room, expansive event lawn, resort style pool and miles of nature trails that will connect to the extensive trail network throughout North River Ranch. All associated parking and utility infrastructure will be installed with the development of this facility.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for the development are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Maintenance</u>
Internal Roadway Improvements	Manatee County	Manatee County
Access Roadway Improvements on Moccasin Wallow Rd	Manatee County	Manatee County
“North River Ranch Trail”	Manatee County	Manatee County
Stormwater Management System	NRRISD	NRRISD
Phase III-A Roadway Improvements	NRRISD	NRRISD
Phase IV-E Alleyways	NRRISD	NRRISD
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Manatee County	Manatee County
Water Distribution System including the Transmission System	Manatee County	Manatee County
Landscaping and Irrigation Systems within public rights-of-way and district owned lands	NRRISD	NRRISD
Amenity Center	NRRISD	NRRISD

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$35,377,030.55. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit C outlines the anticipated costs associated with the construction of the Project.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E
District Engineer
FL Registration No. 85555

EXHIBITS

Exhibit A Vicinity Map of District

Exhibit B Boundary Metes & Bounds Description of District

Exhibit C Summary of Estimated Project

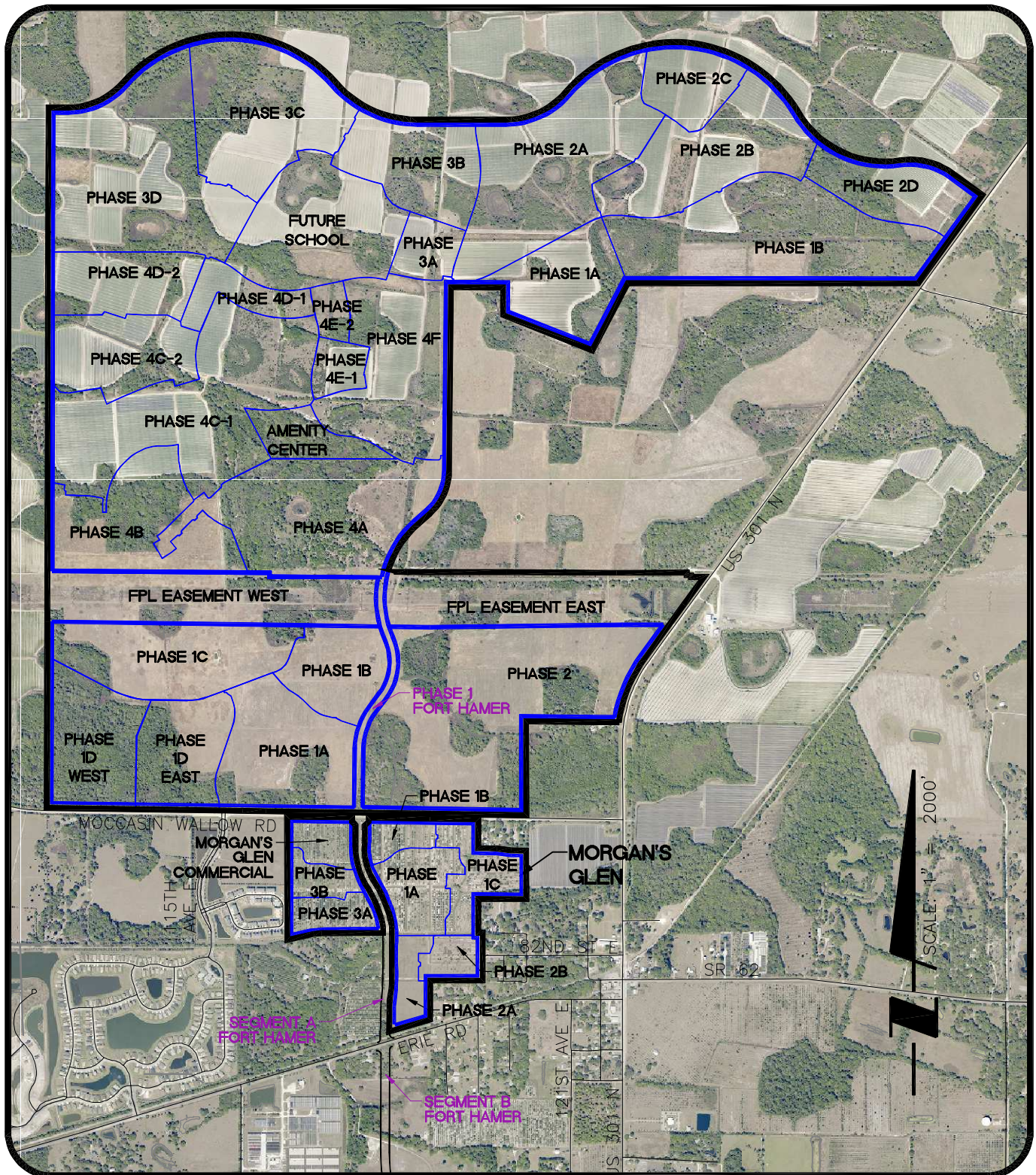
Exhibit D Permit and Construction Approval Status

Exhibit E Phases III-A, IV-C1, IV-E, & IV-F Development Plan

Exhibit F Phases III-A, IV-C1, IV-E, & IV-F Private Costs

EXHIBIT A

VICINITY MAP



PROJECT: NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com

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SCALE:	AS SHOWN	DATE:	7/12/21
SEC:	TWP: 7-9, 16-18 33	RGE:	19
PROJECT NO.	215611912	INDEX NO:	
DRWN BY/EMP NO.	MSC/98616	SHEET NO:	1 OF 1

EXHIBIT B

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

LEGAL DESCRIPTION

MORGAN'S GLEN PARCEL:

BEGIN AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 30, S.00°06'50"W., FOR 540.98 FEET TO A LINE BEING 50 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF A SCL RAILROAD RIGHT OF WAY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 1, BLOCK 1, MANATEE RIVER FARMS AS RE-CORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID LINE, S.73°37'59"W., 670.12 FEET; THENCE N.00°06'17"E., FOR 412.91 FEET; THENCE N.01°49'12"W., FOR 315.39 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE, LEAVING SAID SOUTH LINE, N.00°34'28"W., FOR 441.76 FEET; THENCE N.01°53'22"E., FOR 220.56 FEET; THENCE S.89°53'31"W., FOR 858.88 FEET; THENCE S.84°33'13"W., FOR 104.29 FEET; THENCE S.76°54'28" W., FOR 377.88 FEET; THENCE N.00°07'22"W., FOR 1,708.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°15'16"E., FOR 1,980.23 FEET TO THE EAST LINE OF SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 20; THENCE, CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.88°55'05"E., 666.19 FEET; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S00°06'09"E., FOR 397.02 FEET; THENCE S.89°16'25"E., FOR 135.94 FEET; THENCE S.88°59'12"E., FOR 121.89 FEET; THENCE S.81°46'46"E., FOR 200.24 FEET; THENCE S.89°10'18"E., FOR 210.00 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE, ALONG SAID EAST LINE, S.00°04'54"E., FOR 673.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE, ALONG SAID LINE, N.89°31'56"W., FOR 665.68 FEET; THENCE, LEAVING SAID LINE, S.00°06'09"E., FOR 467.45 FEET; THENCE N.89°51'11"E., FOR 59.49 FEET; THENCE S.00°06'09"E., FOR 663.67 FEET TO THE SOUTH LINE OF SECTION 20, TOWN- SHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, S.89°51'11"W., FOR 724.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 19, A DISTANCE OF 537.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°55'36" WEST 170.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°52'34" WEST 148.38 FEET; THENCE SOUTH 00°07'20" WEST, A DISTANCE OF 359.62 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 73°37'35" WEST, A DISTANCE OF 77.06 FEET;

THENCE NORTH 01°01'42" WEST, A DISTANCE OF 694.96 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 724.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 204.10 FEET; THENCE NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 210.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH 16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH 44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH 00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET; THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20 FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF 114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 247.84 FEET; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 718.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 129.475 ACRES, MORE OR LESS.

TOGETHER WITH NORTH RIVER RANCH – HAVAL FARMS:

A TRACT OF LAND, BEING A PORTION OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 7, 8, 9, 16, 17, 18, 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED SECTION 7; THENCE N.00°13'29"E., ALONG THE WEST LINE OF SECTION 7, A DISTANCE OF 1,809.08 FEET; THENCE N.90°00'00"E., A DISTANCE OF 272.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 1,000.00 FEET AND A CENTRAL ANGLE OF 48°54'32"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 853.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,962.46 FEET AND A CENTRAL ANGLE OF 97°43'17"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,347.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND

A CENTRAL ANGLE OF 48°48'45"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,277.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.90°00'00"E., A DISTANCE OF 1,220.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF 49°18'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 946.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF 108°30'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,768.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,400.00 FEET AND A CENTRAL ANGLE OF 67°34'16"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,651.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 44°28'10"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 776.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.53°53'56"E., A DISTANCE OF 509.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 301; THENCE S.36°06'04"W., A DISTANCE OF 1,512.28 FEET; THENCE N.89°59'54" W., A DISTANCE OF 4,022.59 FEET; THENCE S.27°47'24"W., A DISTANCE OF 1,049.93 FEET; THENCE N.68°30'43"W., A DISTANCE OF 1,332.96 FEET; THENCE N.00°11'16"E., A DISTANCE OF 383.27 FEET; THENCE N.89°43'15"W., A DISTANCE OF 719.63 FEET; THENCE S.00°35'38" W., A DISTANCE OF 2,551.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 795.00 FEET AND A CENTRAL ANGLE OF 48°08'26"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 667.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.48°44'04" W., A DISTANCE OF 213.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 1,355.00 FEET AND A CENTRAL ANGLE OF 33°22'52"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 789.44 FEET; THE FOLLOWING FIVE (5) CALLS ARE ALONG THE NORTHERLY LINE OF A SPECIFIC PURPOSE SURVEY FOR TRACT 300FL-MA-010.000, PREPARED BY WILLBROS ENGINEERS, INC., AND DATED OCTOBER 12, 2015: 1) S.89°39'18"E., A DISTANCE OF 85.64 FEET; 2) S.89°10'25"E., A DISTANCE OF 187.79 FEET; 3) S.89°53'48"E., A DISTANCE OF 1,364.36 FEET; 4) S.89°38'04"E., A DISTANCE OF 1,529.39 FEET; 5) THENCE N.89°48'54"E., A DISTANCE OF 969.28 FEET TO A POINT ON THE WEST LINE OF PARCEL DEEDED TO PEOPLES GAS SYSTEM; THENCE S.00°02'24"W., ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 35.27 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL; THENCE S.89°57'36"E., ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 60.00 FEET TO A POINT ON A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256, SAID PUBLIC RECORDS; THENCE ALONG SAID PARCEL FOR THE FOLLOWING TWO (2) CALLS; 1) S.00°02'21"W., A DISTANCE OF 24.79 FEET; 2) THENCE N.89°52'24"E., A DISTANCE OF 178.91 FEET TO THE NORTH- WESTERLY RIGHT OF WAY LINE OF U.S. 301; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S.36°06'04"W., A DISTANCE OF 472.43 FEET; 2) S.36°04'53"W., A DISTANCE OF 916.03 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES SOUTH 53°53'38"EAST, A DISTANCE OF 1977.86 FEET; 3) SOUTHERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID RIGHT OF WAY LINE, A DISTANCE OF 971.94 FEET THROUGH A CENTRAL ANGLE OF 28°09'21"; THENCE N.89°26'34"W., A DISTANCE OF 1,282.99 FEET; THENCE S.00°06'08"E., A DISTANCE OF 1,300.10 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF MOCCASIN WALLOW RD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N.88°54'18"W., A DISTANCE OF 1,334.91

FEET; 2) N.89°08'58"W., A DISTANCE OF 2,271.84 FEET; 3) N.89°07'49"W., A DISTANCE OF 328.34 FEET; 4) N.89°07'50"W., A DISTANCE OF 2,693.55 FEET; 5) N.88°01'42"W., A DISTANCE OF 16.92 FEET TO THE WEST LINE OF ABOVE-MENTIONED SECTION 19; THENCE N.00°08'36"E. ALONG SAID WEST LINE, A DISTANCE OF 2,578.91 FEET; THENCE N.00°08'15"E. THE WEST LINE OF ABOVE-MENTIONED SECTION 18., A DISTANCE OF 1,944.35 FEET; THENCE N.00°07'17"E. CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 3,366.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,883.092 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LOTS 4, 5, AND 6, BLOCK 4, PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 304 AS SHOWN ON THE PLAT OF MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB, IN PLAT BOOK 69, PAGE 90 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL INSTRUMENT NUMBER 202140157633, IN SAID PUBLIC RECORDS; THENCE S.89°08'58"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD, A DISTANCE OF 861.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°08'58"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT HAMER ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202141023579 IN SAID PUBLIC RECORDS; THENCE ALONG SAID WEST & WESTERLY RIGHT-OF-WAY LINE OF FORT HAMER ROAD FOR THE FOLLOWING FOUR (4) CALLS: (1) THENCE S.00°00'00"E., A DISTANCE OF 307.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°05'53"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.31 FEET TO THE END OF SAID CURVE; (3) THENCE S.88°54'07"W., RADIAL TO THE LAST STATED CURVE, A DISTANCE OF 4.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,064.00 FEET AND A CENTRAL ANGLE OF 14°19'51"; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.13 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.08°15'49"E., 265.44 FEET, TO THE END OF SAID CURVE; THENCE S.74°34'15"W., RADIAL TO THE LAST STATED CURVE, A DISTANCE OF 41.60 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 26°27'04", SAID POINT BEING A CORNER ON THE NORTH LINE OF THE ABOVEMENTIONED MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB; THENCE ALONG SAID NORTH, NORTHERLY AND EAST LINE OF MORGAN'S GLEN TOWNHOMES FOR THE FOLLOWING SIXTEEN (16) CALLS: (1) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 150.04 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.89°01'47"W., 148.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE N.75°48'14"W., A DISTANCE OF 215.79 FEET; (3) THENCE N.89°03'11"W., A DISTANCE OF 268.51 FEET; (4) THENCE S.85°25'13"W., A DISTANCE OF 21.32 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 07°17'27"; (5)

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.36 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.03°28'24"E., 41.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (6) THENCE N.00°10'19"W., A DISTANCE OF 87.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 22°03'13"; (7) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (8) THENCE N.22°13'32"W., A DISTANCE OF 130.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 04°23'01"; (9) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.39 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.66°09'33"W., 13.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 25°51'38"; (10) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (11) THENCE S.89°49'41"W., A DISTANCE OF 62.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 46°11'00"; (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (13) THENCE N.43°59'19"W., A DISTANCE OF 45.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 43°49'00"; (14) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (15) THENCE N.00°10'19"W., A DISTANCE OF 196.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 91°01'19"; (16) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.473 ACRES, MORE OR LESS.

CONTAINING A TOTAL AREA OF 2,001.094, MORE OR LESS.

Being subject to any rights-of-way, restrictions, and easements of record.

EXHIBIT C
SUMMARY OF
ESTIMATED PROJECT COST

Summary of Costs

North River Ranch Project

Community Development District

North River Ranch Improvement Stewardship District ESTIMATED PROJECT COSTS				
DISTRICT ELIGIBLE IMPROVEMENTS				
	Fort Hamer Road 2nd Extension Improvements(*)	Neighborhood Amenity Center(*)	Neighborhood Infrastructure (Phases III-A, IV- C1, IV-E, & IV-F) (637 Lots)	Project Costs
STORMWATER, DRAINAGE & EARTHWORK (EXCLUDING LOTS)	\$612,093.75	\$0.00	\$8,608,500.00	\$9,220,593.75
ROADWAYS & PAVING	\$411,474.14	\$232,283.91	\$5,414,500.00	\$6,058,258.05
WATER, WASTEWATER & RECLAIMED WATER	\$472,982.26	\$78,976.53	\$7,644,000.00	\$8,195,958.79
LANDSCAPE, HARDSCAPE	\$162,598.77	\$46,456.78	\$2,229,500.00	\$2,438,555.55
RECREATIONAL FACILITIES	\$32,519.75	\$1,300,789.89	\$250,000.00	\$1,583,309.65
POWER & STREET LIGHTS	\$106,850.62	\$0.00	\$1,146,600.00	\$1,253,450.62
SUBTOTAL	\$1,798,519.30	\$1,658,507.11	\$25,293,100.00	\$28,750,126.41
PROFESSIONAL SERVICES (7%):	\$125,896.35	\$116,095.50	\$1,770,517.00	\$2,012,508.85
CONTINGENCY (15%):	\$288,662.35	\$266,190.39	\$4,059,542.55	\$4,614,395.29
TOTAL:	\$2,213,078.00	\$2,040,793.00	\$31,123,159.55	\$35,377,030.55

* Pro-rata share of allocable master infrastructure costs related to the Fort Hamer Road 2nd Extension and the Amenity Center for Subphases IVC-1, IV-E, IV-F and Phase III-A (TH)

EXHIBIT “D”

PERMIT AND CONSTRUCTION APPROVAL STATUS

EXHIBIT “D”**North River Ranch Community Development District**

Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Haval Farms	PDMU/NCO	PDMU-17-26	03-14-19	-	Zoning Approval from Manatee County
Haval Farms	ERP	780141/42044237.000	08-19-19	08-19-24	JD Wetland Survey
North River Ranch Phases IV-A & IV-B	PSP/FSP	PLN2006-0049	03-22-2021	03-22-2025	
North River Ranch Phases IV-A & IV-B	ERP	43030935.024	11/03/2020	11/03/2025	
North River Ranch ACOE	N/A				No permit Required
North River Ranch Phases IV-A Final Plat		PLN-2106-0094	9/20/2022		Recorded
North River Ranch Phase IV-A Certification					Expect final certification Q1 of 2023
Amenity Center	PSP/FSP	PLN2202-0134			Expect Approval in Q1 of 2023 for Infrastructure Installation
Fort Hamer Road 2 nd Ext.	CP	PLN2106-0102	4/21/2022	4/21/2026	Roadway extension to serve future phases and future school site.
Fort Hamer Road 2 nd Ext.	ERP	43030935.030	11/18/2021	11/18/2026	
North River Ranch South Mass Grade	CP	PLN2201-0051	6/6/2022	06/06/2026	
North River Ranch South Mass Grade	ERP	43030935.032	5/4/2022	5.4/2027	
North River Ranch Phase IV-C1	PSP/FSP	PLN2203-0057	2/10/2023	2/10/2023	

Exhibit “E”

Subphases IV-C1, IV-E, IV-F and Phase III-A Townhomes
Development Plan

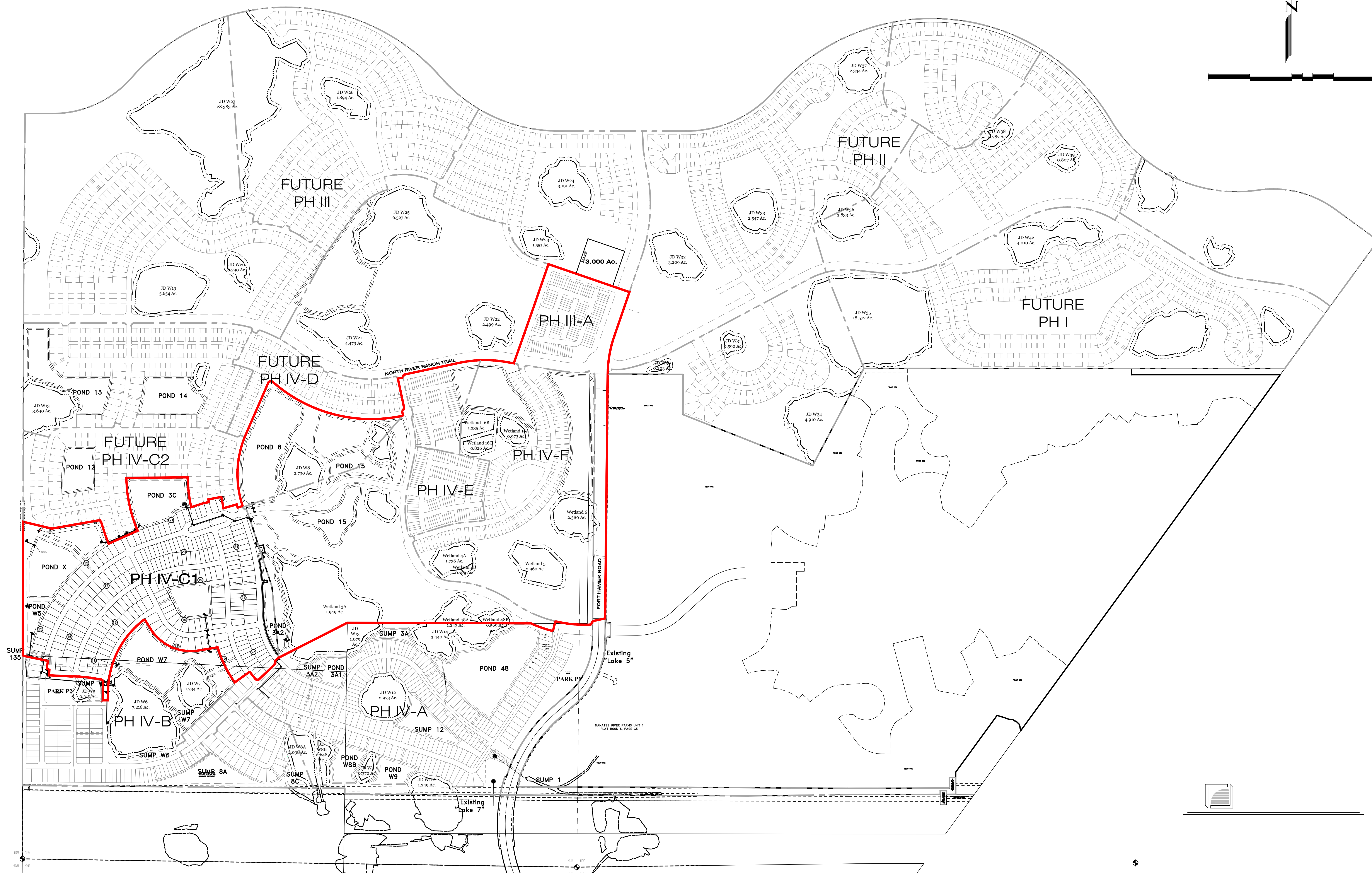


Exhibit “F”

Subphases IV-C1, IV-E, IV-F and Phase III-A Townhomes

Private Costs

EXHIBIT “F”

North River Ranch ESTIMATED PROJECT PRIVATE COSTS

	Neighborhood Infrastructure (637 Lots)	Private Project Costs
FINAL LOT GRADING	\$255,600.00	\$255,600.00
OVEREXCAVATION OF PONDS	\$479,250.00	\$479,250.00
LANDSCAPE, HARDSCAPE & RECREATIONAL FACILITIES	\$639,000.00	\$639,000.00
SUBTOTAL	\$1,373,850.00	\$1,373,850.00
PROFESSIONAL SERVICES (7%):	\$96,169.50	\$96,169.50
CONTINGENCY (15%):	\$206,077.50	\$206,077.50
TOTAL:	\$1,676,097.00	\$1,676,097.00

**North River Ranch Improvement
Stewardship District**

Resolution 2023-16,
Assessment Resolution for Bond Series 2023

RESOLUTION 2023-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE SERIES 2023A BONDS; CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND ADOPTING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2023A BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2023A SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2022-20 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2022-20, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on April 6, 2023, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$10,395,000 Special Assessment Revenue Bonds, Series 2023A-1 (NRR Tract Project) (the "Series 2023A-1 Bonds") and \$21,865,000 Special Assessment Revenue Refunding Bonds, Series 2023A-2 (NRR Tract Project) (the "Series 2023A-2 Bonds," together with the Series 2023A-1 Bonds, the "Series 2023A Bonds") for the purpose of financing a portion of the Series 2023 Project (defined herein) and refunding the outstanding North River Ranch Community Development District Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3 (the "2020A-3 NRR Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2022-20, the District desires to set forth the particular terms of the sale of the Series 2023A Bonds and confirm the lien of the special assessments securing the Series 2023A Bonds (the "Series 2023A Assessments").

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT AS FOLLOWS:**

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, Florida Statutes, and Resolution 2022-20.

SECTION 2. FINDINGS. The Board of Supervisors of the North River Ranch Improvement Stewardship District hereby finds and determines as follows:

(a) On August 17, 2022, the District, after due notice and public hearing, adopted Resolution 2022-20, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *District Engineer Supplemental Report for Project Phases III-A, IV-C1, IV-E & IV-F* dated March 2023, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the improvements to be financed with the Series 2023A Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2023A Bonds.

(c) The *Supplemental Assessment Report Series 2023 Project, Series 2023 Bonds (NRR Tract Project)*, dated April 6, 2023, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the *Master Special Assessment Methodology Report for Phases I, II, III and IV-C Through IV-F*, dated July 6, 2022 (the "Master Assessment Methodology") to the actual terms of the Series 2023A Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2023A Bonds.

(d) The Improvements will specially benefit all of the developable acreage within the areas comprising the Series 2023 Project within the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Improvements financed with the Series 2023A Bonds to the specially benefited properties within the District as set forth in Resolution 2022-20 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2023A BONDS. As provided in Resolution 2022-20, this Resolution is intended to set forth the terms of the Series 2023A Bonds and the final amount of the lien of the special assessments securing those bonds.

The Series 2023A-1 Bonds, in a par amount of \$10,395,999 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2023A-1 Bonds shall be due on May 1, 2054. The Series 2023A-2 Bonds, in a par amount of \$21,865,000 shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Series 2023A-2 Bonds shall be due on May 1, 2033. The sources and uses of funds of the Series 2023A-1 Bonds and Series 2023A-2 Bonds shall be as set forth in **Exhibit E** attached hereto. The debt service due on the Series 2023A-1 Bonds is set forth on **Exhibit F** attached hereto, and the debt service due on the Series 2023A-2 Bonds is set forth in **Exhibit G** attached hereto. The lien of the special assessments securing the Series 2023A Bonds on all developable land within the areas comprising the Series 2023 Project within the District shall be the principal amount due on the Series 2023A Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2023A BONDS.

(a) The special assessments for the Series 2023A Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2023A Bonds. The estimated costs of collection of the special assessments for the Series 2023A Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2023A Bonds includes all developable land within the Series 2023 Project of the District, and as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Series 2023A Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Series 2023A Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E** and **Exhibit F**, respectively. The Series 2023A-

1 Bonds include an amount for capitalized interest through November 1, 2024, and the Series 2023A-2 Bonds include an amount for capitalized interest through May 1, 2024.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Manatee County for collection and other Florida law. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Manatee County Tax Collector and Manatee County Property Appraiser, to collect the Series 2023A Assessments on platted lands using the Uniform Method in Chapter 197, Florida Statutes. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2023A Assessments on unplatted lands. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2022-20, there may be required from time to time certain True-Up payments. As lands are platted or approved for development, the special assessments securing the Series 2023A Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolution 2022-20, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Resolution 2022-20. Based on the final par amount of \$10,395,000 in Series 2023A-1 Bonds and \$21,865,000 in Series 2023A-2 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2023A Bonds only to the credit of the Series 2023A Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture, dated as of April 1, 2023, governing the Series 2023A Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2022-20, which remains in full force and effect. This Resolution and Resolution 2022-20 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a *Notice of Series 2023A Special Assessments (Series 2023 Project)* securing the Series 2023A Bonds in the Official Records of Manatee County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED this 12th day of April, 2023.

ATTEST:

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Pete Williams, Chairperson

Exhibit A: Engineer's Report
Exhibit B: Supplemental Assessment Report
Exhibit C: Maturities and Coupon of Series 2023A-1 Bonds
Exhibit D: Maturities and Coupon of Series 2023A-2 Bonds
Exhibit E: Sources and Uses of Funds for Series 2023A-1 & 2023A-2 Bonds
Exhibit F: Annual Debt Service Payment Due on Series 2023A-1 Bonds
Exhibit G: Annual Debt Service Payment Due on Series 2023A-2 Bonds

Exhibit A

Engineers Report

**North River Ranch Improvement
Stewardship District
District Engineer
SUPPLEMENTAL REPORT FOR PROJECT
PHASES III-A, IV-C1, IV-E, & IV-F**

MARCH 2023

Prepared for:

**North River Ranch Improvement
Stewardship District
Manatee County, Florida**

Prepared by:

**Christopher Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida**



March 2023

Board of Supervisors
North River Ranch Improvement Stewardship District

**RE: North River Ranch Improvement Stewardship District
District Engineer Supplemental Report for IV-C1, IV-E, & IV-F, and III-A Townhomes**

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the North River Ranch Improvement Stewardship District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

P:\North River Ranch\North River Ranch CDD\DRAFTS\2022.11.14_cmfcDD Phases I, II, III & IV-C, IV-D, IV-E Supplemental Report of District Engineer.docx

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

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SUMMARY AND CONCLUSION	12

Exhibits

- A. Vicinity Map**
- B. North River Ranch Boundary Metes & Bounds Description and Map**
- C. Summary of Estimated Project Costs**
- D. Permit and Construction Approval Status**
- E. Clarification of Acquisition, Construction, Installation, Landowner Funding & Reimbursement Agreement**
- F. Phases III-A, IV-C1, IV-E, & IV-F Development Plan**
- G. Phases III-A, IV-C1, IV-E, & IV-F Private Costs**

PURPOSE AND SCOPE

The Fieldstone Community Development District and the North River Ranch Community Development District, (CDDs) merged into the North River Ranch Improvement Stewardship District (“NRRISD”), a special purpose unit of local government established by the Florida Legislature pursuant to Chapter 2020-191, Laws of Florida (“Act”) enacted on June 9th, 2020, when the NRRISD filed the Resolutions the Merger Agreements with Manatee County.

The District is located within Sections 7, 8 9, 16, 17 & 18, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary, public infrastructure so that the lands within the District can be developed as a residential community. Access to the Development (as defined below) will be various entrances off Fort Hamer Road, Moccasin Wallow Road, and US 301. As a part of this Development, Manatee County will require the construction and dedication of an east/west roadway that will connect US 301 and be constructed as necessary to serve the District lands. This road was previously referred to as “Road FF” is now called North River Ranch Trail and will provide access to the District as well. The lands constituting the District are presently intended for development into a master planned community known as North River Ranch (the “Development”). Exhibit B provides a Boundary Metes & Bounds Description and Map of the District. The majority of all public infrastructure is wholly contained within the limits of the District. Offsite improvements are required at the Moccasin Wallow Road and Fort Hamer Road intersection that will include signaling the intersection (complete), a second eastbound left turn lane (if required), and a southbound left-turn lane. Extensions and widening of Fort Hamer Road will be required in the future.

The District Engineer’s Report dated July 27, 2021 describes the capital improvement program for the District (the “CIP”) which is estimated to cost approximately \$219 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Supplemental Report is to assist with the financing and construction of the next phases of the Development estimated to cost approximately \$35 million which includes neighborhood costs related to Phases III-A, IV-C1, IV-E & IV-F as well as the pro-rata share of allocable master infrastructure costs related to Fort Hamer Road 2nd Extension, North River Ranch Trail and the Amenity Center for these phases. The residential portion of the improvements are planned for 637 residential units. Refer to Exhibit C for a cost summary of the Project. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Supplemental Engineer's Report for the Project reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

THE PROJECT

The Project presently intends to provide infrastructure for Phases III-A, IV-C1, IV-E, IV-F, which is a residential component of the Project consisting of 637 residential lots. The Project will also include master infrastructure for the extension of Fort Hamer Road, portions of North River Ranch Trail, and the Main Amenity Center for the entire community. These infrastructure improvements consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

The landowners currently include Hibernia National, LLC a Florida limited liability company and Fortress Investors Management, LLC. Presidio Asset Management, LLC will serve as the primary developer of the Development (the "Developer"). The Developer or its assignees/successors may construct infrastructure improvements for the Development and these improvements will be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory

authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

The District is located within unincorporated Manatee County, Florida. Parcels within the boundary of the District are partially developed, approximately 1,436.1 acres remains undeveloped (including 137 acres for an existing FPL transmission easement). The land contains 3 different PDMU zonings and is subject to two Land Development Agreements.

- PDMU-18-23- (P); Morgan's Glen; approved June 6th, 2019 & May 4th, 2021
- PDMU-18-06 (G); Villages of Amazon South; approved April 4th, 2019
- PDMU-17-26 (Z) (G); Haval Farm; approved September 13th, 2019

As stated, the lands within the North River Ranch portion of the District encompass approximately 1,436.1 acres. The District is planned to ultimately include a mixture of single-family, townhome, and villa residential units along with commercial parcels.

More specifically, Phases III-A, IV-C1, IV-E & IV-F of the Development consisting of 277± acres is planned for 637 residential units consisting of 58 attached villas, 206 townhome units and 373 single-family units as detailed in Exhibit F. Land uses within Phases III-A, IV-C1, IV-E & IV-F of the Development are planned to include the following approximate areas: Such information is subject to change.

<u>Proposed Land Use</u>	<u>Approximate Acreage</u>	<u>Units</u>
Rights of Way	119	
Fort Hamer Trail	30	
Lots	313	2503
Wetlands	144	
Park Sites	17	
School Site	30	
Commercial Outparacels	43	
Lakes	267	
Open Space	306	
Total	1269	2503

GOVERNMENTAL ACTIONS

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFWMD), and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following permits will be required for the development of Phases III-A and Subphases IV-C1, IV-E, IV-F and the Fort Hamer Road Second Extension:

Phase	# Units	Zoning	FDEP	Manatee County Construction Permits	SWFWMD	Anticipated Start of Construction	Anticipated Completion of Construction
Fort Hamer Road 2 nd Extension	0	Yes	7/29/2022	4/21/2022	11/19/2021	2 nd Q2022	Q2 2023
(IV-C)-(IV-F) Mass Grade	911	Yes	No Permit Required	06/06/2022	05/04/2022	2 nd Q2022	Q2 2023
IV-C1	256	Yes	X	2/10/2023	N/A	3 rd Q2022	Q4 2023
IV-E & IV-F	237	Yes	X	X	N/A	Q1 2023	Q4 2024
III-A	144	Yes	X	X	X	Q3 2023	Q4 2024

Development activities for Phase IV-C1 consisting of 256 residential units has begun in the third quarter of 2022 with completion expected by the fourth quarter of 2023. Subphases IV-E & IV-F are underway with mass grading efforts at this time with a completion expected in Q4 of 2024. Development activities for Fort Hamer Road 2nd Extension has begun in the second quarter of 2022 and it is anticipated to be complete by the second quarter of 2023. Lastly the Phase III-A townhomes are expected to begin construction in the third quarter of 2023 with a completion date of Q4 2024.

Phase III-A Townhomes will require both Manatee County and SWFWMD approval prior to construction commencing as it was not included in the Mass Grading permit we have obtained already.

The remaining residential subphases (IV-E, & IV-F) will require Manatee County construction plan approval, SWFWMD Major Modification for each phase (required to transfer the phases to operations) and FDEP permits. The underlying mass grading permit for these phases allows for the start of construction via the mass grading approval. FDEP permits are applied for once the construction plans have been approved as the county will not sign off on the forms until the county permit has been issued. FDEP permits for Phase IV-C1 are underway at this time and are expected to be issued in the end of the first quarter 2023. FDEP permits are required before any utility infrastructure is installed on a project.

Plans for Phases IV-E & IV-F have been submitted to Manatee County for approval and we are expecting approval in the first quarter of 2024. Phase III-A Townhomes will be designed in the second quarter of 2023 with a target submittal of the second quarter of 2023. We expect approvals in the third quarter of 2023 for this phase as well. Again, FDEP permits will be applied for once the county approval has been obtained.

As detailed by Phase further herein, development activities on subsequent phases of this project phase of the District are expected to commence in first quarter of 2024 with completion anticipated in 2025, subject to market conditions.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks, landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of the Project is \$35,377,030.55 which includes neighborhood costs related to Phases III-A, IV-C1, IV-E & IV-F as well as the pro-rata share of allocable master infrastructure costs related to Fort Hamer Road 2nd Extension and the Amenity Center excluding Phases IV-A & IV-B. Refer to Exhibit C for a summary of the costs by infrastructure category for the Project. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of this phase of the CIP is to be constructed in two (2) Phases and four (4) phases/subphases (see table below), and ultimately it is expected that once completed it will support the construction of approximately 637 residential dwelling units.

Construction Phasing (*)	Total No. of Units	Estimated Completion Date
Phase III-A	144	2024
Phase IV-C1	256	2023
Phase IV-E	120	2024
Phase IV-F	117	2024
Total Number of Units	637	

(*) Phasing, number of units, and timing of units is subject to change.

ROADWAYS

Primary vehicular access to the Project is to be provided with entrances off Fort Hamer Road and a secondary entrance off US 301 with the future construction of “North River Ranch Trail”. The main entrances to the District from Fort Hamer Road, will be 2-lane roads with sidewalks and landscaping. Fort Hamer Road will be extended to the north as necessary to serve the development. The other access entrance to the District off US 301 will be North River Ranch Trail, a 2-lane thoroughfare road running east/west through the project. North River Ranch Trail will have on street parking, bikes lanes, and sidewalks. Streetlights may be required and if so, the District will fund and construct the streetlights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. The offsite access improvements on Moccasin Wallow Road will comply with the roadway design criteria of The Florida Department of Transportation (FDOT). The internal roadway design will comply with Manatee County transportation design criteria. The District will fund and construct the offsite improvements and the access improvements within the District or in the alternative acquire much completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Moccasin Wallow Road as well as Fort Hamer Road and North River Ranch Trail. The District will construct the internal roadways. When the District does construct or acquire the roadways, they may be conveyed to Manatee County.

All roadways within Phases IV-C1, IV-E & IV-F are planned to be conveyed to Manatee County for ownership and maintenance. Alleys within Phases IV-E and IV-F are to be conveyed to the District. Roadways within Phase III-A are planned to be conveyed to the District.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Little Manatee River Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the District rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system.

Ponds that will serve the stormwater management system for the Project will be constructed as needed. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

WASTEWATER COLLECTION

The District is within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes, and a pump station discharging to a force main that will connect to the existing County force main in the Fort Hamer Road right-of-way. Offsite utility extensions will be required before all of the units are constructed.

WATER DISTRIBUTION SYSTEM

The District is within Manatee County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in the Fort Hamer Road right of way.

LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include District entry monumentation at the entrances of the District, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Fort Hamer Road with the construction of Fort Hamer Road 2nd Extension and North River Ranch Trail.

RECREATIONAL FACILITIES

Recreational facilities will be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District

open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

The main amenity center for the district will be located within this phase of the project. The amenity center will feature a large community gathering building, game room, expansive event lawn, resort style pool and miles of nature trails that will connect to the extensive trail network throughout North River Ranch. All associated parking and utility infrastructure will be installed with the development of this facility.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for the development are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Maintenance</u>
Internal Roadway Improvements	Manatee County	Manatee County
Access Roadway Improvements on Moccasin Wallow Rd	Manatee County	Manatee County
“North River Ranch Trail”	Manatee County	Manatee County
Stormwater Management System	NRRISD	NRRISD
Phase III-A Roadway Improvements	NRRISD	NRRISD
Phase IV-E Alleyways	NRRISD	NRRISD
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Manatee County	Manatee County
Water Distribution System including the Transmission System	Manatee County	Manatee County
Landscaping and Irrigation Systems within public rights-of-way and district owned lands	NRRISD	NRRISD
Amenity Center	NRRISD	NRRISD

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$35,377,030.55. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit C outlines the anticipated costs associated with the construction of the Project.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E
District Engineer
FL Registration No. 85555

EXHIBITS

Exhibit A Vicinity Map of District

Exhibit B Boundary Metes & Bounds Description of District

Exhibit C Summary of Estimated Project

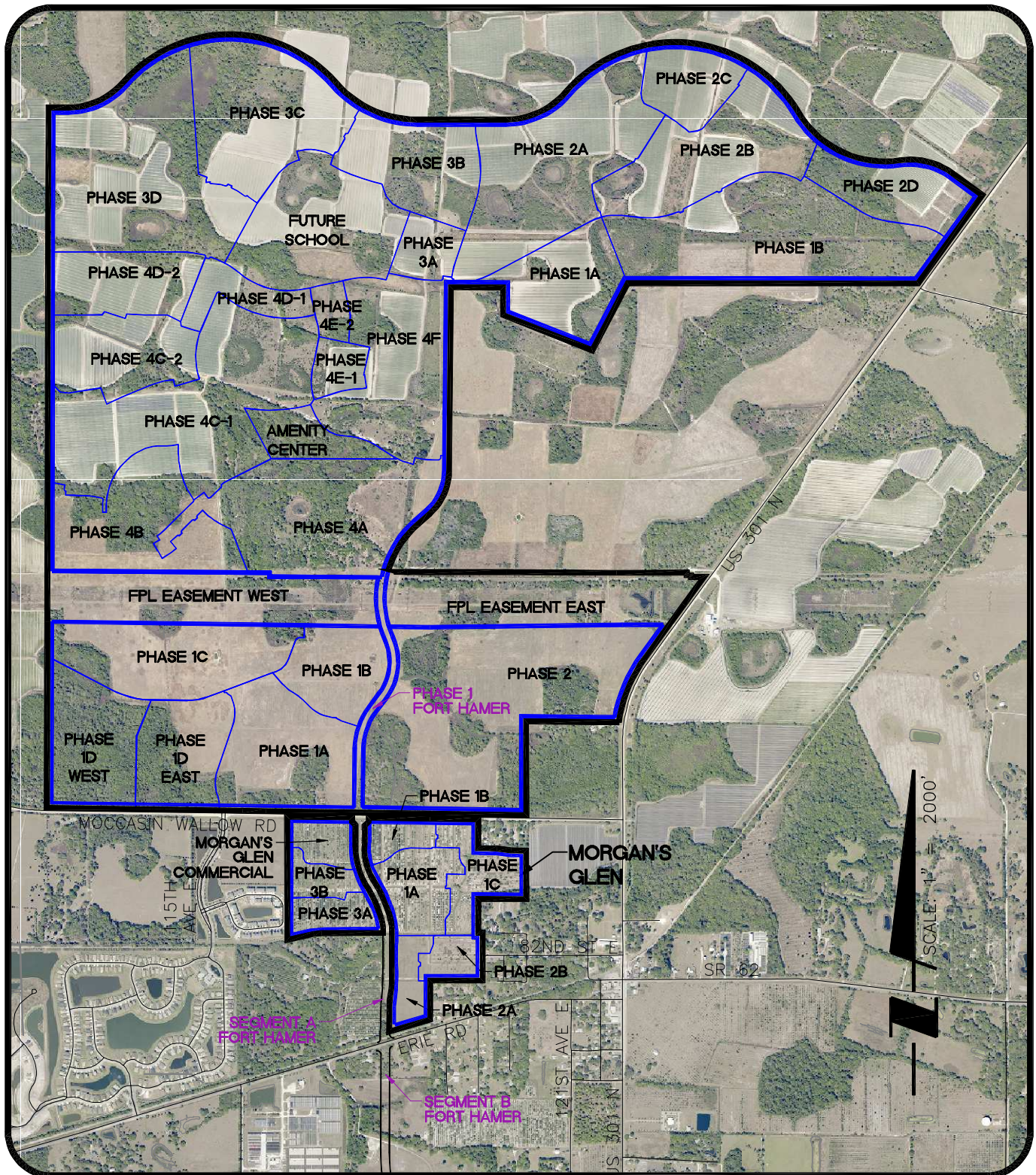
Exhibit D Permit and Construction Approval Status

Exhibit E Phases III-A, IV-C1, IV-E, & IV-F Development Plan

Exhibit F Phases III-A, IV-C1, IV-E, & IV-F Private Costs

EXHIBIT A

VICINITY MAP



PROJECT: NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com

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SCALE:	AS SHOWN	DATE:	7/12/21
SEC:	TWP: 7-9,16-18 33 RGE: 19	REV NO:	
PROJECT NO:	215611912	INDEX NO:	
DRWN BY/EMP NO:	MSC/98616	SHEET NO:	1 OF 1

EXHIBIT B

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

LEGAL DESCRIPTION

MORGAN'S GLEN PARCEL:

BEGIN AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 30, S.00°06'50"W., FOR 540.98 FEET TO A LINE BEING 50 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF A SCL RAILROAD RIGHT OF WAY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 1, BLOCK 1, MANATEE RIVER FARMS AS RE-CORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID LINE, S.73°37'59"W., 670.12 FEET; THENCE N.00°06'17"E., FOR 412.91 FEET; THENCE N.01°49'12"W., FOR 315.39 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE, LEAVING SAID SOUTH LINE, N.00°34'28"W., FOR 441.76 FEET; THENCE N.01°53'22"E., FOR 220.56 FEET; THENCE S.89°53'31"W., FOR 858.88 FEET; THENCE S.84°33'13"W., FOR 104.29 FEET; THENCE S.76°54'28" W., FOR 377.88 FEET; THENCE N.00°07'22"W., FOR 1,708.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°15'16"E., FOR 1,980.23 FEET TO THE EAST LINE OF SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 20; THENCE, CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.88°55'05"E., 666.19 FEET; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S00°06'09"E., FOR 397.02 FEET; THENCE S.89°16'25"E., FOR 135.94 FEET; THENCE S.88°59'12"E., FOR 121.89 FEET; THENCE S.81°46'46"E., FOR 200.24 FEET; THENCE S.89°10'18"E., FOR 210.00 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE, ALONG SAID EAST LINE, S.00°04'54"E., FOR 673.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE, ALONG SAID LINE, N.89°31'56"W., FOR 665.68 FEET; THENCE, LEAVING SAID LINE, S.00°06'09"E., FOR 467.45 FEET; THENCE N.89°51'11"E., FOR 59.49 FEET; THENCE S.00°06'09"E., FOR 663.67 FEET TO THE SOUTH LINE OF SECTION 20, TOWN- SHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, S.89°51'11"W., FOR 724.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 19, A DISTANCE OF 537.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°55'36" WEST 170.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°52'34" WEST 148.38 FEET; THENCE SOUTH 00°07'20" WEST, A DISTANCE OF 359.62 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 73°37'35" WEST, A DISTANCE OF 77.06 FEET;

THENCE NORTH 01°01'42" WEST, A DISTANCE OF 694.96 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 724.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 204.10 FEET; THENCE NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 210.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH 16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH 44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH 00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET; THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20 FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF 114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 247.84 FEET; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 718.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 129.475 ACRES, MORE OR LESS.

TOGETHER WITH NORTH RIVER RANCH – HAVAL FARMS:

A TRACT OF LAND, BEING A PORTION OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 7, 8, 9, 16, 17, 18, 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED SECTION 7; THENCE N.00°13'29"E., ALONG THE WEST LINE OF SECTION 7, A DISTANCE OF 1,809.08 FEET; THENCE N.90°00'00"E., A DISTANCE OF 272.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 1,000.00 FEET AND A CENTRAL ANGLE OF 48°54'32"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 853.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,962.46 FEET AND A CENTRAL ANGLE OF 97°43'17"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,347.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND

A CENTRAL ANGLE OF $48^{\circ}48'45''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,277.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.90^{\circ}00'00''E.$, A DISTANCE OF 1,220.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF $49^{\circ}18'03''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 946.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF $108^{\circ}30'13''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,768.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,400.00 FEET AND A CENTRAL ANGLE OF $67^{\circ}34'16''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,651.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF $44^{\circ}28'10''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 776.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.53^{\circ}53'56''E.$, A DISTANCE OF 509.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 301; THENCE $S.36^{\circ}06'04''W.$, A DISTANCE OF 1,512.28 FEET; THENCE $N.89^{\circ}59'54''W.$, A DISTANCE OF 4,022.59 FEET; THENCE $S.27^{\circ}47'24''W.$, A DISTANCE OF 1,049.93 FEET; THENCE $N.68^{\circ}30'43''W.$, A DISTANCE OF 1,332.96 FEET; THENCE $N.00^{\circ}11'16''E.$, A DISTANCE OF 383.27 FEET; THENCE $N.89^{\circ}43'15''W.$, A DISTANCE OF 719.63 FEET; THENCE $S.00^{\circ}35'38''W.$, A DISTANCE OF 2,551.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 795.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}08'26''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 667.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.48^{\circ}44'04''W.$, A DISTANCE OF 213.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 1,355.00 FEET AND A CENTRAL ANGLE OF $33^{\circ}22'52''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 789.44 FEET; THE FOLLOWING FIVE (5) CALLS ARE ALONG THE NORTHERLY LINE OF A SPECIFIC PURPOSE SURVEY FOR TRACT 300FL-MA-010.000, PREPARED BY WILLBROS ENGINEERS, INC., AND DATED OCTOBER 12, 2015: 1) $S.89^{\circ}39'18''E.$, A DISTANCE OF 85.64 FEET; 2) $S.89^{\circ}10'25''E.$, A DISTANCE OF 187.79 FEET; 3) $S.89^{\circ}53'48''E.$, A DISTANCE OF 1,364.36 FEET; 4) $S.89^{\circ}38'04''E.$, A DISTANCE OF 1,529.39 FEET; 5) THENCE $N.89^{\circ}48'54''E.$, A DISTANCE OF 969.28 FEET TO A POINT ON THE WEST LINE OF PARCEL DEEDED TO PEOPLES GAS SYSTEM; THENCE $S.00^{\circ}02'24''W.$, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 35.27 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL; THENCE $S.89^{\circ}57'36''E.$, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 60.00 FEET TO A POINT ON A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256, SAID PUBLIC RECORDS; THENCE ALONG SAID PARCEL FOR THE FOLLOWING TWO (2) CALLS; 1) $S.00^{\circ}02'21''W.$, A DISTANCE OF 24.79 FEET; 2) THENCE $N.89^{\circ}52'24''E.$, A DISTANCE OF 178.91 FEET TO THE NORTH- WESTERLY RIGHT OF WAY LINE OF U.S. 301; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) $S.36^{\circ}06'04''W.$, A DISTANCE OF 472.43 FEET; 2) $S.36^{\circ}04'53''W.$, A DISTANCE OF 916.03 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES SOUTH $53^{\circ}53'38''EAST$, A DISTANCE OF 1977.86 FEET; 3) SOUTHERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID RIGHT OF WAY LINE, A DISTANCE OF 971.94 FEET THROUGH A CENTRAL ANGLE OF $28^{\circ}09'21''$; THENCE $N.89^{\circ}26'34''W.$, A DISTANCE OF 1,282.99 FEET; THENCE $S.00^{\circ}06'08''E.$, A DISTANCE OF 1,300.10 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF MOCCASIN WALLOW RD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) $N.88^{\circ}54'18''W.$, A DISTANCE OF 1,334.91

FEET; 2) N.89°08'58"W., A DISTANCE OF 2,271.84 FEET; 3) N.89°07'49"W., A DISTANCE OF 328.34 FEET; 4) N.89°07'50"W., A DISTANCE OF 2,693.55 FEET; 5) N.88°01'42"W., A DISTANCE OF 16.92 FEET TO THE WEST LINE OF ABOVE-MENTIONED SECTION 19; THENCE N.00°08'36"E. ALONG SAID WEST LINE, A DISTANCE OF 2,578.91 FEET; THENCE N.00°08'15"E. THE WEST LINE OF ABOVE-MENTIONED SECTION 18., A DISTANCE OF 1,944.35 FEET; THENCE N.00°07'17"E. CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 3,366.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,883.092 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LOTS 4, 5, AND 6, BLOCK 4, PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 304 AS SHOWN ON THE PLAT OF MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB, IN PLAT BOOK 69, PAGE 90 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL INSTRUMENT NUMBER 202140157633, IN SAID PUBLIC RECORDS; THENCE S.89°08'58"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD, A DISTANCE OF 861.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°08'58"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT HAMER ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202141023579 IN SAID PUBLIC RECORDS; THENCE ALONG SAID WEST & WESTERLY RIGHT-OF-WAY LINE OF FORT HAMER ROAD FOR THE FOLLOWING FOUR (4) CALLS: (1) THENCE S.00°00'00"E., A DISTANCE OF 307.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 01°05'53"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.31 FEET TO THE END OF SAID CURVE; (3) THENCE S.88°54'07"W., RADIAL TO THE LAST STATED CURVE, A DISTANCE OF 4.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,064.00 FEET AND A CENTRAL ANGLE OF 14°19'51"; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.13 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.08°15'49"E., 265.44 FEET, TO THE END OF SAID CURVE; THENCE S.74°34'15"W., RADIAL TO THE LAST STATED CURVE, A DISTANCE OF 41.60 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 26°27'04", SAID POINT BEING A CORNER ON THE NORTH LINE OF THE ABOVEMENTIONED MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB; THENCE ALONG SAID NORTH, NORTHERLY AND EAST LINE OF MORGAN'S GLEN TOWNHOMES FOR THE FOLLOWING SIXTEEN (16) CALLS: (1) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 150.04 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.89°01'47"W., 148.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE N.75°48'14"W., A DISTANCE OF 215.79 FEET; (3) THENCE N.89°03'11"W., A DISTANCE OF 268.51 FEET; (4) THENCE S.85°25'13"W., A DISTANCE OF 21.32 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 07°17'27"; (5)

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.36 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.03°28'24"E., 41.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (6) THENCE N.00°10'19"W., A DISTANCE OF 87.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 22°03'13"; (7) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (8) THENCE N.22°13'32"W., A DISTANCE OF 130.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 04°23'01"; (9) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.39 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.66°09'33"W., 13.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 25°51'38"; (10) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (11) THENCE S.89°49'41"W., A DISTANCE OF 62.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 46°11'00"; (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (13) THENCE N.43°59'19"W., A DISTANCE OF 45.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 43°49'00"; (14) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (15) THENCE N.00°10'19"W., A DISTANCE OF 196.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 91°01'19"; (16) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.473 ACRES, MORE OR LESS.

CONTAINING A TOTAL AREA OF 2,001.094, MORE OR LESS.

Being subject to any rights-of-way, restrictions, and easements of record.

EXHIBIT C
SUMMARY OF
ESTIMATED PROJECT COST

Summary of Costs

North River Ranch Project

Community Development District

North River Ranch Improvement Stewardship District ESTIMATED PROJECT COSTS				
DISTRICT ELIGIBLE IMPROVEMENTS				
	Fort Hamer Road 2nd Extension Improvements(*)	Neighborhood Amenity Center(*)	Neighborhood Infrastructure (Phases III-A, IV- C1, IV-E, & IV-F) (637 Lots)	Project Costs
STORMWATER, DRAINAGE & EARTHWORK (EXCLUDING LOTS)	\$612,093.75	\$0.00	\$8,608,500.00	\$9,220,593.75
ROADWAYS & PAVING	\$411,474.14	\$232,283.91	\$5,414,500.00	\$6,058,258.05
WATER, WASTEWATER & RECLAIMED WATER	\$472,982.26	\$78,976.53	\$7,644,000.00	\$8,195,958.79
LANDSCAPE, HARDSCAPE	\$162,598.77	\$46,456.78	\$2,229,500.00	\$2,438,555.55
RECREATIONAL FACILITIES	\$32,519.75	\$1,300,789.89	\$250,000.00	\$1,583,309.65
POWER & STREET LIGHTS	\$106,850.62	\$0.00	\$1,146,600.00	\$1,253,450.62
SUBTOTAL	\$1,798,519.30	\$1,658,507.11	\$25,293,100.00	\$28,750,126.41
PROFESSIONAL SERVICES (7%):	\$125,896.35	\$116,095.50	\$1,770,517.00	\$2,012,508.85
CONTINGENCY (15%):	\$288,662.35	\$266,190.39	\$4,059,542.55	\$4,614,395.29
TOTAL:	\$2,213,078.00	\$2,040,793.00	\$31,123,159.55	\$35,377,030.55

* Pro-rata share of allocable master infrastructure costs related to the Fort Hamer Road 2nd Extension and the Amenity Center for Subphases IVC-1, IV-E, IV-F and Phase III-A (TH)

EXHIBIT “D”

PERMIT AND CONSTRUCTION APPROVAL STATUS

EXHIBIT “D”**North River Ranch Community Development District**

Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Haval Farms	PDMU/NCO	PDMU-17-26	03-14-19	-	Zoning Approval from Manatee County
Haval Farms	ERP	780141/42044237.000	08-19-19	08-19-24	JD Wetland Survey
North River Ranch Phases IV-A & IV-B	PSP/FSP	PLN2006-0049	03-22-2021	03-22-2025	
North River Ranch Phases IV-A & IV-B	ERP	43030935.024	11/03/2020	11/03/2025	
North River Ranch ACOE	N/A				No permit Required
North River Ranch Phases IV-A Final Plat		PLN-2106-0094	9/20/2022		Recorded
North River Ranch Phase IV-A Certification					Expect final certification Q1 of 2023
Amenity Center	PSP/FSP	PLN2202-0134			Expect Approval in Q1 of 2023 for Infrastructure Installation
Fort Hamer Road 2 nd Ext.	CP	PLN2106-0102	4/21/2022	4/21/2026	Roadway extension to serve future phases and future school site.
Fort Hamer Road 2 nd Ext.	ERP	43030935.030	11/18/2021	11/18/2026	
North River Ranch South Mass Grade	CP	PLN2201-0051	6/6/2022	06/06/2026	
North River Ranch South Mass Grade	ERP	43030935.032	5/4/2022	5.4/2027	
North River Ranch Phase IV-C1	PSP/FSP	PLN2203-0057	2/10/2023	2/10/2023	

Exhibit “E”

Subphases IV-C1, IV-E, IV-F and Phase III-A Townhomes
Development Plan

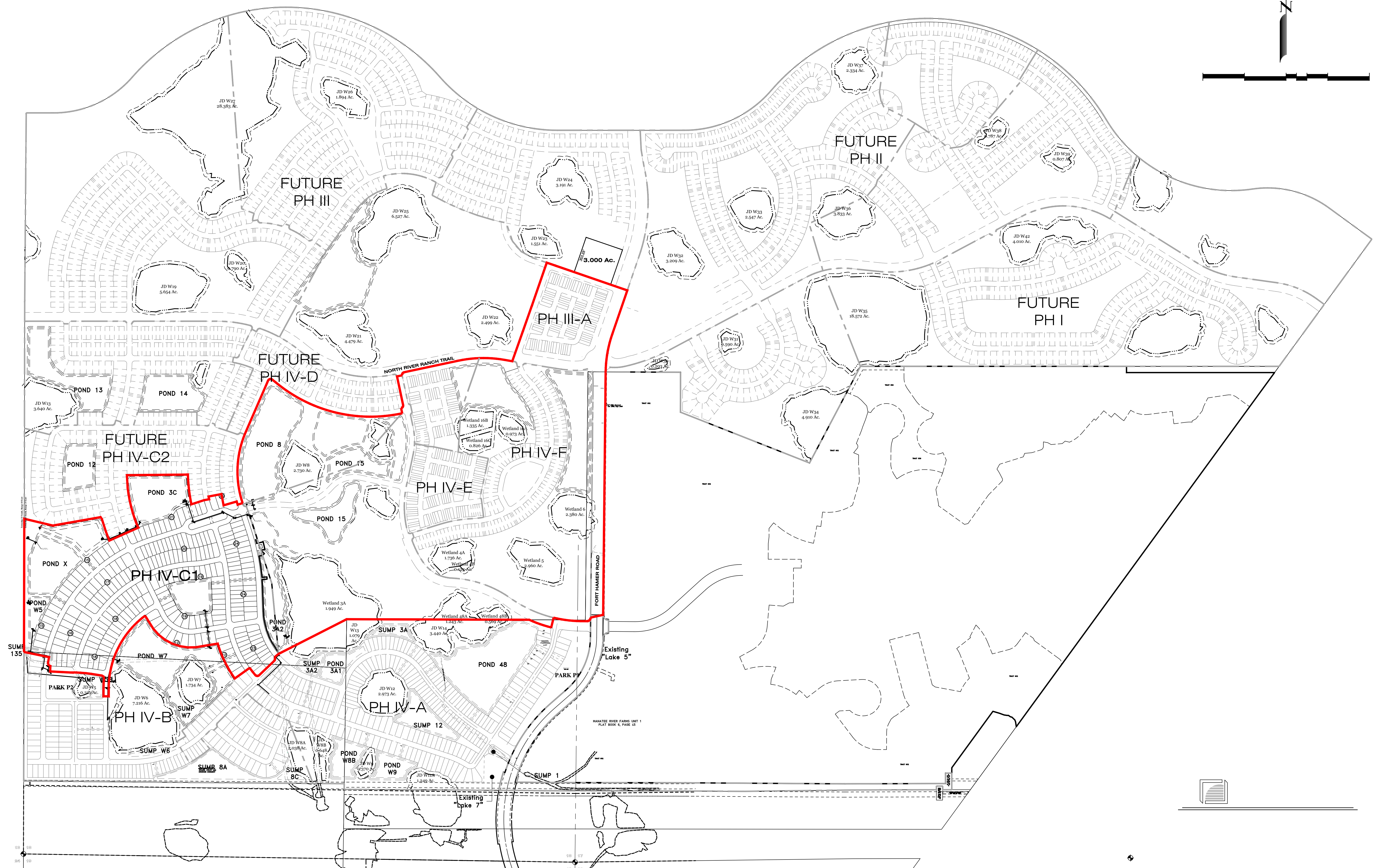


Exhibit “F”

Subphases IV-C1, IV-E, IV-F and Phase III-A Townhomes

Private Costs

EXHIBIT “F”

North River Ranch ESTIMATED PROJECT PRIVATE COSTS

	Neighborhood Infrastructure (637 Lots)	Private Project Costs
FINAL LOT GRADING	\$255,600.00	\$255,600.00
OVEREXCAVATION OF PONDS	\$479,250.00	\$479,250.00
LANDSCAPE, HARDSCAPE & RECREATIONAL FACILITIES	\$639,000.00	\$639,000.00
SUBTOTAL	\$1,373,850.00	\$1,373,850.00
PROFESSIONAL SERVICES (7%):	\$96,169.50	\$96,169.50
CONTINGENCY (15%):	\$206,077.50	\$206,077.50
TOTAL:	\$1,676,097.00	\$1,676,097.00

Exhibit B

Supplemental Assessment Methodology Report



NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT SUPPLEMENTAL ASSESSMENT REPORT SERIES 2023 PROJECT, SERIES 2023 BONDS (NRR TRACT PROJECT)

April 2023

Prepared for:

**Members of the Board of Supervisors,
North River Ranch Improvement Stewardship District**

Prepared on April 6, 2023

PFM Financial Advisors LLC
3501 Quadrangle Boulevard, Ste 270
Orlando, FL 32817



**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
SUPPLEMENTAL ASSESSMENT REPORT
SERIES 2023 PROJECT, SERIES 2023 BONDS (NRR TRACT PROJECT)**

April 6, 2023

1.0 Introduction

1.1 Purpose

This Supplemental Assessment Report Series 2023 Project, Series 2023 Bonds (NRR Tract Project) ("Supplemental Report") provides a methodology for allocating the assessments securing the repayment of the planned Series 2023A-1 and Series 2023A-2 Special Assessment Revenue Bonds, (collectively, "Bonds" or "Series 2023 Bonds") to be issued by North River Ranch Improvement Stewardship District (the "District"). This Supplemental Report applies and operates pursuant to the methodology outlined in the North River Ranch Improvement Stewardship District Master Special Assessment Methodology Report for Phase I, II, III and IV-C Through IV-F ("Master Report") dated July 6, 2022.

The District consisting of 2,001+/- gross acres is currently planned to be developed in multiple phases. The development of the land within the District has already commenced. Specifically, the former North River Ranch CDD consisting of 1,295 acres (the "NRR Tract") issued its Capital Improvement Revenue Bonds (Phase I Project), Series 2020A-1 and Series 2020A-2 (the "Series 2020A-1 and A-2 Bonds") to support the development of Phases IV-A and IV-B within the NRR Tract. Currently, the District has commenced planning for the next stage of land development within the NRR Tract portion of the District, which constitutes Phases IV-C1, IV-E, IV-F and Phase III-A (TH) consisting of 277 acres ("Series 2023 Assessment Area").

The capital improvement program for the lands within the NRR Tract excluding Subphases 4A and 4B, which horizontal infrastructure on such subphases are complete, is estimated to cost approximately \$144.2 million (the "NRR Tract CIP"). The capital improvements described in the NRR Tract CIP will be constructed in multiple phases over time. The initial phase of the NRR Tract CIP is estimated to cost approximately \$35.4 million and includes the costs allocable to certain master infrastructure improvements related to the Fort Hamer Road 2nd Extension and recreational amenities as well as neighborhood infrastructure costs allocable to Phases III-A (TH), IVC-1, IV-E and IV-F of the NRR Tract of the Development planned for 637 residential units (the "Series 2023 Project"). The 277 assessable acres within District's Series 2023 Assessment Area receive special benefit from the Series 2023 Project. The District will issue the Series 2023 Bonds to finance a portion of the Series 2023 Project in the amount of \$22.9 million. The Series 2023 Bonds and associated assessments ("Series 2023A Assessments") will provide for the construction or acquisition of assessable improvements to properties located within the District's Series 2023 Assessment Area. The methodology described herein allocates the cost of the Series 2023 Project to certain properties within the Series 2023 Assessment Area within the District, based upon the benefits those properties receive from those improvements.



This Supplemental Report is designed to conform to the requirements of Chapters 170 and 190 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District was created on June 9, 2020. The District currently encompasses approximately 2,001+/- acres in Manatee County. The North River Ranch Improvement Stewardship District Supplemental Report for Project Phases I, II, III and Phases IV-C Through IV-F, dated July 2022, (“Engineer’s Report”)¹ as provided by Clearview Land Design, P.L. (“District Engineer”) provides a description of the improvements that constitute the NRR Tract CIP which are estimated to cost \$144.2 million.

This Supplemental Report provides a methodology to allocate the debt over the approximately 277 acres in the Series 2023 Assessment Area of the District that will receive a special benefit from the installation of the proposed District’s portion of the NRR Tract CIP, the Series 2023 Project. It is the District’s debt-funded capital infrastructure improvements that will allow the development of the lands within the Series 2023 Assessment Area of the District. By making development of the lands within the Series 2023 Assessment Area of the District possible, the District creates benefits to the lands within the District.

The methodology described herein allocates the District’s debt to the District’s lands based upon the benefits received from the infrastructure program. This report is designed to conform to the requirements of Chapter 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject.²

1.3 Projected Land Use Plan for the District’s Phase III-A (TH) and Phases IV-C1, IV-E & IV-F

The Series 2023A Assessments securing the Series 2023A Bonds will be levied on an equal per acre basis over the gross undeveloped acreage within the Series 2023 Assessment Area which includes approximately 277 acres planned for 637 residential lots within Subphases IVC-1, IV-E, IV-F and Phase III-A (TH). As such acreage is sold with entitlements transferred thereto or is developed and platted, the Series 2023A Assessments are allocated on a per lot basis.

The Series 2023 Assessments levied in connection with the Series 2023A-1 Bonds (the “Series 2023A-1 Assessments”) will initially be allocated over the acreage within the Series 2023 Assessment Area. The Series 2023A-1 Assessments will then be allocated on a per lot basis upon sale of property with specific entitlements transferred thereon or platting of the units within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the Development planned for 637 residential lots. Based on the sizing of the Series 2023A-1 Bonds, it is anticipated the Series 2023A-1 Assessments levied in connection with the Series 2023A-1 Bonds will be allocated to the assessable units within Phase IVC-1, IVE, IVF and Phase 3 (TH) within the Series 2023 Assessment Area of the District as illustrated in Table 5.

¹ Clearview Land Design, P.L., (July 22), “North River Ranch Community Development District Supplemental Report for Project Phases I, II, III and Phases IV-C / IV-F”

² See for City of Winter Springs v. State, 776 So.2d 255 (Fla 2003) and City of Boca Raton, v. State, 595 So.2d 25 (Fla 1992)



The Series 2023A Assessments levied in connection with the Series 2023A-2 Bonds (the “Series 2023A-2 Assessments”) will initially be allocated over the acreage within the Series 2023 Assessment Area. The Series 2023A-2 Assessments will then be allocated per lot basis upon sale of property with specific entitlements transferred thereon or platting of the units within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District planned for 637 residential lots. Based on the sizing of the Series 2023A-2 Bonds, it is anticipated that the Series 2023A-2 Assessments levied in connection with the Series 2023A-2 Bonds will be allocated to the assessable units within Phase IVC-1, IVE, IVF and Phase III-A (TH) within the Series 2023 Assessment Area of the District as illustrated in Table 6.

This report is designed to conform to the requirements of Chapter 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject. This Supplemental Report addresses the allocation of the costs of the Series 2023 Project to these developable properties located within the District’s Series 2023 Assessment Area that receive a special benefit from the Series 2023 Project. Table 1 identifies the property and planned unit types within the District’s Series 2023 Assessment Area that are ultimately anticipated to be subject to the Series 2023A Assessments.

Table 1. Development Plan for Phase III-A (TH) and Phases IV-C1, IV-E & IV-F

<u>Residential Unit Type</u>	<u>Unit Type</u>	<u>Lots</u>	<u>ERU Factor</u>	<u>ERUs</u>
Phase IVC-1				
Single Family 40'	Dwelling Unit	78	0.89	69.3
Single Family 50'	Dwelling Unit	122	1.11	135.6
Single Family 60'	Dwelling Unit	56	1.33	74.7
Phase IVE				
Paired Villa	Dwelling Unit	58	0.79	45.8
Townhome (24')	Dwelling Unit	62	0.53	33.1
Phase IVF				
Single Family 45'	Dwelling Unit	117	1.00	117.0
Phase 3				
Townhome (20')	Dwelling Unit	144	0.44	64.0
Total		637		539.4

Source: Clearview Land Design, P.L.

1.4 CIP - Infrastructure Installation

The District will construct its public infrastructure and improvements as outlined in the Engineer’s Report, as prepared by the District Engineer. The District infrastructure and improvements for the District’s entire NRR Tract CIP are presented in Table 2, which are inclusive of shared master infrastructure and consistent with the District’s Master Report.



Table 2. Summary of CIP Cost Estimates

<u>Improvement</u>	<u>Fort Hammer 2nd Ext</u>	<u>Neighborhood Amenity Center</u>	<u>Master Stormwater</u>	<u>Neighborhood</u>	<u>TOTAL</u>
Stormwater, Drainage, Earthwork	\$3,293,887	\$0	\$11,263,500	\$22,527,000	\$37,084,387
Roadways & Paving	\$2,214,284	\$1,250,000	\$0	\$21,275,500	\$24,739,784
Water, Wastewater & Reclaimed	\$2,545,280	\$425,000	\$0	\$30,036,000	\$33,006,280
Landscape and Hardscape	\$875,000	\$250,000	\$0	\$8,760,500	\$9,885,500
Recreation Facilities	\$175,000	\$7,000,000	\$0	\$250,000	\$7,425,000
Power & Street Lights	\$575,000	\$0	\$0	\$4,505,400	\$5,080,400
Professional Services	\$677,492	\$624,750	\$788,445	\$6,114,808	\$8,205,495
Contingency	<u>\$1,553,392</u>	<u>\$1,432,463</u>	<u>\$1,807,792</u>	<u>\$14,020,381</u>	<u>\$18,814,027</u>
Total	\$11,909,335	\$10,982,213	\$13,859,737	\$107,489,589	\$144,240,873
less PHIV-A and PHIV-B	<u>\$1,599,607</u>	<u>\$1,475,080</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,074,687</u>
Total	\$10,309,728	\$9,507,132	\$13,859,737	\$107,489,589	\$141,166,186

Source: Clearview Land Design, P.L.

(1) Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded via Developer's Agreement with the District.

The initial phase of the NRR Tract CIP is estimated to cost approximately \$35.4 million and includes the costs allocable to certain master infrastructure improvements related to the Fort Hamer Road 2nd Extension and recreational amenities as well as neighborhood infrastructure costs allocable to Subphases 4C-1, 4E, 4F and Phase 3 (TH) of the NRR Tract of the Development planned for 637 residential units (the "Series 2023 Project") (Table 3). Detailed information concerning the Series 2023 Project is contained in the Supplemental Report for the Series 2023 Project, prepared March 2023 (the "Supplemental Engineer's Report").

Table 3. Series 2023 Project Cost Estimates

<u>Infrastructure</u>	<u>Master Infrastructure</u>		<u>Neighborhood Infrastructure Subphase 4C-1, 4E, 4F, Phase 3 (TH)</u>	<u>Series 2023 (NRR Tract) Project Costs</u>
	<u>Ft Hamer Road 2nd Extension (1)</u>	<u>Neighborhood Amenity Center (1)</u>		
Stormwater, Drainage, Earthwork	\$612,094	\$0	\$8,608,500	\$9,220,594
Roadways & Paving	\$411,474	\$232,284	\$5,414,500	\$6,058,258
Water, Wastewater & Reclaimed	\$472,982	\$78,977	\$7,644,000	\$8,195,959
Landscape and Hardscape	\$162,599	\$46,457	\$2,229,500	\$2,438,556
Recreation Facilities	\$32,520	\$1,300,790	\$250,000	\$1,583,310
Power & Street Lights	\$106,851	\$0	\$1,146,600	\$1,253,451
Subtotal	\$1,798,519	\$1,658,507	\$25,293,100	\$28,750,126
Professional Services	\$125,896	\$116,095	\$1,770,517	\$2,012,509
Contingency	<u>\$288,662</u>	<u>\$266,190</u>	<u>\$4,059,543</u>	<u>\$4,614,395</u>
Total	\$2,213,078	\$2,040,793	\$31,123,160	\$35,377,031

Source: Clearview Land Design, P.L.



1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("PFM FA" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.

1.6 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in our opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's NRR Tract CIP that enables properties within the District's boundaries to be developed. Without the District's NRR Tract CIP there would be no infrastructure to support development of land within the District. Without these improvements, development of property in the District would not be permitted.

The new infrastructure improvements included in the NRR Tract CIP create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the District. The NRR Tract CIP described in the District Engineer's Report enables the developable property within the District to be developed. Without the NRR Tract CIP, there would be no infrastructure to support development of the developable property within the District.

2.0 Series 2023 Bonds Plan of Finance

The District's Series 2023 Bonds have a total par value of \$32,260,000. Table 4 presents the details for the Series 2023 Bonds.



Table 4. Details of the Series 2023A Bonds

Sources:	<u>Series 2023A-1</u>	<u>Series 2023A-2</u>	<u>Total</u>
Bond Proceeds:			
Par Amount	\$10,395,000.00	\$21,865,000.00	\$32,260,000.00
Other Sources of Funds:			
Liquidation of Series 2020A3 Reserve Act		\$100,106.25	\$100,106.25
TOTAL Sources	\$10,395,000.00	\$21,965,106.25	\$32,360,106.25
Uses:			
Project Fund Deposits:			
Series 2023A Master Infrastructure Act	\$1,617,669.25	\$2,636,201.75	\$4,253,871.00
Series 2023A Neighborhood Infrastructure Act	\$6,793,890.63	\$11,840,995.14	\$18,634,885.77
Refunding Escrow Deposits:			
Cash Deposit (1)		\$4,307,876.35	\$4,307,876.35
Other Fund Deposits:			
Capitalized Interest Fund (thru 11/1/24) (2)	\$944,508.64		\$944,508.64
Debt Service Reserve Fund @ MADS	\$744,675.00		\$744,675.00
Capitalized Interest Fund (thru 5/1/24) (2)		\$1,302,637.74	\$1,302,637.74
Debt Service Reserve Fund @ Annual Bond Interest		\$1,257,237.50	\$1,257,237.50
Delivery Date Expenses:			
Cost of Issuance	\$86,356.48	\$182,857.77	\$269,214.25
Underwriter's Discount	\$207,900.00	\$437,300.00	\$645,200.00
TOTAL Uses	\$10,395,000.00	\$21,965,106.25	\$32,360,106.25
Avg. Coupon Rate	5.95%	5.75%	
Term	30	10	
Maximum Annual Debt Service	\$744,675.00	\$1,257,237.50	
Maximum Annual Debt Service (3)	\$800,725.81		

Source: MBS Capital Markets LLC

(1) The Series 2020A-3 Bonds payoff is calculated from November 1 through the issuance date of April 18, 2023

(2) Capitalized interest for each series of bonds calculated from the issuance date of April 18, 2023

(3) Gross assessments include a 7% gross-up account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount



3.0 Assessment Methodology

3.1 Overview

The assessment methodology consists of five steps described below. First, the District Engineer estimates the costs for the District improvements needed for the buildout of the District. Second, the District Engineer determines the gross acres that benefit from the Series 2023 Project. Third, the District's bond underwriter and AC determine the total funding amount (including financing costs) needed to acquire and/or construct a portion of the Series 2023 Project. Fourth, consistent with the Master Report, this amount is initially divided equally among the benefited properties in the Series 2023 Assessment Area within the District on a gross assessable acreage basis. Finally, as land is sold with entitlements or platted, the debt is allocated on a per lot basis on the assessable lands within the Series 2023 Assessment Area within the District.

As described more fully below, the District is issuing \$32,260,000 in Series 2023 Bonds to fund a portion of the Series 2023 Project to provide for a debt service reserve account, to capitalize a portion of the interest on the Series 2023 Bonds, currently refund all of the outstanding the Series 2020A-3 and to fund other costs associated with issuing the Series 2023 Bonds. It is the debt represented by the Series 2023 Bonds that is anticipated to be fully allocated to properties within the District that benefit from the Series 2023 Project.

3.2 Assessment Allocation

The assessment methodology allocates debt to specific properties in the District based upon the benefit that each one receives from the Series 2023 Project funded by proceeds of the Series 2023A Bonds. The improvements proposed for Series 2023 Project in the District to be acquired and/or constructed with District funds will benefit all acres in the District. Each of the acres of land within the Series 2023 Assessment Area within the District will initially share equally in the benefits/costs bestowed by such improvements and upon sale with entitlements transferred thereto or property is developed and platted the special assessments securing the Series 2023A Bonds will be allocated on a per lot basis, as illustrated in Table 4, Table 5 and Table 6.

More specifically, the Series 2023A-1 Assessments levied in connection with the Series 2023A-1 Bonds will initially be levied on an equal acreage basis over all acreage within the Series 2023 Assessment Area of the District and then be allocated on a per unit basis as illustrated in Table 5 upon the sale of property with specific entitlements transferred thereto or platting within Phase IVC-1, IVE, IVF and Phase III-A (TH) of District planned for 637 residential lots. The Series 2023A-1 Bonds were sized to correspond to the collection of Series 2023A-1 Assessments from all 637 residential units planned for Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District.



The Series 2023A-2 Assessments levied in connection with the Series 2023A-2 Bonds will initially be levied on an equal acreage basis over all acreage within the Series 2023 Assessment Area of the District and will subsequently be allocated on a per unit basis as illustrated in Table 6 to all 637 residential lots within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District upon the sale of property with specific entitlements transferred thereto or upon development completion and platting within Phase IVC-1, IVE, IVF and Phase III-A (TH) of the District. The Series 2023A-2 Bonds were sized to correspond to the 637 residential lots planned within such subphases, which Presidio Asset Management, LL (the, “Developer”) intends to develop into finished lots and sell to builders.

As noted above, if two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its NRR Tract CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the NRR Tract CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units (“ERU”), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such land use category to the benefit received by a typical single-family residence. As adopted by the District’s Board of Supervisors in the Master Report, the use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in *Winter Springs v. State*.³ In addition, the ERU methodology is widely used in other similar CDDs.

Table 5 contains the allocation of the District’s Series 2023 Project costs, as financed, to the units planned for Phase IVC-1, IVE, IVF and Phase 3 (TH) within the Series 2023 Assessment Area of the District which is anticipated to fully absorb the Series 2023A-1 Assessments. Table 6 contains the allocation of the District’s Series 2023 Project costs, as financed, to the units planned for Phase IVC-1, IVE, IVF and Phase III-A (TH) within the Series 2023 Assessment Area of the District which is anticipated to fully absorb the Series 2023A-2 Assessments. Table 5 and Table 6 become important as the land within the Series 2023 Assessment Area of the District is platted, as specific bond debt service assessments will be assigned to the individual units at that time.

³ City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)



Table 5. Allocation of the Series 2023A-1 Bonds

<u>Residential Unit Type</u>	<u>Series 2023A-1 Principal</u>	<u>Series 2023A-1 Principal Per Unit Allocation</u>	<u>Annual Assessment Allocation (net)</u>	<u>Annual Assessment per Unit (net)</u>	<u>Annual Assessment per Unit (gross) (1)</u>
Phase 4C-1					
Single Family 40'	\$1,336,206	\$17,131	\$95,723	\$1,227	\$1,320
Single Family 50'	\$2,612,455	\$21,414	\$187,151	\$1,534	\$1,649
Single Family 60'	\$1,438,991	\$25,696	\$103,086	\$1,841	\$1,979
Phase 4E					
Paired Villa	\$881,811	\$15,204	\$63,171	\$1,089	\$1,171
Townhome (24')	\$637,268	\$10,279	\$45,652	\$736	\$792
Phase 4F					
Single Family 45'	\$2,254,848	\$19,272	\$161,532	\$1,381	\$1,485
Phase 3 (TH)					
Townhome (20')	<u>\$1,233,421</u>	\$8,565	<u>\$88,360</u>	\$614	\$660
	\$10,395,000		\$744,675		

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

Table 6. Allocation of the Series 2023A-2 Bonds*

<u>Residential Unit Type</u>	<u>Series 2023A-2 Principal</u>	<u>Series 2023A-2 Principal Per Unit Allocation</u>	<u>Annual Assessment Allocation (net)</u>	<u>Annual Assessment per Unit (net)</u>
Phase 4C-1				
Single Family 40'	2,524,797	\$32,369	\$145,176	\$1,861
Single Family 50'	4,852,426	\$39,774	\$279,014	\$2,287
Single Family 60'	2,626,612	\$46,904	\$151,030	\$2,697
Phase 4E				
Paired Villa	1,949,317	\$33,609	\$112,086	\$1,933
Townhome (24')	1,408,734	\$22,722	\$81,002	\$1,306
Phase 4F				
Single Family 45'	4,984,533	\$42,603	\$286,611	\$2,450
Phase 3 (TH)				
Townhome (20')	<u>3,518,583</u>	\$24,435	<u>\$202,319</u>	\$1,405
	\$21,865,000		\$1,257,238	

Source: PFM Financial Advisors LLC; *Series 2023A-2 Bonds sized to maximum loan to value



3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all the debt being allocated. To preclude this, a test is conducted when development thresholds are reached within the District. If the development at these thresholds does not cause the debt on the remaining land to increase above a debt "Ceiling Level", then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment ("True Up payment") will be necessary.

As provided for in the Master Methodology, the maximum True-Up payment per ERU is \$86,143.30 (\$217,175,000 / 2,521.1). The ceiling level of debt is established at the time each series of bonds is issued. The District plans to issue \$32,260,000 in Series 2023 Bonds to fund a portion of the Series 2023 Project. Applying the Master Methodology, the True-Up per ERU is \$59,809.66 (\$32,260,000 / 539.4). However, if the property owner can demonstrate to the District sufficient future development densities (consistent with the opinion of the District Engineer), a true-up payment may be suspended at the District's discretion.

4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's NRR Tract CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or NRR Tract CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

Consistent with the Master Methodology, the Developer anticipates contributing a portion of the District's CIP to the District in order to establish target levels of debt to be assigned by product type for the 637 lots within the Development's Phases IVC-1, IVE, IV-F and Phase III-A (TH) in the form of contributing funds and or properties/products. Table 7 summarizes the Contribution associated with the development within the District.

Table 7. Contribution Summary

Land Use	Units	Master Lien CIP\$ per Unit	Proposed Series 2022A- 1 & A-2 CIP\$ per Unit	Contribution per Unit	Total Landowner Contribution (CIP\$)
Single Family 40'	78	\$49,835	\$35,121	\$14,714	\$1,147,695
Single Family 50'	122	\$62,153	\$43,413	\$18,740	\$2,286,323
Single Family 60'	56	\$74,472	\$51,510	\$22,962	\$1,285,860
Paired Villa	58	\$40,876	\$34,633	\$6,243	\$362,081
Townhome	62	\$29,677	\$23,414	\$6,263	\$388,310
Single Family 45'	117	\$55,994	\$43,901	\$12,093	\$1,414,906
Townhome	<u>144</u>	\$29,677	\$23,414	\$6,263	<u>\$901,881</u>
TOTAL	637				\$7,787,055

Source: PFM Financial Advisors LLC



4.0 Assessment Roll

Table 8 outlines the bond principal assessment per assessable acre for the District. Legal descriptions of the various lands within the District's Series 2023 Assessment Area are provided in Exhibit A. These descriptions summarize which lands will be assessed to secure the repayment of the District's Series 2023 Bonds is summarized in Table 8. The Series 2023A Assessments shall be paid in not more than thirty (30) annual installments for the Series 2023 Bonds.

Table 8. Assessment Roll

<u>Legal Descriptions*</u>	<u>Acres</u>	<u>Par Debt</u>	<u>Annual Assessment</u>	<u>Administrative Fees</u>	<u>Gross Annual Assessment (1)</u>
Phase III Legal	27	\$3,147,686	\$195,331	\$14,702	\$210,033.81
Phase IV-C1 Legal	77	\$9,010,866	\$559,174	\$42,088	\$601,262.74
Phase IV-E & IV-F Legal	89	\$10,332,586	\$641,194	\$48,262	\$689,456.43
<u>Amenity Center Legal</u>	<u>84</u>	<u>\$9,768,862</u>	<u>\$606,212</u>	<u>\$45,629</u>	<u>\$651,841.11</u>
TOTAL	277	\$32,260,000	\$2,001,913	\$150,682	\$2,152,594

Source: PFM Financial Advisors LLC; *See Exhibit A

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



Exhibit A – Legal Description(s)*

*via District Engineer

NORTH RIVER RANCH PHASE III CONVEYANCE PARCEL 1

DESCRIPTION: A parcel of land being,

A portion of Lots 15 and 16, Block 4 and a portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 15 and 16, Block 4 and a portion of the 30 foot wide half right-of-way lying East of and adjacent to said Lot 16, Block 4,

Lying in Section 7, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 9 and 10, Block 3 and a portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 9, Block 3 and a portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lot 9, Block 3,

Lying in Section 8, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lot 8, Block 2 and a portion of the 30 foot wide half right-of-way lying North of and West of and adjacent to said Lot 8, Block 2,

Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 1 through 4 inclusive, Block 1 and a portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 1 through 4 inclusive, Block 1 and a portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 1, Block 1,

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida,

ALL of the above being according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida,

ALL of the above said rights-of-way now being vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida,

And said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 17, run thence along the North boundary of the Northwest 1/4 of said Section 17, S.89°44'43"E., 274.07 feet to the **POINT OF BEGINNING**; thence S.19°00'00"W., 329.76 feet to a point of curvature; thence Southerly, 91.20 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 04°55'47" (chord bearing S.16°32'07"W., 91.17 feet) to a point of reverse curvature; thence Southwesterly, 48.50 feet along the arc of a curve to the right having a radius of 49.00 feet and a central angle of 56°42'53" (chord bearing S.42°25'40"W., 46.55 feet) to a point of reverse curvature; thence Southwesterly, 94.30 feet along the arc of a curve to the left having a radius of 99.00 feet and



a central angle of $54^{\circ}34'37''$ (chord bearing $S.43^{\circ}29'48''W.$, 90.78 feet) to a point of reverse curvature; thence Southwesterly, 88.08 feet along the arc of a curve to the right having a radius of 74.00 feet and a central angle of $68^{\circ}12'01''$ (chord bearing $S.50^{\circ}18'30''W.$, 82.97 feet) to a point of compound curvature; thence Westerly, 60.29 feet along the arc of a curve to the right having a radius of 358.00 feet and a central angle of $09^{\circ}38'55''$ (chord bearing $S.89^{\circ}13'58''W.$, 60.22 feet) to a point of compound curvature; thence Westerly, 171.98 feet along the arc of a curve to the right having a radius of 1658.00 feet and a central angle of $05^{\circ}56'35''$ (chord bearing $N.82^{\circ}58'17''W.$, 171.90 feet) to a point of tangency; thence $N.80^{\circ}00'00''W.$, 466.56 feet to a point of curvature; thence Westerly, 291.66 feet along the arc of a curve to the left having a radius of 1242.00 feet and a central angle of $13^{\circ}27'17''$ (chord bearing $N.86^{\circ}43'39''W.$, 290.99 feet) to the Southeast corner of the (Proposed) School Site; thence along the Easterly boundary of said (Proposed) School Site, the following twenty-five (25) courses: 1) $N.00^{\circ}27'42''E.$, 94.40 feet; 2) $N.47^{\circ}41'06''W.$, 15.13 feet; 3) $N.54^{\circ}10'07''W.$, 36.26 feet; 4) $N.68^{\circ}19'52''W.$, 29.67 feet to a point of curvature; 5) Northwesterly, 27.33 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $52^{\circ}11'35''$ (chord bearing $N.42^{\circ}14'05''W.$, 26.39 feet) to a point of tangency; 6) $N.16^{\circ}08'17''W.$, 65.79 feet; 7) $N.15^{\circ}01'02''E.$, 14.21 feet; 8) $N.19^{\circ}41'18''W.$, 56.06 feet; 9) $N.03^{\circ}49'49''W.$, 38.63 feet to a point of curvature; 10) Northerly, 27.35 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $52^{\circ}13'35''$ (chord bearing $N.22^{\circ}16'58''E.$, 26.41 feet) to a point of tangency; 11) $N.48^{\circ}23'46''E.$, 59.60 feet; 12) $N.49^{\circ}18'22''E.$, 72.17 feet; 13) $N.56^{\circ}11'59''E.$, 46.70 feet to a point of curvature; 14) Easterly, 19.43 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $37^{\circ}06'12''$ (chord bearing $N.74^{\circ}45'05''E.$, 19.09 feet) to a point of tangency; 15) $S.86^{\circ}41'49''E.$, 58.05 feet to a point of curvature; 16) Easterly, 18.77 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $35^{\circ}51'27''$ (chord bearing $S.68^{\circ}46'06''E.$, 18.47 feet) to a point of tangency; 17) $S.50^{\circ}50'22''E.$, 28.47 feet; 18) $S.78^{\circ}21'04''E.$, 49.00 feet; 19) $S.63^{\circ}24'34''E.$, 37.89 feet; 20) $S.72^{\circ}54'10''E.$, 27.88 feet to a point of curvature; 21) Southeasterly, 23.31 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of $44^{\circ}31'04''$ (chord bearing $S.50^{\circ}38'37''E.$, 22.73 feet) to a point of tangency; 22) $S.28^{\circ}23'05''E.$, 5.31 feet to a point on a curve; 23) Northerly, 482.63 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of $55^{\circ}18'21''$ (chord bearing $N.12^{\circ}33'02''E.$, 464.11 feet) to a point on a curve; 24) Northeasterly, 63.58 feet along the arc of a curve to the left having a radius of 425.00 feet and a central angle of $08^{\circ}34'15''$ (chord bearing $N.45^{\circ}44'29''E.$, 63.52 feet) to a point on a curve; 25) Northwesterly, 50.16 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of $06^{\circ}45'46''$ (chord bearing $N.52^{\circ}29'10''W.$, 50.13 feet); thence $N.40^{\circ}53'43''E.$, 148.11 feet; thence $N.85^{\circ}00'00''E.$, 395.58 feet; thence $N.38^{\circ}27'24''E.$, 50.00 feet to a point on a curve; thence Southeasterly, 108.42 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of $13^{\circ}04'39''$ (chord bearing $S.58^{\circ}04'55''E.$, 108.18 feet) to a point of compound curvature; thence Northeasterly, 42.05 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $96^{\circ}22'46''$ (chord bearing $N.67^{\circ}11'23''E.$, 37.27 feet); thence $S.71^{\circ}00'00''E.$, 50.00 feet; thence $S.19^{\circ}00'00''W.$, 2.79 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $S.26^{\circ}00'00''E.$, 35.36 feet) to a point of tangency; thence $S.71^{\circ}00'00''E.$, 334.45 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $N.64^{\circ}00'00''E.$, 35.36 feet); thence $S.19^{\circ}00'00''W.$, 504.02 feet to the **POINT OF BEGINNING**.

Containing 27.042 acres, more or less.



NORTH RIVER RANCH PHASE IV-C1 (PLAT)

DESCRIPTION: A parcel of land being

A portion of Lots 9 through 16 inclusive, Block 2;

A portion of Lots 1 through 8 inclusive, Block 3;

A portion of the 60 foot wide right-of-way lying between said Block 2 and said Block 3,

A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 9, Block 2 and said Lot 8, Block 3,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 18, run thence along the West boundary of the Southwest 1/4 of said Section 18, the following three (3) courses: 1) N.00°08'41"E., 700.56 feet to the Southwest corner of NORTH RIVER RANCH PHASE IV-B, according to the plat thereof, as recorded in Plat Book __, Pages __ through __ inclusive, of the Public Records of Manatee County, Florida; 2) along the Westerly boundary of said NORTH RIVER RANCH PHASE IV-B, continue N.00°08'41"E., 1244.00 feet to the Northwest corner of said NORTH RIVER RANCH PHASE IV-B, for a **POINT OF BEGINNING**; 3) continue N.00°08'41"E., 710.81 feet to the West 1/4 corner of the aforesaid Section 18; thence along the West boundary of the Northwest 1/4 of said Section 18, N.00°06'44"E., 564.78 feet; thence S.76°36'00"E., 282.19 feet; thence N.80°00'00"E., 465.89 feet; thence S.34°42'47"E., 21.31 feet; thence S.16°38'00"E., 64.17 feet; thence S.18°44'00"E., 64.17 feet; thence S.20°50'00"E., 61.17 feet; thence S.22°10'32"E., 30.00 feet; thence N.67°14'00"E., 126.00 feet to a point on a curve; thence Northwesterly, 7.09 feet along the arc of a curve to the right having a radius of 1625.00 feet and a central angle of 00°15'00" (chord bearing N.22°38'30"W., 7.09 feet); thence N.67°29'00"E., 171.76 feet; thence N.14°15'00"W., 30.31 feet; thence N.19°49'30"W., 67.79 feet; thence N.17°28'30"W., 59.43 feet; thence N.15°07'30"W., 59.43 feet; thence N.12°46'30"W., 59.43 feet; thence N.10°25'30"W., 59.43 feet; thence N.08°04'30"W., 59.43 feet; thence N.05°43'30"W., 59.43 feet; thence N.03°22'30"W., 59.43 feet; thence N.13°49'45"E., 11.99 feet; thence EAST, 585.00 feet; thence S.02°19'44"E., 46.32 feet; thence S.03°59'00"E., 54.10 feet; thence S.06°07'00"E., 54.10 feet; thence S.08°15'00"E., 54.10 feet; thence S.10°23'00"E., 79.05 feet; thence N.72°00'00"E., 127.75 feet; thence N.76°20'50"E., 50.00 feet to a point on a curve; thence Northerly, 24.07 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 02°54'10" (chord bearing N.12°12'05"W., 24.06 feet); thence N.79°15'00"E., 126.00 feet; thence S.10°45'00"E., 110.15 feet; thence N.73°47'00"E., 131.26 feet to a point on a curve; thence Southerly, 31.90 feet along the arc of a curve to the left having a radius of 1025.00 feet and a central angle of 01°47'00" (chord bearing S.17°06'30"E., 31.90 feet); thence N.72°00'00"E., 50.00 feet; thence S.18°00'00"E., 15.08 feet to a point of curvature; thence Southeasterly, 38.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°30'29" (chord bearing S.61°45'15"E., 34.58 feet); thence S.20°35'59"E., 50.21 feet; thence S.18°09'00"E., 727.90 feet; thence S.05°31'36"E., 682.70 feet to a point on the Northerly boundary of NORTH RIVER RANCH PHASE IV-A, according to the plat thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County, Florida; thence along said Northerly boundary of NORTH RIVER RANCH PHASE IV-A, the following six (6) courses: 1) S.50°15'21"W., 50.00 feet to a point on a curve; 2) Southerly, 37.60 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 86°10'39" (chord bearing S.03°20'41"W., 34.16 feet) to a point of tangency; 3) S.46°26'00"W., 202.35 feet to a point of curvature; 4) Westerly, 40.58 feet along the arc of



a curve to the right having a radius of 25.00 feet and a central angle of $93^{\circ}00'38''$ (chord bearing $N.87^{\circ}03'41''W.$, 36.27 feet) to a point of compound curvature; 5) Northwesterly, 87.92 feet along the arc of a curve to the right having a radius of 977.00 feet and a central angle of $05^{\circ}09'22''$ (chord bearing $N.37^{\circ}58'41''W.$, 87.89 feet); 6) $S.54^{\circ}36'00''W.$, 176.00 feet to a point on the Northerly boundary of the aforesaid NORTH RIVER RANCH PHASE IV-B; thence along said Northerly boundary of NORTH RIVER RANCH PHASE IV-B, the following twenty-nine (29) courses: 1) $N.33^{\circ}45'00''W.$, 66.40 feet; 2) $N.30^{\circ}27'00''W.$, 66.40 feet; 3) $N.26^{\circ}53'00''W.$, 77.13 feet; 4) $N.23^{\circ}03'00''W.$, 77.13 feet; 5) $N.19^{\circ}29'00''W.$, 66.40 feet; 6) $N.41^{\circ}03'43''W.$, 24.41 feet; 7) $S.80^{\circ}44'00''W.$, 135.00 feet; 8) $S.80^{\circ}21'51''W.$, 65.38 feet; 9) $S.88^{\circ}35'00''W.$, 78.00 feet; 10) $N.81^{\circ}31'00''W.$, 78.00 feet; 11) $N.71^{\circ}37'00''W.$, 78.00 feet; 12) $N.61^{\circ}43'00''W.$, 78.00 feet; 13) $N.51^{\circ}49'00''W.$, 78.00 feet; 14) $N.41^{\circ}55'00''W.$, 78.00 feet; 15) $N.32^{\circ}01'00''W.$, 148.10 feet to a point on a curve; 16) Southwesterly, 807.45 feet along the arc of a curve to the left having a radius of 871.00 feet and a central angle of $53^{\circ}06'55''$ (chord bearing $S.26^{\circ}40'27''W.$, 778.85 feet) to a point of tangency; 17) $S.00^{\circ}07'00''W.$, 78.85 feet; 18) $N.89^{\circ}53'00''W.$, 50.00 feet; 19) $N.00^{\circ}07'00''E.$, 78.85 feet to a point of curvature; 20) Northerly, 93.56 feet along the arc of said curve to the right having a radius of 921.00 feet and a central angle of $05^{\circ}49'13''$ (chord bearing $N.03^{\circ}01'36''E.$, 93.52 feet) to a point of reverse curvature; 21) Northwesterly, 37.95 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $86^{\circ}58'13''$ (chord bearing $N.37^{\circ}32'54''W.$, 34.41 feet) to a point of tangency; 22) $N.81^{\circ}02'00''W.$, 104.79 feet to a point of curvature; 23) Westerly, 102.38 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of $06^{\circ}01'00''$ (chord bearing $N.84^{\circ}02'30''W.$, 102.34 feet) to a point of tangency; 24) $N.87^{\circ}03'00''W.$, 292.02 feet; 25) $N.02^{\circ}57'00''E.$, 50.00 feet to a point on a curve; 26) Northwesterly, 42.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $96^{\circ}33'15''$ (chord bearing $N.38^{\circ}46'22''W.$, 37.32 feet) to a point of compound curvature; 27) Northerly, 62.96 feet along the arc of a curve to the right having a radius of 1475.00 feet and a central angle of $02^{\circ}26'45''$ (chord bearing $N.10^{\circ}43'38''E.$, 62.96 feet); 28) $N.78^{\circ}03'00''W.$, 176.00 feet; 29) $N.80^{\circ}50'37''W.$, 70.87 feet to the **POINT OF BEGINNING**.

Containing 77.413 acres, more or less.



NORTH RIVER RANCH PHASE IV-F (includes IV-E) (CONSTRUCTION PLANS)

DESCRIPTION: A parcel of land being

A portion of Lots 8 and 9, Block 2;

A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lots 8 and 9, Block 2,

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lot 9, Block 2,
(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

A portion of Lot 8, Block 3;

A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 8, Block 3 and lying North
of and adjacent to said Lot 8, Block 3,

(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 1 through 6 inclusive, Block 1;

A portion of Lots 12 and 13, Block 1;

ALL of Lots 14, 15 and 16, Block 1;

A portion of the 30 foot wide half right-of-way lying East of and adjacent to said Lots 1 and 16, Block 1,

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 13, 14, 15 and 16, Block
1,

(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

A portion of Lots 1, 2 and 3, Block 4;

A portion of the 30 foot wide half right-of-way lying East of and adjacent to said
Lot 1, Block 4,

A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 1, 2 and 3, Block 4,
(said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6,
Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as
follows:

COMMENCE at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast
1/4 of said Section 18, S.00°36'26"W., 637.04 feet to a point on a curve also being the **POINT OF**
BEGINNING; thence Easterly, 27.76 feet along the arc of a curve to the left having a radius of 442.00 feet and
a central angle of 03°35'54" (chord bearing N.82°20'39"E., 27.75 feet) to a point of reverse curvature; thence
Southeasterly, 138.67 feet along the arc of a curve to the right having a radius of 82.00 feet and a central angle
of 96°53'21" (chord bearing S.51°00'37"E., 122.72 feet) to a point of compound curvature; thence Southerly,
51.84 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 03°09'36"
(chord bearing S.00°59'08"E., 51.84 feet) to a point of tangency; thence along a line lying 120.00 feet West of
and parallel with the Westerly boundary of BELLA LAGO PHASE 1, according to the plat thereof, as recorded
in Plat Book 66, Pages 166 through 198 inclusive, of the Public Records of Manatee County, Florida,
S.00°35'40"W., 2224.56 feet to the Northwest corner of the right-of-way for Fort Hamer Road, according to
Instrument Number: 202241017542, of the Public Records of Manatee County, Florida; thence along the
Westerly boundary of said right-of-way for Fort Hamer Road, continue S.00°35'40"W., 26.83 feet to a point of
curvature, also being the Northeast corner of NORTH RIVER RANCH PHASE IV-A, according to the plat
thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County,
Florida; thence along the Northerly boundary of said NORTH RIVER RANCH PHASE IV-A, the following three
(3) courses: 1) Southwesterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and



a central angle of 89°59'58" (chord bearing S.45°35'39"W., 49.50 feet) to a point of tangency; 2) N.89°24'22"W., 59.86 feet to a point of curvature; 3) Westerly, 262.98 feet along the arc of a curve to the right having a radius of 1152.00 feet and a central angle of 13°04'47" (chord bearing N.82°51'58"W., 262.41 feet) to a point on a curve; thence Northwesterly, 441.79 feet along the arc of a curve to the right having a radius of 1229.97 feet and a central angle of 20°34'48" (chord bearing N.66°02'12"W., 439.42 feet) to a point on a curve; thence Westerly, 617.48 feet along the arc of a curve to the left having a radius of 1050.71 feet and a central angle of 33°40'18" (chord bearing N.70°36'37"W., 608.63 feet) to a point on a curve; thence Northwesterly, 338.25 feet along the arc of a curve to the right having a radius of 358.01 feet and a central angle of 54°08'01" (chord bearing N.60°26'58"W., 325.81 feet) to a point on a curve; thence Northwesterly, 218.64 feet along the arc of a curve to the right having a radius of 958.00 feet and a central angle of 13°04'36" (chord bearing N.26°50'37"W., 218.17 feet) to a point of compound curvature; thence Northeasterly, 40.61 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 93°04'19" (chord bearing N.26°13'50"E., 36.29 feet); thence N.17°14'00"W., 78.00 feet; thence S.72°46'00"W., 15.13 feet to a point on a curve; thence Northwesterly, 41.40 feet along the arc of a curve to the right having a radius of 24.86 feet and a central angle of 95°24'11" (chord bearing N.59°52'43"W., 36.78 feet) to a point on a curve; thence Northerly, 330.94 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 19°26'52" (chord bearing N.02°48'00"W., 329.35 feet) to a point of compound curvature; thence Northeasterly, 41.48 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 95°04'34" (chord bearing N.54°27'43"E., 36.89 feet) to a point of tangency; thence S.78°00'00"E., 8.77 feet; thence N.12°00'00"E., 80.00 feet; thence N.78°00'00"W., 12.50 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.33°00'00"W., 35.36 feet) to a point of tangency; thence N.12°00'00"E., 258.83 feet to a point on a curve; thence Northerly, 261.80 feet along the arc of a curve to the left having a radius of 625.34 feet and a central angle of 23°59'13" (chord bearing NORTH, 259.89 feet); thence N.12°00'00"W., 114.06 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.33°00'00"E., 35.36 feet) to a point of tangency; thence N.78°00'00"E., 10.00 feet; thence N.12°00'00"W., 80.00 feet; thence S.78°00'00"W., 10.00 feet to a point on a curve; thence Northwesterly, 39.22 feet along the arc of a curve to the right having a radius of 25.11 feet and a central angle of 89°31'06" (chord bearing N.57°00'00"W., 35.36 feet); thence N.12°00'00"W., 6.92 feet; thence N.01°53'12"E., 37.50 feet; thence N.12°00'00"W., 223.68 feet to a point on a curve; thence Northeasterly, 39.28 feet along the arc of a curve to the right having a radius of 24.99 feet and a central angle of 90°03'44" (chord bearing N.33°00'00"E., 35.36 feet); thence N.78°00'00"E., 525.63 feet to a point on a curve; thence Easterly, 456.67 feet along the arc of a curve to the right having a radius of 1156.55 feet and a central angle of 22°37'25" (chord bearing N.88°42'38"E., 453.71 feet); thence S.80°00'00"E., 466.56 feet to a point of curvature; thence Easterly, 180.69 feet along the arc of a curve to the left having a radius of 1742.00 feet and a central angle of 05°56'35" (chord bearing S.82°58'17"E., 180.61 feet) to a point of compound curvature; thence Easterly, 76.48 feet along the arc of a curve to the left having a radius of 442.00 feet and a central angle of 09°54'49" (chord bearing N.89°06'01"E., 76.38 feet) to the **POINT OF BEGINNING**.

Containing 88.768 acres, more or less.



NORTH RIVER RANCH AMENITY CENTER

DESCRIPTION: A parcel of land being

A portion of Lots 5, 6, 7, 8, 12, 13 and ALL of Lots 9, 10, 11, Block 1;

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 9 through 13 inclusive, Block 1,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

A portion of Lots 1, 2, 15 and 16, Block 2;

A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lot 16, Block 1,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

A portion of Lot 1, Block 3;

A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lot 1, Block 3,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

A portion of Lots 1 through 8 inclusive, Block 4;

A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 3 through 8 inclusive, Block 4,

(said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);

Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northeast corner of NORTH RIVER RANCH PHASE IV-A, according to the plat thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County, Florida, run thence along the Northerly boundary of said NORTH RIVER RANCH PHASE IV-A, the following seven (7) courses: 1) Southwesterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 89°59'58" (chord bearing S.45°35'39"W., 49.50 feet) to a point of tangency; 2) N.89°24'22"W., 59.86 feet to a point of curvature; 3) Westerly, 262.98 feet along the arc of a curve to the right having a radius of 1152.00 feet and a central angle of 13°04'47" (chord bearing N.82°51'58"W., 262.41 feet) to the **POINT OF BEGINNING**; 4) S.13°40'25"W., 96.00 feet to a point on a curve; 5) Westerly, 224.27 feet along the arc of a curve to the right having a radius of 1170.00 feet and a central angle of 10°58'58" (chord bearing N.70°50'06"W., 223.93 feet); 6) N.89°49'09"W., 1753.96 feet; 7) S.63°01'07"W., 734.52 feet; thence N.05°31'36"W., 682.70 feet; thence N.18°09'00"W., 727.90 feet; thence N.20°35'59"W., 50.21 feet to a point on a curve; thence Northwesterly, 38.18 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 87°30'29" (chord bearing N.61°45'15"W., 34.58 feet) to a point of tangency; thence N.18°00'00"W., 15.08 feet to a point of curvature; thence Northerly, 706.20 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 41°30'00" (chord bearing N.02°45'00"E., 690.87 feet) to a point of tangency; thence N.23°30'00"E., 531.60 feet to a point of curvature; thence Easterly, 45.23 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 103°39'43" (chord bearing N.75°19'51"E., 39.31 feet) to a point of compound curvature; thence Southeasterly, 41.84 feet along the arc of a curve to the right having a radius of 876.00 feet and a central angle of 02°44'12" (chord bearing S.51°28'11"E., 41.84 feet) to a point of reverse curvature; thence Easterly, 1289.86 feet along the arc of a curve to the left having a radius of 1424.00 feet and a central angle of 51°53'55" (chord bearing S.76°03'02"E., 1246.22 feet); thence N.12°00'00"W., 50.02 feet to a point on a curve; thence Northeasterly, 38.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°42'27" (chord bearing N.31°51'14"E., 34.64 feet) to a point of tangency;



thence N.12°00'00"W., 282.00 feet; thence N.78°00'01"E., 68.00 feet; thence S.12°00'00"E., 223.68 feet; thence S.01°53'12"W., 37.50 feet; thence S.12°00'00"E., 6.92 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.57°00'00"E., 35.36 feet) to a point of tangency; thence N.78°00'00"E., 10.00 feet; thence S.12°00'00"E., 80.00 feet; thence S.78°00'00"W., 10.00 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.33°00'00"W., 35.36 feet) to a point of tangency; thence S.12°00'00"E., 114.06 feet to a point of curvature; thence Southerly, 261.80 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of 24°00'00" (chord bearing SOUTH, 259.89 feet) to a point of tangency; thence S.12°00'00"W., 258.83 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.33°00'00"E., 35.36 feet) to a point of tangency; thence S.78°00'00"E., 12.50 feet; thence S.12°00'00"W., 80.00 feet; thence N.78°00'00"W., 8.77 feet to a point of curvature; thence Southwesterly, 41.48 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 95°04'34" (chord bearing S.54°27'43"W., 36.89 feet) to a point of compound curvature; thence Southerly, 330.94 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of 19°26'52" (chord bearing S.02°48'00"E., 329.35 feet) to a point of compound curvature; thence Southeasterly, 41.32 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 94°42'35" (chord bearing S.59°52'43"E., 36.78 feet) to a point of tangency; thence N.72°46'00"E., 15.13 feet; thence S.17°14'00"E., 78.00 feet to a point on a curve; thence Southwesterly, 40.61 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 93°04'19" (chord bearing S.26°13'50"W., 36.29 feet) to a point of compound curvature; thence Southeasterly, 218.64 feet along the arc of a curve to the left having a radius of 958.00 feet and a central angle of 13°04'36" (chord bearing S.26°50'37"E., 218.17 feet) to a point of compound curvature; thence Southeasterly, 338.25 feet along the arc of a curve to the left having a radius of 358.00 feet and a central angle of 54°08'05" (chord bearing S.60°26'58"E., 325.81 feet) to a point of reverse curvature; thence Easterly, 577.78 feet along the arc of a curve to the right having a radius of 1042.00 feet and a central angle of 31°46'11" (chord bearing S.71°37'55"E., 570.40 feet) to a point of tangency; thence S.55°44'49"E., 39.65 feet to a point of curvature; thence Southeasterly, 441.79 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 20°34'46" (chord bearing S.66°02'12"E., 439.42 feet) to the **POINT OF BEGINNING**.

Containing 83.925 acres, more or less.

Exhibit C

Maturities and Coupon of Series 2023A-1 Bonds

BOND PRICING

North River Ranch Improvement Stewardship District
Special Assessment Revenue Bonds ,Series 2023A-1

PRICING DATE: April 5, 2023

FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2023A-1 Term Bond due 2043:						
	05/01/2043	66200P AF0	4,415,000	5.800%	5.800%	100.000
Series 2023A-1 Term Bond due 2054:						
	05/01/2054	66200P AG8	5,980,000	6.000%	6.000%	100.000
			10,395,000			

Exhibit D

Maturities and Coupon of Series 2023A-2 Bonds

BOND PRICING

North River Ranch Improvement Stewardship District
Special Assessment Revenue Refunding Bonds, Series 2023A-2

PRICING DATE: April 5, 2023

FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Series 2023A-2 Term Bond due 2033:						
	05/01/2033	66200P AH6	21,865,000	5.750%	5.750%	100.000
			21,865,000			

Exhibit E

Sources and Uses of Funds for Series 2023A-1 Bonds and Series 2023 A-2 Bonds

SOURCES AND USES OF FUNDS

North River Ranch Improvement Stewardship District
Special Assessment Revenue Bonds, Series 2023A-1 (NRR Tract Project)
Special Assessment Revenue Refunding Bonds, Series 2023A-2 (NRR Tract Project)
PRICING DATE: April 5, 2023
FINAL PRICING NUMBERS

Sources:	Special Assessment Revenue Bonds, Series 2023A-1	Special Assessment Revenue Refunding Bonds, Series 2023A-2	Total
Bond Proceeds:			
Par Amount	10,395,000.00	21,865,000.00	32,260,000.00
Other Sources of Funds:			
Liquidation of Series 2020A3 Reserve Act		100,106.25	100,106.25
	10,395,000.00	21,965,106.25	32,360,106.25
Uses:			
Project Fund Deposits:			
Series 2023A Master Infrastructure Account	1,617,669.25	2,636,201.75	4,253,871.00
Series 2023A Neighborhood Infrastructure Account	6,793,890.63	11,840,995.14	18,634,885.77
	8,411,559.88	14,477,196.89	22,888,756.77
Refunding Escrow Deposits:			
Cash Deposit		4,307,876.35	4,307,876.35
Other Fund Deposits:			
Capitalized Interest Fund thru 11/1/2024	944,508.64		944,508.64
Debt Service Reserve Fund @ MADS	744,675.00		744,675.00
Capitalized Interest Fund thru 5/1/2024		1,302,637.74	1,302,637.74
Debt Service Reserve Fund @ Annual Bond Interest		1,257,237.50	1,257,237.50
	1,689,183.64	2,559,875.24	4,249,058.88
Delivery Date Expenses:			
Cost of Issuance	86,356.48	182,857.77	269,214.25
Underwriter's Discount	207,900.00	437,300.00	645,200.00
	294,256.48	620,157.77	914,414.25
	10,395,000.00	21,965,106.25	32,360,106.25

Exhibit F
Annual Debt Service Payment Due on Series 2023A-1 Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2023			329,638.64	329,638.64	329,638.64
05/01/2024			307,435.00	307,435.00	
11/01/2024			307,435.00	307,435.00	614,870.00
05/01/2025	130,000	5.800%	307,435.00	437,435.00	
11/01/2025			303,665.00	303,665.00	741,100.00
05/01/2026	140,000	5.800%	303,665.00	443,665.00	
11/01/2026			299,605.00	299,605.00	743,270.00
05/01/2027	145,000	5.800%	299,605.00	444,605.00	
11/01/2027			295,400.00	295,400.00	740,005.00
05/01/2028	155,000	5.800%	295,400.00	450,400.00	
11/01/2028			290,905.00	290,905.00	741,305.00
05/01/2029	165,000	5.800%	290,905.00	455,905.00	
11/01/2029			286,120.00	286,120.00	742,025.00
05/01/2030	175,000	5.800%	286,120.00	461,120.00	
11/01/2030			281,045.00	281,045.00	742,165.00
05/01/2031	185,000	5.800%	281,045.00	466,045.00	
11/01/2031			275,680.00	275,680.00	741,725.00
05/01/2032	195,000	5.800%	275,680.00	470,680.00	
11/01/2032			270,025.00	270,025.00	740,705.00
05/01/2033	210,000	5.800%	270,025.00	480,025.00	
11/01/2033			263,935.00	263,935.00	743,960.00
05/01/2034	220,000	5.800%	263,935.00	483,935.00	
11/01/2034			257,555.00	257,555.00	741,490.00
05/01/2035	235,000	5.800%	257,555.00	492,555.00	
11/01/2035			250,740.00	250,740.00	743,295.00
05/01/2036	250,000	5.800%	250,740.00	500,740.00	
11/01/2036			243,490.00	243,490.00	744,230.00
05/01/2037	265,000	5.800%	243,490.00	508,490.00	
11/01/2037			235,805.00	235,805.00	744,295.00
05/01/2038	280,000	5.800%	235,805.00	515,805.00	
11/01/2038			227,685.00	227,685.00	743,490.00
05/01/2039	295,000	5.800%	227,685.00	522,685.00	
11/01/2039			219,130.00	219,130.00	741,815.00
05/01/2040	315,000	5.800%	219,130.00	534,130.00	
11/01/2040			209,995.00	209,995.00	744,125.00
05/01/2041	330,000	5.800%	209,995.00	539,995.00	
11/01/2041			200,425.00	200,425.00	740,420.00
05/01/2042	350,000	5.800%	200,425.00	550,425.00	
11/01/2042			190,275.00	190,275.00	740,700.00
05/01/2043	375,000	5.800%	190,275.00	565,275.00	
11/01/2043			179,400.00	179,400.00	744,675.00
05/01/2044	395,000	6.000%	179,400.00	574,400.00	
11/01/2044			167,550.00	167,550.00	741,950.00
05/01/2045	420,000	6.000%	167,550.00	587,550.00	
11/01/2045			154,950.00	154,950.00	742,500.00
05/01/2046	445,000	6.000%	154,950.00	599,950.00	
11/01/2046			141,600.00	141,600.00	741,550.00
05/01/2047	475,000	6.000%	141,600.00	616,600.00	
11/01/2047			127,350.00	127,350.00	743,950.00
05/01/2048	505,000	6.000%	127,350.00	632,350.00	
11/01/2048			112,200.00	112,200.00	744,550.00
05/01/2049	535,000	6.000%	112,200.00	647,200.00	
11/01/2049			96,150.00	96,150.00	743,350.00
05/01/2050	565,000	6.000%	96,150.00	661,150.00	
11/01/2050			79,200.00	79,200.00	740,350.00
05/01/2051	600,000	6.000%	79,200.00	679,200.00	
11/01/2051			61,200.00	61,200.00	740,400.00
05/01/2052	640,000	6.000%	61,200.00	701,200.00	
11/01/2052			42,000.00	42,000.00	743,200.00
05/01/2053	680,000	6.000%	42,000.00	722,000.00	
11/01/2053			21,600.00	21,600.00	743,600.00
05/01/2054	720,000	6.000%	21,600.00	741,600.00	
11/01/2054					741,600.00
	10,395,000		12,821,303.64	23,216,303.64	23,216,303.64

Exhibit G
Annual Debt Service Payment Due on Series 2023A-2 Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2023			674,019.00	674,019.00	674,019.00
05/01/2024			628,618.75	628,618.75	
11/01/2024			628,618.75	628,618.75	1,257,237.50
05/01/2025			628,618.75	628,618.75	
11/01/2025			628,618.75	628,618.75	1,257,237.50
05/01/2026			628,618.75	628,618.75	
11/01/2026			628,618.75	628,618.75	1,257,237.50
05/01/2027			628,618.75	628,618.75	
11/01/2027			628,618.75	628,618.75	1,257,237.50
05/01/2028			628,618.75	628,618.75	
11/01/2028			628,618.75	628,618.75	1,257,237.50
05/01/2029			628,618.75	628,618.75	
11/01/2029			628,618.75	628,618.75	1,257,237.50
05/01/2030			628,618.75	628,618.75	
11/01/2030			628,618.75	628,618.75	1,257,237.50
05/01/2031			628,618.75	628,618.75	
11/01/2031			628,618.75	628,618.75	1,257,237.50
05/01/2032			628,618.75	628,618.75	
11/01/2032			628,618.75	628,618.75	1,257,237.50
05/01/2033	21,865,000	5.750%	628,618.75	22,493,618.75	
11/01/2033					22,493,618.75
	21,865,000		12,617,775.25	34,482,775.25	34,482,775.25

North River Ranch Improvement Stewardship District

Resolution 2023-17,
Revising Amenity Policy

RESOLUTION 2023-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ADOPTING AMENDED AMENITY POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida, and situated within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Chapter 2020-191 (6)(6)(e), Laws of Florida, to adopt rules and orders pursuant to Chapter 120, Florida Statutes.

WHEREAS, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board of Supervisors ("Board") finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution its Amended Rules and Regulations for Amenity Facilities, attached hereto as **Exhibit A** and incorporated herein by this reference ("Policies"), for immediate use and application; and

WHEREAS, the Board finds that the imposition of user fees and related charges in accordance with Exhibit A for utilization of the recreation facilities and services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policies governing suspension and termination of privileges contained in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT:

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The attached Policies are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Policies shall stay in full force and effect until such time as the Board may amend these Policies. The Board reserves the right to approve such amendments by motion.

SECTION 3. The user fees and the suspension and termination of privileges as set forth in the Policies, may only be modified pursuant to the provisions of Chapter 2020-191 (6)(6)(e), Laws of Florida and Chapter 120, Florida Statutes.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of April 2023.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Rules and Regulations for Amenity Facilities

EXHIBIT A:
AMENDED AND RESTATED RULES OF PROCEDURE



**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
PROPOSED CHANGES TO RULES AND REGULATIONS
APRIL 2023**

- | | |
|--|---|
| 1. DEFINITIONS | Hours of Operation |
| 2. ANNUAL USER FEE STRUCTURE | Revised language to increase the annual fee |
| 3. AMENITY FACILITY ACCESS FOBS | Increase to \$50 from \$10 |
| 4. GUARDIAN ACCESS FOBS | Increase to \$50 from \$10
Increase to \$5 from \$25 |
| 5. RENTERS' PRIVILEGES | Revised language of procedure
Increase to \$50 from \$10 |
| 6. GENERAL FACILITY PROVISIONS | Age 12-15 from 16
Hours of Operations defined |
| 7. GENERAL AMENITIES FACILITIES USAGE | Change Phone to 855-201-0152 |
| 8. AMENITY FACILITY LICENSING POLICIES | Change of hours from 12:00 pm – 9:00 pm to
10:00 am – 8:00 pm
Change of staff present to 1 (one)
Change to alcohol deposit to \$300.00 |
| 9. Para. 3 Brightwood Pavilion and Riverfield Verandah | Change of hours from 12:00 pm – 5:00 pm to
10:00 am – 5:00 pm and 6:00 pm – 9:00 pm to
5:00 pm – 8:00 pm |
| 10. FITNESS CENTER POLICIES | Change Phone to 855-201-0152 |
| 11. EVENT LAWN/MULTI-PURPOSE | Bullet 2 Change Phone to 855-201-0152
Bullet 4 Change guest policy |
| 12. POLICIES PARKS & PLAYGROUNDS | Bullet 2 Change guest policy
Bullet 16 added additional language for District
approval |
| 13. AVID TRAILS AND BIKE PARKS | Bullet 1 clarification language |
| 14. GAME ROOM POLICIES | Bullet 5 Change guest policy |

North River Ranch Improvement Stewardship District

Rules and Regulations for Amenity Facilities

Proposed: April 12,2023

Version 5 04122023

Version 4 Revision 10012022 District Manager

Version 4 Revision 06012022 District Manager

Version 3 October 15, 2021

Version 2 April 14, 2021

Version 1 March 3, 2020

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Definitions

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Brightwood Pavilion, Riverfield Verandah, future community amenity location, AVID Trails, FitPods and FitStations, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of the District as amended from time to time.

“Amenity or Lifestyle Manager (Director of Fun)” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District, which facilities include, but are not limited to, the Brightwood Pavilion, Riverfield Verandah.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the North River Ranch Improvement Stewardship District Board of Supervisors.

“Clubhouse Facilities” – shall mean the Brightwood Pavilion, Riverfield Verandah.

“District” – shall mean the North River Ranch Improvement Stewardship District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Resident Services Office” – shall mean the on-site location for the management company, including its employees, staff and agents.

“Family” – shall mean a group of individuals living under one roof or head of household. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Hours of Operation” – shall mean operational hours of the Amenity Facilities.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters; who are sixteen (16) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or license agreement.

“Resident” – shall mean any person or family owning property within the District.

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Minor” – shall be considered any person seventeen (17) years of age or younger.

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Annual User Fee Structure

The annual user fee for persons not owning property within the District is equivalent to approved total assessments levied per District fiscal year of the largest front footage product, per the approved methodology. This fee is per family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for North River Ranch Improvement Stewardship District. The fee includes all amenities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, in accordance with the annual approved budget. This membership is not available for commercial or business purposes.

Amenity Facility Access **Fobs**

Two (2) facility access fobs will be issued to each Resident or Non-Resident households; this includes all children sixteen (16) years of age and older. There is a \$50.00 charge to replace any lost or stolen fobs. Each time a facility access fob is issued members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an Amenity Facilities registration form prior to receiving their access fob. Facility access fobs are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Facility access fobs will not be issued on a Guest basis.

Guardian Access Fobs

Up to two (2) guardian facility access fobs may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$50.00 charge per fob. The person(s) being issued this fob must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form is required for each guardian. Where there are multiple children under the age of sixteen (16) who will be under the guardian's care, each child must be listed on the form(s). Guardian fobs are good for one (1) year from the date of issuance. Guardians may not use the Amenity Facilities unless using them with the child or children assigned to their fob. Guardians are also not permitted to bring Guests to the Amenity Facilities at any time. The child or children assigned to the guardian fob will be required to obtain a child identification fob. There is a \$25.00 charge for this fob.

Renters' Privileges

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or licensed. An Amenity Assignment of Rights and Privileges Form must be executed with the North River Ranch Master Homeowners Association by the Resident on behalf of the renter and witnessed prior to any facility access fobs being transferred to the Renter by Amenity Manager. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$50.00 charge per fob issued to Renters. No charge applies for reactivating or extending an existing fob.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

Guest Policy

1. The guest policy varies by facility. See each section for the specific policy applicable to that facility.
2. Access fobs are not issued on a Guest basis.
3. Guests must always be accompanied by a Patron when using any of the Amenity Facilities.
4. Patron will be responsible for any damages caused by Guests while using facilities.

Loss or Destruction of Property or Instances of Personal Injury

Each Patron and each Guest as a condition of invitation to the premises of the Amenity Facilities assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, licensed or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of District facilities agrees to indemnify and hold harmless the District and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

Suspension and Termination of Adult Privileges

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for an access fob.
 - b. Permits unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to abide by the Rules and Policies established for the use of facilities.
 - e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal or physical assault.
 - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
2. Management may at any time restrict or suspend any Patron's privileges to use any or all the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
3. The District shall follow the process below regarding Suspension or Termination of an Adult Patron's privileges:

- a. First Offense - Written notice & explanation of the violation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
 - b. Second Offense –Will result in an automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
 - c. Third Offense – Will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of the Patron’s privileges for one (1) year (or some shorter amount of time at the Board’s discretion). Written notice will be given to the Patron as to the Board of Supervisors decision.
- 4. Immediate Suspension & Removal:
 - a. The Board Chairperson, District Manager, Amenity Manager have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days.
 - b. An incident report will be generated, and a copy of such notice will be filed in the Resident Services Office.
 - c. Upon issue of an immediate suspension, should the Patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron’s privileges for a period of six (6) months.
- 5. Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron’s privileges for up to one (1) year (or some shorter amount of time at the Board’s discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
- 6. Utilizing the facilities during the suspension period will result in a trespassing citation issued by law enforcement officers of the Manatee County Sheriff’s Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person’s access fob will result in confiscation of the access fob being used and the suspension of that fob holder’s privileges for a period of fifteen (15) days.
- 7. Suspension Effective Date:
 - a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.

- c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
- 8. Appeal Process – Adult Patrons:
 - a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
 - e. Any person appealing will be governed by the following procedures:
 - i. Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 - g. District action(s) will be resolved by way of successful Board motion.
 - h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

Suspension and Termination of Minor Privileges

1. At the discretion of Amenity Facilities Staff, Minors (children under the age of eighteen (18)), who violate the rules and policies may be expelled from the Amenity Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at the Resident Services Office.

2. Any Minor who is expelled from the Amenity Facilities three (3) times in a one-year period, shall have their Amenity Facilities privileges suspended for one (1) year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the facilities during the suspension period will result in a trespassing citation issued by the law enforcement officers of the Manatee County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access fob will result in confiscation of the access fob being used and the suspension of that fob holder's privileges for a period of fifteen (15) days.
5. Suspension Effective Date:
 - a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
 - c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. Appeal Process – Minor Patrons:
 - a. Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
 - e. Any minor appealing will be governed by the following procedures:
 - i. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.

- iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- g. District action(s) will be resolved by way of successful Board motion.
- h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All Patrons must have their assigned facility access fob upon entering the amenities. Facility access fobs are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Patron must present facility access fob upon request from Amenity Staff members.
3. Children under sixteen (16) years of age must be accompanied by a parent/guardian/adult patron aged eighteen (18) or older, with a valid Facility Access Fob.
4. Patrons aged twelve-fifteen (12-15) may access the Fitness Center accompanied by a parent/guardian/adult patron and must be supervised at all times by said patron.
5. All hours of operation of Amenity Facilities will be established and published by the District. Hours of operation are Dawn to Dusk. Dawn defined as 30 minutes before sunrise. Dusk is 30 minutes after sunset. The Clubhouse Facilities will be closed on the following holidays: Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
6. Dogs and all other pets (except for Service Animals) are not permitted at the Clubhouse Facilities and pools. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.

7. No open containers or glass are not permitted at any of the Amenity Facilities, parks, playgrounds and common areas. Alcoholic beverages shall not be served or sold. Alcoholic beverages are only permitted at pre-approved private parties and may also be served at District pre-approved or programmed special events.
8. Facility parking lots are intended for use by Patrons and their guests only while they're using the facilities. Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic. No extended or overnight parking is permitted.
9. Fireworks of any kind are not permitted anywhere on the Amenity Facilities, District Property, and adjacent areas.
10. Only District employees and staff are allowed in the service areas of the Amenity Facilities.
11. The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
12. No use of tobacco, vaping or marijuana products including cigarettes, spit tobacco or e-cigarettes is permitted within any of the Amenity Facilities.
13. Guests must be accompanied by a Patron while using the Amenities.
14. All lost or stolen access fobs should be reported immediately to the Resident Services Office.
15. Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
16. Patrons and their guests shall treat all staff members with courtesy and respect.
17. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within the District with the exception of parking lots or unless the said vehicles are owned by the District.
18. Skateboarding is not allowed on any District Amenity Facility Property, this includes but is not limited to, the Amenity Facilities, the Greenway, AVID Trail systems, FitPods, athletic fields, playground area, bridge areas, and sidewalks surrounding these areas.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation
21. Firearms or any other weapons are not permitted in any of the Amenity Facilities.
22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and license fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established license or

usage fees, the Amenity Manager will be required to compensate the District accordingly.

23. There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
26. Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
27. Outdoor grilling is prohibited at all Amenity Facilities unless at a District pre-approved special event.
28. Garbage cans located on District property are for doggie pot bags or garbage generated while using District amenities. These garbage cans are not to be used for personal home trash. Residents using these garbage cans for personal trash may be subject to a disposal fee of Two Hundred Dollars (\$200.00) per violation.
29. District owned trails are not be used during the hours between dusk and dawn.

General Amenity Facilities Usage Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District. Violation of the District's Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of District Amenity Facilities privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution regarding destruction of Amenity Facilities property or equipment.

1. Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager PFM Group Consulting, LLC, (PFM) Tel. 855.201.0152

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

Instructor Use of District Property

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be preapproved by the North River Ranch Improvement Stewardship District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Lifestyle Manager (Director of Fun). A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

Amenity Facility Licensing Policies

Adult Patrons may reserve for license certain portions of the Amenity Facilities for private events.

Current Facility License availability is limited to Tuesday – Saturday between the hours of 10:00am – 8:00pm, and provided no community activity or program is scheduled, and adequate staff are available. These license times will be reviewed on a continual basis and may change in the future.

Only one (1) room or portion of the facility is available for license during regular hours of operation and reservations may not be made more than six (6) months prior to the event. Persons interested in doing so should follow the procedures set forth in Paragraph 1. Reservations. Please note all the facilities are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Easter Sunday
Friday Preceding Spring Break		Mother's Day
Last Day of School	Memorial Day	Father's Day
Fourth of July	Labor Day	Thanksgiving Day
Christmas Eve	Christmas Day	New Year's Eve

The pools and pool deck areas, the event lawn playground, fire pit or other common areas of the facilities are not available for private license and shall remain open to other Patrons and their guests during normal operating hours. The Patron licensing any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

1. Reservations: In order to reserve a room for license, Patrons must contact the Resident Services Office at least four (4) weeks prior to the license date. Patrons will be required to submit a Preliminary Facility License Form to the Resident Services Office and, upon approval, will be required to submit a completed Facility Licensing Agreement and all fees associated with the license. The Facility Licensing Agreement must be completed, and payment received at least two (2)

weeks before the private event date. One payment must be in the amount of the room licensing fee and the other payment must be in the amount of Two Hundred Dollars (\$200.00) as a deposit. All checks and money orders must be made payable to the North River Ranch Improvement Stewardship District. The Resident Services Office has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

Reservations for Charity Events must be made at least ninety (90) days in advance of event and are contingent on District Board approval.

2. Cancellation Policy: Cancellation of a reservation less than thirty (30) days from the reserved date will result in the loss of the license fee and return of the deposit.
3. Available Facilities: The following areas of the District are available for private license (capacity; license fee established by rule, time frame available) for up to five (5) total hours, including set up and post-event cleanup, including returning any relocated items and furnishings. Additional hours may be available upon request at a pro-rated amount provided staff are available. Approval for additional hours is at the discretion of the Lifestyle Manager (Director of Fun).

- a. Brightwood Pavilion Game Room

Ninety (90) Person Capacity

10:00 am to 5:00 pm, \$100.00

5:00pm to 8:00pm, \$150.00

- b. Riverfield Verandah Outdoor Living Room

One hundred and twenty-three (123) Person Capacity

10:00am to 5:00 pm, \$100.00

5:00pm to -8:00pm, \$150.00

4. Staffing: One (1) staff person is required to be present on site during the facility license period.
5. Deposit: A deposit in the amount of Two Hundred Dollars (\$200.00) is required at the time the reservation is made. Should alcohol be added to the Facility License, then a Three Hundred Dollar (\$300.00) deposit fee is required at the time the reservation is made. The deposit will be refunded in full if all conditions listed on the Facility Leasing Agreement are met. The District may retain all or part of the deposit if the District determines, at its sole discretion, that it is necessary to repair any damage, including cleanup costs, arising from the license or if one or more of the conditions of the Facility Leasing Agreement are not met.
6. General Policies:
 - a. Patron is bound by the Facilities Leasing Agreement which is incorporated herein by this reference.
 - b. Facility & room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions include, but are not limited to:
 - i. Event Cancellation & Closure
 - ii. Access Restrictions
 - iii. Parking Enforcement & Towing. The Patron leasing the facility will be

responsible for any and all monetary citations and fines that may be received by the District for such a violation.

- c. Rooms may be licensed outside of the hours listed above provided staff are available and may require an additional fee. These reservation requests are not guaranteed to be approved and the Resident Services Office has the authority to reasonably deny any request. Details relating to additional license cost, staffing cost/availability and facility availability may be obtained from the Resident Services Office. All facility leasing policies remain in force for these special circumstances and the District has final say in these matters.
- d. License fees and deposits may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year.
- e. The volume of live or recorded music must not violate applicable Manatee County Noise Ordinances.
- f. Additional liability insurance coverage may be required for any event that is approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.
- g. Due to the volume of requests, the District is generally unable to approve free or reduced rate use of the meeting room space. Requests for vendor programs or creation of a community group may be submitted to the Lifestyle Manager (Director of Fun) for consideration.

General Rules for All Swimming Pool Facilities

No lifeguard on duty – Swim at your own risk

All swimming pool facilities open daily **DAWN TO DUSK**. Dawn is 30 minutes before sunrise. Dusk is 30 minutes after sunset.

- 1. All Patrons must use their assigned Facility Access Fob to enter the pool area.
- 2. Guest Policy: Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age. A Family, as defined in these policies, is limited to a maximum of six (6) total Guests.
- 3. Children under sixteen (16) years of age must always be directly supervised by a Parent, Guardian or Adult Patron while in the pool facility.
- 4. Portable wi-fi speakers, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.

5. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at their own risk and must adhere to swimming pool rules.
6. Showers are required before entering the pools, water park, or using the water slide.
7. Glass containers are not permitted in the pool area.
8. Alcoholic beverages are not permitted in the pool area, unless a pre-programmed community event.
9. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
10. Hanging on the lane lines (where applicable) and interfering with the lap-swimming lane is prohibited.
11. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
12. Diving is strictly prohibited at all pools, except for Swim Team competitions pre-approved by the Board of Supervisors.
13. Swimming Pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations. Advance notice will be given to residents, whenever feasible.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the facilities.
15. Proper swim attire must be worn in the pool and bathing suit tops must always be tied.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
18. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. Remote controlled watercraft are not allowed in the pool area.
20. Pool entrances must always be kept clear.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is absolutely prohibited.
24. No physical or verbal abuse will be tolerated.
25. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
26. Pets, (except for service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
27. The Amenity Staff reserves the right to authorize all programs and activities, regarding the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs, District and/or Homeowner's Association Sponsored Events.

Feces Policy for All Swimming and Wading Pools

1. To avoid contamination:
 - a. Parents should take their children to the restroom before entering the pool.
 - b. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
 - c. Patrons who have diarrhea are prohibited from using the pool.
2. If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.

ADA Chair Lift Usage Policy

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for them.
2. Chair lifts are designed for self-use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

Aquatic Toy and Recreational Floatation Device Policy

1. Toys and other aquatic equipment are prohibited in the pool.
2. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the Amenity Manager.
3. Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

Fitness Centers Policies

1. Please note the Fitness Centers are unattended facilities. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Centers are encouraged to consult with a physician prior to commencing a fitness program.
2. All Patrons using the Fitness Centers are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Centers equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment.

3. Hours: The Fitness Center(s) are open daily 24-hours for use by Patrons and their accompanied guests.
4. Emergencies: Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 855.201.0152
Eligible Users: Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. Patrons twelve -fifteen (12-15) years of age that have a valid access fob are permitted to use the Fitness Centers during designated operating hours if accompanied and supervised by a parent/guardian/adult patron with a valid access fob. No one under the specified ages is allowed in the Fitness Centers at any time.
5. Guest Policy: Residents may accompany up to two (2) guests to the Fitness Centers. Residents are responsible for cleaning up after themselves and their guest(s).
6. Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Centers. Water is permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
7. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
8. General Policies:
 - a. Everyone is responsible for wiping off fitness equipment after use.
 - b. Use of personal trainers is not permitted in the Fitness Centers.
 - c. Hand chalk is not permitted to be used in the Fitness Centers.
 - d. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
 - e. Weights or other fitness equipment may not be removed from the Fitness Centers.
 - f. When other Patrons are waiting, use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
 - g. Weights must be returned to their proper location after use.
 - h. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - i. Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

Event Lawn/Multi-Purpose Playing Field Policies

All Patrons and guests using the Event Lawn/Multi-Purpose Playing Field are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment. Guests may use the

Event Lawn/Multi-purpose Playing Field if accompanied by a Patron.

Please note that the Event Lawn/Multi-Purpose Playing Field is an unattended Facility and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

1. Hours: The Event Lawn/Multi-Purpose Playing Field is available for use by Patrons daily from dawn to dusk.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 522.201.0152
3. Proper Attire: Proper athletic shoes and attire are required at all times while on the field. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
4. Guest Policy: Patrons are permitted to bring a maximum of six (6) guests to this facility per household.
5. General Policies:
 - a. Usage is available on a first come first serve basis, unless otherwise programmed by District.
 - b. Schedules of programs will be posted.
 - c. Usage of the Event Lawn/Multi-purpose Playing Field by organizations charging a fee is strictly prohibited unless pre-approved by the District.
 - d. The exclusive and reserved scheduled uses of the Event Lawn/Multi-Purpose Playing Field are limited to community-based teams and programs scheduled through the Amenity Staff.
 - e. Roller blades, skates, skateboards, and motorized scooters are prohibited at the Event Lawn/Multi-Purpose Playing Field.
 - f. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
 - g. Loud, profane, or abusive language is absolutely prohibited.
 - h. No physical or verbal abuse will be tolerated.
 - i. Beverages are permitted at the Event Lawn/Multi-Purpose Playing Field if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on the Event Lawn/Multi-purpose Playing Field.
 - j. Alcoholic beverages are not permitted at or on the Event Lawn/Multi-purpose Playing Field, unless a community event pre-approved by the District.

Policies for All Parks and Playgrounds

1. Organized assemblies are not permitted without explicit approval by The District.
2. Guest Policy: Patrons may bring a maximum of four (4) guests per household to this facility.
3. Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
4. Guests must be accompanied by Patrons in accordance with the Districts guest policies.

5. Children using playground equipment must be under the age of twelve (12) must be accompanied and supervised by a parent/guardian/adult patron.
6. Children under the age of two (2) are not permitted to use the playground equipment.
7. No grills of any kind are permitted.
8. The use of fireworks is prohibited.
9. No roughhousing is permitted at the parks and playgrounds.
10. Roller blades, skates, skateboards, and motorized scooters are prohibited at all Parks and Playgrounds.
11. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
12. Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the park/playground.
13. The use of profanity or disruptive behavior is absolutely prohibited.
14. Beverages are permitted at all Parks and Playgrounds if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on all Parks and Playgrounds.
15. Alcoholic beverages are not permitted at or on all Parks and Playgrounds, unless a community event pre-approved by the District.
16. Inflatable equipment, such a bounce houses, is not permitted at the parks or playgrounds unless at District pre-approved or programmed special events.
17. Park and playground hours are as posted. Unless otherwise posted, hours are from dawn to dusk, Monday thru Sunday.

AVID Trails and Bike Parks

1. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of four (4) guests to this facility per household.
2. General Policies:
 - a. Trails and Bike Parks are for pedestrian and cycling access and recreational use only by Patrons and Guests.
 - b. Children under the age of 16 (sixteen) must be accompanied and supervised by a parent/guardian/adult patron at all times.
 - c. Organized assemblies are not permitted without explicit approval by the District.
 - d. Trails and Bike Parks hours are dawn to dusk Monday through Sunday.
 - e. Guests must be accompanied by Patrons in accordance with the District guest policies.
 - f. Strollers are allowed along the Trails but prohibited along the Bike Parks.
 - g. Grills of any kind are prohibited.
 - h. The use of tents is prohibited.
 - i. The use of fireworks is prohibited.
 - j. No roughhousing is permitted along the trails.
 - k. Persons using the trails and Bike Parks must clean up all food, beverages

- and miscellaneous trash.
- l. Glass containers are prohibited.
 - m. The use of profanity or disruptive behavior is absolutely prohibited.
 - n. Alcoholic beverages are not permitted along the Trails and Bike Parks.
 - o. The intent of the following policy is to protect the property of the District as well as the interests of the residents of the District while patronizing the Trails and Bike Parks.
 - i. The Manatee County Sheriff's Department, Florida Highway Patrol, and employees of the Amenity Management Company have the authority to disperse large crowds of juveniles who congregate in the park or parking lot areas with no real purpose, at any time of day.
 - ii. The District has given permission to the law enforcement officers of the Manatee County Sheriff's Office and Florida Highway Patrol to enforce this policy by doing the following:
(This applies to deputies/troopers working off-duty for the District as well as deputies/troopers on regular patrol)
 - Give juveniles fair warning at first recognition of violation of policy.
 - Issue Trespass Warnings, at deputy's/trooper's discretion, to juveniles who fail to obey the policy.
 - Violators who have been issued Trespass Warnings and subsequently return to the park prior to the warning's expiration, may be arrested for trespassing.
 - Anyone found guilty of vandalism or other illegal activity while on District property will be prosecuted to the fullest extent of the law with no exceptions.
 - p. No skateboarding or rollerblading is allowed anywhere along the Trails and Bike Parks.
 - q. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited along the trails and Bike Parks.
 - r. The Trails and Bike Park are self-clean areas; everyone is expected to clean up after themselves.
 - s. Violation of rules will result in immediate expulsion from the trails and Bike Park for the day. On the second offense, a trespass warning will be given.

Fishing and Pond Policies

There is a community-wide NO FISHING policy at North River Ranch. The ponds serve stormwater management purposes and are not to State Code for fishing, swimming or ingesting. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

Dog Parks and Dog Care

1. The park is open daily **DAWN TO DUSK**.
2. Park is unattended. Persons using the park do so at their own risk.
3. Patrons must have their assigned Facility Access Fob to enter the dog park.
4. Only Patrons with a North River Ranch Community Development facility access fob are permitted to bring their own dog to the dog park.
5. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of two (2) guests to this facility. Guests may not bring dogs.
6. Dogs that have been declared dangerous or aggressive are prohibited.
7. All Patrons must have proof of their dog's current rabies vaccination and license.
8. Children must be at least 6 years of age and accompanied by a parent or guardian to enter the park. Children 6-16 years of age must be accompanied by an adult and must have a dog to enter the park area. Strollers are not allowed in the park.
9. Puppies under four months old are not permitted in the park.
10. Limit is two (2) dogs per Patron per visit. Guests may not bring dogs.
11. Dogs in heat are not allowed.
12. Patrons must pick up after their dog and dispose of feces properly.
13. Patrons must fill in holes dug by their dog.
14. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each dog while inside the dog area and the dogs must always be under voice command.
15. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.
16. Animals other than dogs are not allowed.
17. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.
18. Dogs that bark persistently, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.
19. Climbing on or over the fence is not permitted. Dogs are not permitted to jump from one side to the other inside the dog park.
20. No smoking, vaping products, food (dog or human), or raw hides allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
21. No alcoholic beverages or glass containers are allowed in the park.
22. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

Game Room Policies

1. Residents use only with valid Facility Access Fob.
2. All Patrons must present their assigned Facility Access Fob to the staff person on duty in order to check out game room equipment including but not limited to ping pong paddles and balls, foosballs, air hockey paddles and pucks and billiard balls.
3. Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
4. No one under the age of sixteen (16) is allowed in the game room unless accompanied by a parent/guardian/adult patron.
5. Guest Policy: Patrons may bring a maximum of four (4) guests to this facility per household.
6. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
7. Persons using the Game Room must clean up all food, beverages, miscellaneous trash, including returning any used or relocated items and furnishings.
8. The use of profanity or disruptive behavior is absolutely prohibited.
9. Beverages are permitted at the Game Room if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at the Game Room.
10. Alcoholic beverages are not permitted at the Game Room, unless a community event pre-approved by the District.
11. No running.
12. No horseplay.
13. Any violation of these rules could result in expulsion from the Game Room for a minimum of one day.

Lost and Found Property

All property found at any amenity of North River Ranch will be recorded, collected, and placed in a designated bin to be available for homeowner collection during calendar listed Resident Services Office open hours or new homeowner orientations. Lost and found items will be kept for a period of 3 months, after which items will be donated.

Value deemed items such as jewelry, electronics, and confidential personal property will be kept for a period of 1 year at Resident Services Office. All efforts will be made to return the value deemed item(s) by e-newsletter notifications and neighborhood social pages. Thereafter, the items will be donated or suitably disposed.

Natural Buffer Areas Policy Statement

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Manatee County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed as follows: Such abutting property owner must initially contact the District. The District will send a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof. If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense. Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Manatee County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to these areas.

If a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one can encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

North River Ranch Improvement Stewardship District

Driggers Geotech Proposal for
NRR Phase IV-F

February 22, 2023

Neal Land and Neighborhoods
5824 Lakewood Ranch Blvd.
Lakewood Ranch, Florida 34240

ATTN: Mr. Chris Wand

**RE: Estimated Cost for Various Testing, Engineering and
Inspection Services for
North River Ranch Phase IV-F Homesite Construction (DW)
(Does not include infrastructure services)
Manatee County, Florida
Our Proposal No. SAL231987P**

Dear Mr. Wand:

DRIGGERS ENGINEERING SERVICES, INC. is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of **\$ 61,700.00** should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost.

DRIGGERS ENGINEERING SERVICES, INC. appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

DRIGGERS ENGINEERING SERVICES, INC.



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/RJ/rs

LAB-SAR\PROPOSALS\2023\FEB\SAL231987P

Copies submitted: (1) Neal Land and Neighborhoods – Attn: Mr. Wand

NORTH RIVER RANCH PHASE IV-F HOMESITE CONSTRUCTION(DW)
(DOES NOT INCLUDE INFRASTRUCTURE SERVICES
MANATEE COUNTY, FLORIDA

SOILS TESTING SERVICES	
LABORATORY TEST:	
Description	
A	Modified Proctor
B	Standard Proctor
C	Limerock Bearing Ratio
D	Grainsize Analysis
E	% Passing #200 Sieve
F	% Organic Content
G	% Carbonates
H	Atterburg Limits of Soil
I	Compression Test Cement Treated Base Samples
J	Deleterious Materials Assessment (Crushed Concrete)
K	Laboratory Moisture Determination
Laboratory Testing Services Soils: \$ 600.00	
FIELD TESTING SERVICES SOILS:	
Description	
A	Technician Time: Sampling , Travel, Inspection, Standby
B	Field Density Test Nuclear Method
C	Field Density Test Sand Cone Method
D	Field Moisture Content (Speedy Method)
E	Soil Bearing Test (SBT)
F	Subgrade Thickness Determination
G	Core Base Materials for Thickness Determination (includes mobilization)
Laboratory Testing Services Field Testing: \$ 61,100.00	

LAB-SAR\PROPOSALS\2023\FEB\SAL231987P

NORTH RIVER RANCH PHASE IV-F HOMESITE CONSTRUCTION(DW)
(DOES NOT INCLUDE INFRASTRUCTURE SERVICES
MANATEE COUNTY, FLORIDA
"Continued"

CONCRETE TESTING SERVICES	
CURB / SIDEWALK / BOX CULVERTS / WALLS / MISCELLANEOUS	
Description	
A	Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report
B	Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes.
Concrete Testing Services: N/A	
ASPHALT TESTING SERVICES:	
Description	
A	Sample Asphalt for Laboratory Testing
B	Inspect Placement of Asphalt During Paving Operations
C	Mobilize and Core Asphalt for Thickness and or Density
D	Measure Cores for Thickness
E	Test Cores for Density
F	Perform Extraction and Gradation on Asphalt Sample
G	Perform Gyratory Compaction and Rice Gravity on Superpave Mix
H	Perform Punch List Inspections and Attend Pre-Pave Meeting
Asphalt Testing Services: N/A	

LAB-SAR\PROPOSALS\2023\FEB\SAL231987P

NORTH RIVER RANCH PHASE IV-F HOMESITE CONSTRUCTION(DW)
(DOES NOT INCLUDE INFRASTRUCTURE SERVICES
MANATEE COUNTY, FLORIDA
"Continued"

MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes ENGINEERING AND SECRETARIAL SERVICES	
Description	
A	Underdrain Study for Engineer of Record as required
B	Project Engineer for Meetings and Consultation
C	Lab Director / Division Manager for Meetings and Consultation
D	Compendium Book and USB for Project Closeout
E	Additional Secretarial Service for Copy / Search of Reports
F	Project Roadway Assessment
G	Specialized Testing such as Radon or Heavy Metals
H	Turbidity Testing of Water from Flowing Stream
Miscellaneous Testing Services: N/A	

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION /
ENGINEERING AND SPECIALTY SERVICES*:**

\$ 61,700.00

***Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**

LAB-SAR\PROPOSALS\2023\FEB\SAL231987P

North River Ranch Improvement Stewardship District

Driggers Geotech Proposal for
NRR Phase 4C-1

April 7 2023

North River Ranches CDD
5824 Lakewood Ranch Blvd.
Lakewood Ranch, Florida 34240

ATTN: Mr. Pete Williams c/o Mr Andy Richardson

**RE: Estimated Cost for Various Testing, Engineering and
Inspection Services for
North River Ranch Phase 4 C -1
Infrastructure Construction**

**Manatee County, Florida
Our Proposal No. SAL 231996P**

Dear Mr. Williams:

DRIGGERS ENGINEERING SERVICES, INC. is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of \$ 115,204.00 should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost.

DRIGGERS ENGINEERING SERVICES, INC. appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

DRIGGERS ENGINEERING SERVICES,

INC.



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/RJ/rs

LAB-SAR\PROPOSALS\2023\APRIL\SAL231996P

Copies submitted: (1) Neal Land and Neighborhoods – Attn: Mr. Richardson

NORTH RIVER RANCH PHASE 4 C -1 INFRASTRUCTURE CONSTRUCTION

MANATEE COUNTY, FLORIDA

SOILS TESTING SERVICES	
LABORATORY TEST:	
Description	
A	Modified Proctor
B	Standard Proctor
C	Limerock Bearing Ratio
D	Grainsize Analysis
E	% Passing #200 Sieve
F	% Organic Content
G	% Carbonates
H	Atterburg Limits of Soil
I	Compression Test Cement Treated Base Samples
J	Deleterious Materials Assessment (Crushed Concrete)
K	Laboratory Moisture Determination
Laboratory Testing Services Soils: \$ 5900.00	
FIELD TESTING SERVICES SOILS:	
Description	
A	Technician Time: Sampling , Travel, Inspection, Standby
B	Field Density Test Nuclear Method
C	Field Density Test Sand Cone Method
D	Field Moisture Content (Speedy Method)
E	Soil Bearing Test (SBT)
F	Subgrade Thickness Determination
G	Core Base Materials for Thickness Determination (includes mobilization)
Laboratory Testing Services Field Testing: \$ 99140.00	

LAB-SAR\PROPOSALS\2023 APRIL\SAL231996P

NORTH RIVER RANCH PHASE 4 C -1 INFRASTRUCTURE CONSTRUCTION

MANATEE COUNTY, FLORIDA

"Continued"

CONCRETE TESTING SERVICES
CURB / SIDEWALK / BOX CULVERTS / WALLS / MISCELLANEOUS

Description	
A	Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report
B	Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes.
Concrete Testing Services: \$ 3374.00	
ASPHALT TESTING SERVICES:	
Description	
A	Sample Asphalt for Laboratory Testing
B	Inspect Placement of Asphalt During Paving Operations
C	Mobilize and Core Asphalt for Thickness and or Density
D	Measure Cores for Thickness
E	Test Cores for Density
F	Perform Extraction and Gradation on Asphalt Sample
G	Perform Gyratory Compaction and Rice Gravity on Superpave Mix
H	Perform Punch List Inspections and Attend Pre-Pave Meeting
Asphalt Testing Services: \$ 6490.00	

LAB-SAR\PROPOSALS\2023\APRIL\SAL231996P

NORTH RIVER RANCH 4 C -1 INFRASTRUCTURE CONSTRUCTION

MANATEE COUNTY, FLORIDA

"Continued"

MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes ENGINEERING AND SECRETARIAL SERVICES)	
Description	
A	Underdrain Study for Engineer of Record as required
B	Project Engineer for Meetings and Consultation

C	Lab Director / Division Manager for Meetings and Consultation
D	Compendium Book and USB for Project Closeout
E	Additional Secretarial Service for Copy / Search of Reports
F	Project Roadway Assessment
G	Specialized Testing such as Radon or Heavy Metals
H	Turbidity Testing of Water from Flowing Stream
Miscellaneous Testing Services: \$ 300.00	

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION /
ENGINEERING AND SPECIALTY SERVICES*:**

\$ 115,204.00

***Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**

AGREEMENT FOR CONSTRUCTION INSPECTION AND TESTING SERVICES

THIS AGREEMENT made this 7th day of April, 2023, by and between **DRIGGERS ENGINEERING SERVICES, INC.**, 12220 49th Street N. Clearwater, Florida 33762, hereinafter referred to as "ENGINEER" and

North River Ranch Community Development District
c/o Mr. Pete Williams
5800 Lakewood Ranch Blvd.
Lakewood Ranch, FL 34240

SAL 231996 P
Suggested Budget: \$ 115,204
North River Ranch Phase 4C-1

hereinafter referred to as "CLIENT".

ARTICLE I. Background

CLIENT desires to engage ENGINEER to perform only the limited inspection and testing services described below and on Exhibit A. The limited testing services to be performed are:

For the fees set forth in the Agreement, CLIENT engages ENGINEER and ENGINEER agrees to perform the services set forth above. This Agreement is subject to all the following terms and conditions.

ARTICLE II. ENGINEER's Services and Responsibilities

1. ENGINEER shall provide only the services described above.
2. No services shall be required of ENGINEER during any phase (design, construction or completion of improvements) of the project unless specifically agreed to in a separate writing. Such a separate writing may request, as additional services, consultation during design and/or construction; however, ENGINEER shall not be required to provide any additional services without a prior written agreement concerning the scope of and compensation for same.
3. ENGINEER shall not have control or charge of, and shall not be responsible for design or construction means, method, techniques, sequences or procedures of any improvements constructed on or at the project; or for safety precautions and programs in connection with the project, for the acts or omissions of any other engineer (of any type), architect, contractor, subcontractors or any other person performing work on the project or for the failure of any of them to carry out their work in accordance with their contracts and/or duties.
4. If, for any reason, the scope of ENGINEER's services changes, ENGINEER's compensation shall be adjusted.
5. ENGINEER shall be required to perform this Agreement only in accordance with the degree and standard of care generally accepted in testing practice prevailing in Manatee County, Florida, at the time any service is rendered. ENGINEER makes no warranties, express or implied, including, but not limited to, the implied warranties of fitness for a particular purpose or merchantability.

ARTICLE III. CLIENT's Responsibilities

The CLIENT shall:

1. Pay the ENGINEER for services rendered. The method of payment shall be as provided in the schedule attached as Exhibit A.
2. Provide all criteria and information requested by ENGINEER.
3. Assist ENGINEER by placing at his disposal all available written data pertinent to the project including, but not limited to, all geotechnical reports and any other data concerning the design and/or construction of improvement on or planned for the project. ENGINEER will take reasonable precautions to minimize any damage to the property but it is understood by CLIENT that in the normal course of work, some damage may occur, the correction of which is not part of this Agreement. CLIENT agrees to hold the ENGINEER harmless for any damages to subterranean structures which are not called to the ENGINEER's attention and correctly shown on plans furnished to ENGINEER.
4. Provide access to the project and make all provisions for ENGINEER to enter upon public and private lands as required for the ENGINEER to perform his services under this Agreement.
5. Examine all reports and other documents presented by the ENGINEER and promptly render, in writing, decisions pertaining thereto within seven (7) days.
6. Designate a person to act as CLIENT's representative with respect to the ENGINEER's services to be performed under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and make decisions with respect to any service covered by this Agreement.
7. Give prompt written notice to ENGINEER whenever the CLIENT observes or otherwise becomes aware of any problem concerning the project.
8. Furnish to the ENGINEER, prior to any performance by the ENGINEER under this Agreement, a written copy of all design or construction standards or information the CLIENT shall require the ENGINEER to follow or take into account.
9. Waive any right of contribution and shall indemnify and hold harmless ENGINEER, its agents, employees and consultants from and against all claims, damages, losses and expenses, including but not limited to, attorney's fees, arising out of or resulting from or in connection with the performance of any work on the project, provided that any such claim, damage, loss or expense is caused in whole or in part by any negligent act or omission of the CLIENT (including inaccuracies in information provided by the CLIENT), the owner of the project, any other engineer (of any type), any architect, any contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not is caused in part by a party indemnified hereunder. This obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation or indemnity which would otherwise exist as to any party or person described in this Agreement.

10. In any and all claims against the ENGINEER or any of its agents or employees and consultants by agents or employees of any contractor, subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation of Paragraph 9 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for anyone under Workmen's Compensation Acts, Disability Benefit Acts or other employee's benefit acts.

ARTICLE IV. Payment

1. All payments shall be made within thirty (30) days of the date of ENGINEER's invoice. Any amounts not paid shall bear interest at the rate of 12% per annum from the date of invoice. If any amount is not paid and is placed in the hands of a collector or attorney, additional charges will be due for the costs of collection, including all costs and reasonable attorney's fees.

2. If CLIENT does not make timely payments to ENGINEER, ENGINEER may terminate or suspend all services under this Agreement.

3. No deductions, retainage or set offs shall be made from the ENGINEER's compensation.

4. If ENGINEER's services for the project are suspended by the CLIENT, or the project is abandoned in whole or in part by the CLIENT, the ENGINEER shall be paid the total amount owed.

ARTICLE V. Termination

CLIENT may terminate or suspend ENGINEER's services under this Agreement upon paying all sums due ENGINEER and giving ENGINEER ten (10) days prior written notice stating the reasons for such termination or suspension, which notice must be received by the ENGINEER to satisfy the requirements of this section. CLIENT can not terminate or suspend said services for reasons not the fault of the ENGINEER unless ENGINEER is paid in full for all services rendered as of the date of the notice.

ENGINEER may terminate this Agreement by giving the CLIENT ten (10) days written notice stating the reasons for such termination. If ENGINEER terminates, he will be paid in full for all services performed prior to termination.

ARTICLE VI. Limitation of Liability

ENGINEER's liability for any claim or claims for direct injury, loss or damage made by the CLIENT shall be limited to the amount paid to ENGINEER under this Agreement. Under no circumstances shall ENGINEER be liable for any indirect, special or consequential damages.

ARTICLE VII. Miscellaneous

1. This Agreement is made under, and shall be governed by, the laws of the State of Florida.

2. The individuals signing this Agreement warrant that they have the authority to do so.

3. Neither party is an agent of the other nor has any power to act on behalf of or bind the other.

4. Should suit be brought, or legal action commenced, by either party in order to enforce any provision of this Agreement or in regard to any work done pursuant to the contract, the prevailing party shall be entitled to reasonable attorney's fees plus court costs.

5. No assignment of this Agreement or any rights or duties hereunder shall be valid unless agreed to in writing by all parties to this Agreement.

6. This Agreement sets forth all the rights and obligations of the parties with respect to the project, both with respect to work previously done and to be done.

7. This Agreement supersedes all prior agreements and understandings of any nature and may be modified only in writing.

8. This Agreement is binding upon and insures to the benefits of CLIENT and ENGINEER as well as their successors and assigns.

9. In the event any provisions of this Agreement shall be held to be invalid and unenforceable, the other provisions of this contract shall be valid and binding on the parties hereto.

10. ENGINEER is retained only in connection with testing services on the project and shall not be responsible for any other phase, or portion, of any work.

11. All documents prepared by ENGINEER shall remain the property of ENGINEER.

12. CLIENT agrees that all reports and other work furnished to CLIENT or his agents, which is not paid for, will be returned upon demand and will not be used by CLIENT for any purposes whatever.


13. CLIENT recognizes that conditions may vary from those encountered at the location where tests are made by the ENGINEER and that the data interpretations and recommendations of the ENGINEER are based solely on the information available to him. The ENGINEER will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others for the information developed.

14. Test sample storage will be provided at the owner's expense upon written request.

**DRIGGERS ENGINEERING
SERVICES, INC.**

AUTHORIZED BY

MAILING ADDRESS

BY:  CLIENT: Mr. Pete Williams ADDRESS: 5800 Lakewood Ranch Blvd.
Robert L. Iliff

TITLE: Constr. Svcs. Manager BY: _____ Lakewood Ranch, Florida 34240
(SAL 231996 P) (Legal Signature) (City, State, Zip)

PHONE: ()
(Typed/Printed Signature)

E-MAIL: biliff@Driggers-Eng.com TITLE: _____ FAX: ()

E-MAIL: _____

**North River Ranch Improvement
Stewardship District**

Stantec Mass Grading Bid Form for
NRR Phase II

North River Ranch Phase II Mass Grading

Item	Quantity	Unit	Unit Price	Total
General				
Survey/Record Drawings	1	LS	\$64,491.55	\$64,491.55
Payment Bond	1	LS	\$22,982.84	\$22,982.84
Performance Bond	1	LS	\$7,660.94	\$7,660.94
Earthwork				
Clearing	78.1	AC	\$3,375.00	\$263,587.50
Excavate Lake 5 (Depth from Ex = 14, Bot EL 14)	11,100	BCY	\$3.00	\$33,300.00
Excavate Lake 6A (Depth from Ex = 15, Bot EL 15)	32,100	BCY	\$3.00	\$96,300.00
Excavate Lake 6B (Depth from Ex = 15, Bot EL 15)	12,700	BCY	\$3.00	\$38,100.00
Excavate Lake 7A (Depth from Ex = 21, Bot EL 20)	86,400	BCY	\$3.00	\$259,200.00
Excavate Lake 7B (Bot EL 31)	1,600	BCY	\$3.00	\$4,800.00
Excavate Lake 9A (Depth from Ex = 21, Bot EL 20)	33,300	BCY	\$3.00	\$99,900.00
Excavate Lake 9B (Bot EL 29)	2,400	BCY	\$3.00	\$7,200.00
Excavate/Expand Existing Lake 3	300	BCY	\$3.00	\$900.00
Embank Suitable Fill (98% Compaction)	143,920	CCY	\$1.25	\$179,900.00
Embank Unsuitable Fill (Unit Price for Change Orders) (Quantity is an assumed minimum)	20,000	CCY	\$7.75	\$155,000.00
Sod (10' Outside TOB to NWL and all swales)	29,185	SY	\$3.50	\$102,148.20
Seed	269,152	SY	\$0.30	\$80,745.72
Silt Fence	19,100	LF	\$1.75	\$33,425.00
Soil Tracking Device	1	LS	\$6,250.00	\$6,250.00
Drainage				
Single Grate Control Structure	6	EA	\$13,375.00	\$80,250.00
Double Grate Control Structure	1	EA	\$20,000.00	\$20,000.00
36" RCP	1,207	LF	\$225.00	\$271,575.00
36" Endwall	5	EA	\$4,200.00	\$21,000.00
36" MES	9	EA	\$7,100.00	\$63,900.00
48" RCP	58	LF	\$330.00	\$19,140.00
48" MES	1	EA	\$9,575.00	\$9,575.00
FDOT Type D DBI	1	EA	\$6,400.00	\$6,400.00
Storm Sewer Testing Per Manatee County Standards	1	LS	\$15,643.25	\$15,643.25

Notes:

Costs associated with mobilization to be included with the items above. A separate mobilization line item will not be added.
All fill to be compacted to 98% compaction.

Earthwork Grand Total = \$1,963,375.00

North River Ranch Improvement Stewardship District

Stantec CO No. 2 Under WA No. 3 for Morgan's
Glen Phases 1C & 2B – Utility and Drainage
Record Drawing Services



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414
Tel: (941) 907-6900

February 7, 2023

Via: E-Mail (carvalhov@pfm.com)

215655011

North River Ranch Improvement Stewardship District
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Attn: **Ms. Vivian Carvalho, District Manager**

Reference: **Change Order No. 2 Under Work Authorization No. 3**
Morgan's Glen Phase 1C & 2B – Utility and Drainage Record Drawing Services

Dear Ms. Carvalho:

Due to ongoing project needs and additional services requested by the Board. Stantec is requesting approval to proceed with the additional professional services as follows:

New Task 910 – Miscellaneous Survey Services

Stantec will locate and as-built five (5) control structures and complete drainage record drawings for FEMA-MT-2. Perform additional topographic locations of an existing berm, swales, and drainage storm drains for engineering to design a solution for the area being too high in a common space. Additional budget can be utilized for future Client requested services.

These services will be performed on a T/M basis at our standard rates under our Master Services Agreement. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2023.

S.A. Contract to Date	\$ 19,600
Increase this Change Order	<u>\$ 8,000</u>
New Contract Sum	\$ 27,600

Stantec Consulting Services Inc.

North River Ranch Improvement Stewardship
District c/o PFM Group Consulting, LLC

6920 Professional Parkway

3501 Quadrangle Blvd, Suite 270

Sarasota, FL 34240


Orlando, FL 32817

By

By

February 7, 2023

Date

by 

Date

February 7, 2023

Date



SCHEDULE OF FEES

Effective January 1, 2023

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 111.00
Level 4	\$ 122.00
Level 5	\$ 139.00
Level 6	\$ 143.00
Level 7	\$ 152.00
Level 8	\$ 162.00
Level 9	\$ 168.00
Level 10	\$ 173.00
Level 11	\$ 189.00
Level 12	\$ 198.00
Level 13	\$ 209.00
Level 14	\$ 219.00
Level 15	\$ 232.00
Level 16	\$ 256.00
Level 17	\$ 265.00
Level 18	\$ 270.00
Level 19	\$ 281.00
Level 20	\$ 291.00
Level 21	\$ 309.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

**North River Ranch Improvement
Stewardship District**

Woodruff & Sons CO No. 6 Morgan's Glen
Phase 1C Fuel Escalation for January 2023

Change Order

No. 6

Date of Issuance: February 28, 2023

Effective Date: March 8, 2023

Project: Morgan's Glen Phases IC & IIB	Owner: North River Ranch Improvement Stewardship District	Owner's Contract No.:
Contract: \$2,449,975.87		Date of Contract: 9/23/2021
Contractor: Woodruff & Sons, Inc.		Engineer's Project No.: 215616746/215614811
Woodruff No.: 2758		

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Morgan's Glen Phase 1C Fuel Escalation for January 2023.

Attachments: (List documents supporting change):

Woodruff Worksheet for Fuel Escalation for January dated 1/23/23.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days
\$ 2,449,875.87	Substantial completion (days or date): IIB-150/ IC-180 Days
	Ready for final payment (days or date): IIB-180/ IC-210 Days
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> :
\$ 263,226.37	Substantial completion (days or date): IIB-17 Days/ IC-17 Days
	Ready for final payment (days or date): IIB-15/ IC-15 Days
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 2,713,102.24	Substantial completion (days or date): IIB-167/ IC-197 Days
	Ready for final payment (days or date): IIB-197/ IC-227 Days
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ 667.22	Substantial completion (days or date):
	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 2,713,769.46	Substantial completion (days or date): IIB-167/ IC-197 Days
	Ready for final payment (days or date): IIB-197/ IC-227 Days

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: _____
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

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**North River Ranch Improvement
Stewardship District**

NRR Phase II Mass Grading Project Letter of
Recommendation of Award



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414
Tel: (941) 907-6900

April 7, 2023

Via: E-Mail (carvalhov@pfm.com)

File: 215617609 270

North River Ranch Improvement Stewardship District
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Attn: **Mr. Pete Williams, Chairman**

Reference: **North River Ranch Phase II Mass Grading Project
Letter of Recommendation of Award**

Dear Mr. Williams:

On April 7, 2023, we received and opened one bid from pre-qualified firm for the North River Ranch Phase II Mass Grading project. We received a bid from RIPA & Associates, LLC. Attached is a tabulation of the bids received.

RIPA & Associates, LLC submitted the lowest Base Bid for \$1,963,375.00. We have reviewed the bid package provided and determined that it is responsive, and we find the Contractor acceptable to perform the work on this project based on the information received.

Therefore, we recommend that North River Ranch Improvement Stewardship District award the contract to RIPA & Associates, LLC for the total bid of \$1,963,375.00.

If you have any questions or comments, please contact our office.

Sincerely,

Stantec Consulting Services Inc.

Robert A. Engel, P.E.
District Engineer
Tel: (941) 907-6900
E-Mail: rob.engel@stantec.com

Approved by NRRISD Board

C: Vivian Carvalho, PFM
Venessa Ripoli, PFM

Date

North River Ranch Phase II Mass Grading

Bid Tabulation

RIPA & Associates

Item	Quantity	Unit	Unit Price	Total
General				
Survey/Record Drawings	1	LS	\$64,491.55	\$64,491.55
Payment Bond	1	LS	\$22,982.84	\$22,982.84
Performance Bond	1	LS	\$7,660.94	\$7,660.94
Earthwork				
Clearing	78.1	AC	\$3,375.00	\$263,587.50
Excavate Lake 5 (Depth from Ex = 14, Bot EL 14)	11,100	BCY	\$3.00	\$33,300.00
Excavate Lake 6A (Depth from Ex = 15, Bot EL 15)	32,100	BCY	\$3.00	\$96,300.00
Excavate Lake 6B (Depth from Ex = 15, Bot EL 15)	12,700	BCY	\$3.00	\$38,100.00
Excavate Lake 7A (Depth from Ex = 21, Bot EL 20)	86,400	BCY	\$3.00	\$259,200.00
Excavate Lake 7B (Bot EL 31)	1,600	BCY	\$3.00	\$4,800.00
Excavate Lake 9A (Depth from Ex = 21, Bot EL 20)	33,300	BCY	\$3.00	\$99,900.00
Excavate Lake 9B (Bot EL 29)	2,400	BCY	\$3.00	\$7,200.00
Excavate/Expand Existing Lake 3	300	BCY	\$3.00	\$900.00
Embank Suitable Fill (98% Compaction)	143,920	CCY	\$1.25	\$179,900.00
Embank Unsuitable Fill (Unit Price for Change Orders) (Quantity is an assumed minimum)	20,000	CCY	\$7.75	\$155,000.00
Sod (10' Outside TOB to NWL and all swales)	29,185	SY	\$3.50	\$102,148.20
Seed	269,152	SY	\$0.30	\$80,745.72
Silt Fence	19,100	LF	\$1.75	\$33,425.00
Soil Tracking Device	1	LS	\$6,250.00	\$6,250.00
Drainage				
Single Grate Control Structure	6	EA	\$13,375.00	\$80,250.00
Double Grate Control Structure	1	EA	\$20,000.00	\$20,000.00
36" RCP	1,207	LF	\$225.00	\$271,575.00
36" Endwall	5	EA	\$4,200.00	\$21,000.00
36" MES	9	EA	\$7,100.00	\$63,900.00
48" RCP	58	LF	\$330.00	\$19,140.00
48" MES	1	EA	\$9,575.00	\$9,575.00
FDOT Type D DBI	1	EA	\$6,400.00	\$6,400.00
Storm Sewer Testing Per Manatee County Standards	1	LS	\$15,643.25	\$15,643.25

Notes:

Costs associated with mobilization to be included with the items above.

A separate mobilization line item will not be added.

All fill to be compacted to 98% compaction.

Earthwork Grand Total =	\$1,963,375.00
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North River Ranch Improvement Stewardship District

RIPA CO. No 15 for NRR 4A & 4B

Change Order

No. 15

Date of Issuance: March 1, 2023

Effective Date: March 8, 2023

Project: North River Ranch 4A & 4B	Owner: North River Ranch Improvement Stewardship District	Owner's Contract No.:
Contract: \$9,899,999.80		Date of Contract: 3/29/2021
Contractor: RIPA & Associates		Engineer's Project No.: 215616746

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

DPO Material Deduction

Attachments: (List documents supporting change):

RIPA & Associates dated 11/15/22.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days
\$ <u>9,899,999.80</u>	Substantial completion (days or date): <u>226 Days</u>
	Ready for final payment (days or date): <u>261 Days</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>14</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>14</u> :
\$ <u>1,802,722.78</u>	Substantial completion (days): _____
	Ready for final payment (days): _____
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ <u>11,702,722.58</u>	Substantial completion (days or date): <u>226 Days</u>
	Ready for final payment (days or date): <u>261 Days</u>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ <u>(1,196,746.10)</u>	Substantial completion (days or date): _____
	Ready for final payment (days or date): _____
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ <u>10,505,976.48</u>	Substantial completion (days or date): <u>226 Days 11/10/21</u>
	Ready for final payment (days or date): <u>261 Days 12/15/21</u>

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: _____
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

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To:	NE Construction	Contact:	
Address:	420 Southfork Drive Lewisville, TX 75057	Phone:	972-221-0095
		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
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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)
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)
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North River Ranch Improvement Stewardship District

RIPA CO No. 16 for NRR 4A & 4B

Change Order

No. 16

Date of Issuance: April 4, 2023

Effective Date: April 12, 2023

Project: North River Ranch 4A & 4B	Owner: North River Ranch Improvement Stewardship District	Owner's Contract No.:
Contract: \$9,899,999.80		Date of Contract: 3/29/2021
Contractor: RIPA & Associates		Engineer's Project No.: 215616746

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

4B Park Earthwork; 4A Ft Hamer Trail sidewalk; May fuel surcharge and additional work from May through November 2022

Attachments: (List documents supporting change):

RIPA & Associates dated 6/7/22, 11/16/22, 2/27/23, and 3/22/22.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days
\$ 9,899,999.80	Substantial completion (days or date): 226 Days
	Ready for final payment (days or date): 261 Days
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>15</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>15</u> :
\$ 605,976.68	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 10,505,976.48	Substantial completion (days or date): 226 Days
	Ready for final payment (days or date): 261 Days
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ 221,998.16	Substantial completion (days or date):
	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 10,727,974.64	Substantial completion (days or date): 226 Days 11/10/21
	Ready for final payment (days or date): 261 Days 12/15/21

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: _____
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

V:\2156\active\215616746\civil\construction_phase_documents\change_orders\nrr-4a-4b\received\icon_clearview_nrr-4a-4b_co-16_221998-16_4b-prk-earthwrk_4a-ft-tri-sdwk_may-fuel-extras-my-nov_ripa_ejcdc-c941_20230405.docx



To:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	NRR Phase 4A & 4B COR #016	Bid Number:	20-375A
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	11/16/2022

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
EARTHWORK 0510 - Earthwork					
001	ONSITE HAULING PLAY AREA (8 HOUR MINIMUM)	8.00	HR	\$110.50	\$884.00
Total Price for above EARTHWORK Items:					\$884.00
ROADWAY IMPROVEMENTS 0820 - Roadwork					
002	DEMO EXISTING CURB	1,305.00	LF	\$2.08	\$2,714.40
003	MIAMI CURB W/ STABILIZATION (HAND FORMED)	1,305.00	LF	\$27.08	\$35,339.40
Total Price for above ROADWAY IMPROVEMENTS Items:					\$38,053.80
STORM SYSTEM 0910 - Storm					
006	Raising Type 2-D Box 2' In Elevation To Match Exact Wall Thickness Of 2", Reinforced With #4 Rebar 12" O.C.E.W. Will Be Pouring With Sap-Crete Mixed On-Site.	3.00	EACH	\$4,902.23	\$14,706.69
Total Price for above STORM SYSTEM Items:					\$14,706.69
SANITARY SEWER 0960 - Sanitary					
007	REPOURING OF L/S DRIVEWAY SURVEY ISSUE	530.00	SF	\$9.52	\$5,045.60
008	TRANSFORMER PAD	40.00	SF	\$9.52	\$380.80
Total Price for above SANITARY SEWER Items:					\$5,426.40
BERM CHANGES 0510 - Earthwork					
009	ADDITIONAL FILL AND WORK NEEDED FOR BERM COMPLETION	7,895.00	CY	\$6.07	\$47,922.65
Total Price for above BERM CHANGES Items:					\$47,922.65
MONUMENT EARTHWORK 0510 - Earthwork					
010	STRIP / PREP SITE	1.00	LS	\$3,941.11	\$3,941.11
011	EARTHWORK	700.00	SY	\$10.10	\$7,070.00
Total Price for above MONUMENT EARTHWORK Items:					\$11,011.11
SHELL PATHWAY 2280- Sidewalks and Walks					
012	SHELL PATHWAY (4" Shell Base)	360.00	SY	\$20.96	\$7,545.60
Total Price for above SHELL PATHWAY Items:					\$7,545.60
MAIL KIOSK 0820 - Roadwork					
013	MAIL KIOSK	200.00	SF	\$7.22	\$1,444.00
Total Price for above MAIL KIOSK Items:					\$1,444.00
FREIGHT FUEL SURCHARGE 0820 - Roadwork					
004	STABILIZER	5,450.56	CY	\$1.23	\$6,704.19
005	ROAD BASE	8,303.00	TON	\$3.81	\$31,634.43
Total Price for above FREIGHT FUEL SURCHARGE Items:					\$38,338.62



To:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	NRR Phase 4A & 4B COR #016	Bid Number:	20-375A
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	11/16/2022

Total Bid Price: **\$165,332.87**

ACCEPTED:

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

Buyer: NRRISD

Signature: [Signature]

Date of Acceptance: 3/2/23

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

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



0820 - Roadwork

To:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	NRR Phase 4A & 4B COR #017 May Fuel Surcharge 2022	Bid Number:	20-375A
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	6/7/2022

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	May Fuel Surcharge 2022	1.00	LS	\$7,040.29	\$7,040.29
Total Price for above Items:					\$7,040.29

Total Bid Price: **\$7,040.29**

Notes:

- May Fuel Surcharge 2022

ACCEPTED:

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

Buyer: NRRISD

Signature: [Signature]

Date of Acceptance: 3/2/23

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

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

Current Month	May
PM	(All)
Job #	01-2022
Years	(All)
Months	(All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
28-Apr	682.80	\$4.806	\$3,281.47	\$247.14	\$3,528.61	\$5.168
11-May	882.90	\$4.586	\$4,049.33	\$305.98	\$4,355.31	\$4.933
20-May	1327.60	\$4.276	\$5,676.15	\$424.14	\$6,100.29	\$4.595
Grand Total	2893.30	\$4.556	\$13,006.95	\$977.26	\$13,984.21	\$4.899

North River Ranch 4A & 4B	
Budgeted PPG	\$ 2.40
Quantity	2,893.30
Budgeted Amount	\$ 6,943.92
Requested Increase	\$ 7,040.29



4A - 2280 - Sidewalks and Walks

To:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	NRR Phase 4A & 4B COR #016	Bid Number:	20-375A
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	2/27/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
ROADWAY IMPROVEMENTS					
001	4" CONCRETE SIDEWALK (10' WIDE)	2,500.00	SF	\$8.63	\$21,575.00
Total Price for above ROADWAY IMPROVEMENTS Items:					\$21,575.00

Total Bid Price: \$21,575.00

Notes:

- Installation of 10' sidewalk at Camp Creek Trail

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>NRR SID</u></p> <p>Signature: <u>[Signature]</u></p> <p>Date of Acceptance: <u>3/2/23</u></p>	<p>CONFIRMED:</p> <p>Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Tim Badyk 727-389-7344 tbadyk@ripaconstruction.com</p>
--	--



To:	NE Construction	Contact:	
Address:	420 Southfork Drive Lewisville, TX 75057	Phone:	972-221-0095
		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:	3/22/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
EARTHWORK					
001	PLACE & COMPACT FILL FOR DOG PARK	3,740.00	CY	\$7.50	\$28,050.00
Total Price for above EARTHWORK Items:					\$28,050.00

Total Bid Price: \$28,050.00

Notes:

- Dog Park

Lansdowne - NP Land Sec 6 - 300 - Wildleaf 4A 4B CDD - 0510 - Earthwork

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>NRRISD</u></p> <p>Signature: <u>[Signature]</u></p> <p>Date of Acceptance: <u>3/24/23</u></p>	<p>CONFIRMED:</p> <p>Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Tim Badyk 727-389-7344 tbadyk@ripaconstruction.com</p>
--	--

**North River Ranch Improvement
Stewardship District**

Dash's Bark Park Quit Claim Deed

This instrument prepared, without benefit of title search,
at the request of the parties, by:
Vogler Ashton, PLLC
705 10th Ave. W., #103
Palmetto, FL 34221



QUIT CLAIM DEED

This quit claim deed, executed this 27th day of March, 2023, by First Party, **LASALLE HOLDING PARTNERS, LLC**, a Florida limited liability company (as to an undivided 50% interest), **WHK INVEST, LLC**, a Florida limited liability company (as to an undivided 44.4% interest), and **UNIVERSITY PARK PARTNERS IV, LLC**, a Florida limited liability company (as to an undivided 5.6% interest), as Tenants in Common, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, to Second Party, **NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**, a special purpose taxing district, whose mailing address is c/o 3501 Quadrangle Blvd., Ste. 270, Orlando, FL, 32817, (*Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of companies and corporations, wherever the context admits or requires*).

First Party, in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described land, situate, lying and being in the County of Manatee, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

In witness whereof, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

LASALLE HOLDING PARTNERS, LLC, a Florida limited liability company



Witness

By: 

DAVID GOBEN, as Manager

ANDY RICHARDSON

Print Name of Witness

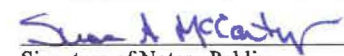


Witness
Karolina Jadczyk

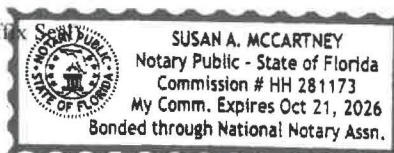
Print Name of Witness
AS TO BOTH COMPANIES

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (_____) online notarization this 29 day of March, 2023, by David Goblen, as Manager of Lasalle Holding Partners, LLC, a Florida limited liability company, on behalf of the company, (☒) who is personally known to me, or (_____) who has produced _____ as identification.



Signature of Notary Public
Print Notary Name: _____
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

(Affix Seal)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

WHK INVEST, LLC, a Florida limited liability company; and

UNIVERSITY PARK PARTNERS IV, LLC, a Florida limited liability company

[Signature]
Witness

By: [Signature]
CHARLES VARAH, as Manager of both companies

ANDY RICHARDSON
Print Name of Witness

[Signature]
Witness
Karolina Jadczak
Print Name of Witness
AS TO BOTH COMPANIES

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 4 day of APRIL, 2023, by Charles Varah, as Manager of WHK Invest, LLC, a Florida limited liability company, and as Manager of University Park Partners IV, LLC, a Florida limited liability company, on behalf of both companies, (☒) who is personally known to me, or () who has produced _____ as identification.

(Affix Seal)

[Signature]
Signature of Notary Public
Print Notary Name: Susan A. McCartney
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

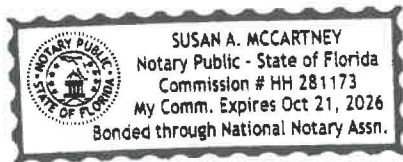


EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N00°08'15"E, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 286.73 FEET; THENCE N90°00'00"E, A DISTANCE 4688.99 FEET TO THE POINT OF BEGINNING; THENCE N87°30'19"E, A DISTANCE OF 47.04 FEET; THENCE S46°06'44"E, A DISTANCE OF 42.94 FEET; THENCE S00°16'12"W, A DISTANCE OF 87.99 FEET; THENCE S37°57'44"E, A DISTANCE OF 25.70 FEET; THENCE S89°49'41"E, A DISTANCE OF 124.85 FEET; THENCE S00°00'00"E, A DISTANCE OF 41.99 FEET; THENCE N90°00'00"E, A DISTANCE OF 36.62 FEET; THENCE S00°00'00"E, A DISTANCE OF 10.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 242.08 FEET; THENCE S00°00'00"E, A DISTANCE OF 147.85 FEET; THENCE N90°00'00"W, A DISTANCE OF 369.96 FEET; THENCE N43°04'51"W, A DISTANCE OF 106.15 FEET; THENCE N00°00'00"E, A DISTANCE OF 64.32 FEET; THENCE N90°00'00"W, A DISTANCE OF 49.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORT HAMMER ROAD PER OFFICIAL RECORDS INSTRUMENT 202241106178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING A POINT ON A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT, THROUGH AN ANGLE OF 01°00'00", HAVING A RADIUS OF 1355.00 FEET, AND WHOSE LONG CHORD BEARS N09°36'47"W, A DISTANCE OF 23.65 FEET; THENCE, ALONG SAID CURVE BEING THE EAST RIGHT-OF-WAY LINE OF SAID FORT HAMMER ROAD, A DISTANCE OF 23.65 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N80°53'13"E, CONTINUING ALONG EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET, TO A POINT ON A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT, THROUGH AN ANGLE OF 07°14'57", HAVING A RADIUS OF 1340.00 FEET, AND WHOSE LONG CHORD BEARS N05°29'19"W, A DISTANCE OF 169.43 FEET; THENCE, ALONG SAID CURVE, A DISTANCE OF 169.54 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

CONTAINING 83,924 SQUARE FEET OR 1.927 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, AS BEING N00°08'15"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



[Signature] 03/15/23
RUSSELL S. STRAYER DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6890
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**A PORTION OF LAND LYING
IN SECTION 18, TOWNSHIP
33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA,**

SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST

MANATEE COUNTY

FLORIDA



2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.9670
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NORTH RIVER RANCH
COMMUNITY
DEVELOPMENT
DISTRICT**

DATE: 03/15/23
REV DATE:
SCALE 1" = N/A

PROJ: 50157028
DRAWN BY: J.B.
CHECKED BY: RSS

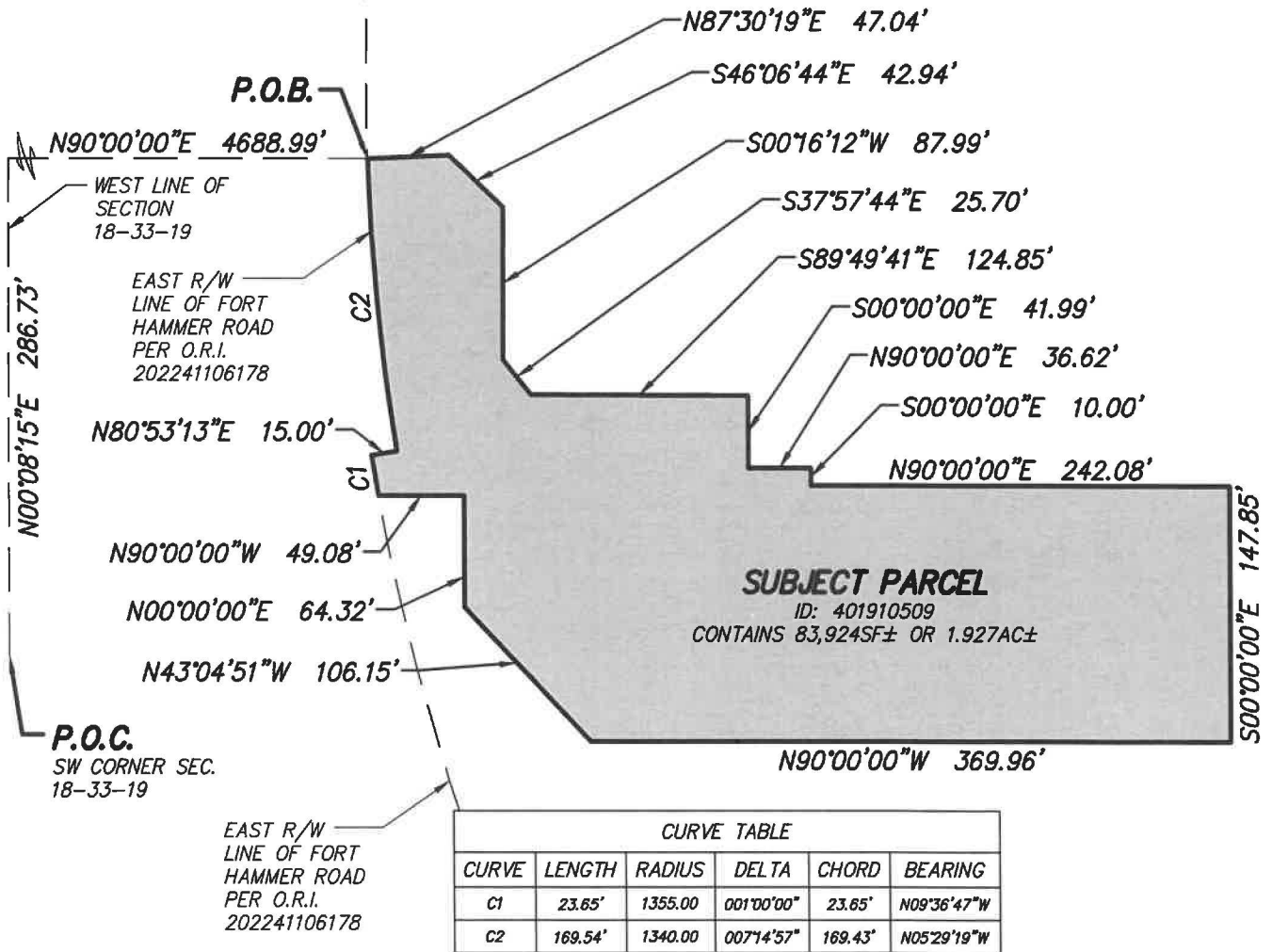
Drawing name: C:\Users\jordan\OneDrive\Local Temp\Acad\Drawing\50157028-SURFSKETCH NRR DOG PARK.dwg Mar 15, 2023 7:34am by jordan



1 INCH = 100 FEET

LEGEND:

— —	LINE BREAK
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
O.R.I.	OFFICIAL RECORDS INSTRUMENT
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
SEC	SECTION



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**A PORTION OF LAND LYING
IN SECTION 18, TOWNSHIP
33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA,**

SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST

MANATEE COUNTY

FLORIDA



Dewberry

2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.9670
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NORTH RIVER RANCH
COMMUNITY
DEVELOPMENT
DISTRICT**

DATE: 03/15/23
REV DATE:
SCALE 1" = 100'

PROJ: 50157028
DRAWN BY: J.B.
CHECKED BY: RSS

North River Ranch Improvement Stewardship District

Stantec WA No. 6 for NRR IV-F –
Transportation Operational Analysis



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414
Tel: (941) 907-6900

February 28, 2023

Via: E-Mail (carvalhov@pfm.com)

Fortress - 350 - 4E/F CDD - 0260 - Construction Engineering

North River Ranch Improvement Stewardship District
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Attn: **Ms. Vivian Carvalho**
District Manager

Reference: **Work Authorization No. 6**
Professional Services Proposal for North River Ranch Improvement Stewardship District
North River Ranch IV-F - Transportation Operational Analysis

Dear Ms. Carvalho:

As requested, Stantec is providing the following Work Authorization proposal for North River Ranch IV-F Operational Site Access Analysis Project for the 237 dwelling units located at the southwest corner of the Fort Hamer Road and North River Ranch Trail intersection in Manatee County, FL.

This WA is attached to and made a part of the General Provisions attached to Agreement made between Fieldstone Community Development District and Stantec Consulting Services Inc. for Professional Engineering Services. The Basic Services of Engineer as described in said General Provisions are amended or supplemented as indicated below.

If this proposal is acceptable to you, please sign in the space provided and return to our office. Should you have any questions regarding this matter, please contact our office.

Sincerely,

Stantec Consulting Services Inc.

Matthew R. Crim, PE, PTOE
Senior Associate, Transportation Engineer
Tel: (513) 842-8229
E-Mail: matt.crim@stantec.com


Robert A. Engel, P.E.
District Engineer/ Senior Principal
Tel: (941) 907-6900
E-Mail: rob.engel@stantec.com

Enclosure: Schedule of Fees

Design with community in mind

03/28/2023 - JVEGA

vj v:\2156\promotion\north-river-ranch-improvement-stewardship-district\pro_c-carvalho_pfm_nrrids_wa-6_nrr-iv-f_site-access-operational-analysis_rmc_20230228.docx



Task 210 – Site Access Operational Analysis

Stantec will prepare an operational traffic analysis at the three project access points along North River Ranch Trail and Fort Hamer Road in support of the Phase IV-F Site Plan submittal. In addition, the previously approved/ submitted Phase IV-A through Phase IV-C2 will be included. Trip generation estimates will be based on the Institute of Transportation Engineers (ITE), *Trip Generation – 11th Edition (2021)*. Trip assignment estimate of project traffic will utilize existing traffic patterns, the FDOT District One Regional Planning Model (D1RPM) and/or engineering judgment from past experience within the project area.

Using the trip generation and distribution information, right and left turn lane warrants will be evaluated at each of the site access points. Left turn lane warrants will be conducted using National Cooperative Highway Research Program (NCHRP) *Report 745*. Right turn lane warrants will be conducted using the NCHRP *Report 279*. If warranted, the analysis will determine the required turn lane lengths. The operational analysis will be performed using the Synchro Software. The three site access points will be evaluated for the AM and PM peak hours. Stantec will project future year non-project traffic volumes along North River Ranch Trail and Fort Hamer Road using the District One Regional Planning Model (D1RPM). Stantec will prepare a report outlining the findings and recommendations. A draft will be provided to the Client for review prior to submittal.

Task 220 - Response to Comments

Upon submittal of the documents to Manatee County, further documentation or clarification of the analyses to complete their review may be required. Stantec will meet with the County, if necessary, to discuss the comments and provide the appropriate supporting documentation. This task includes responding to one (1) round of comments/ requests for clarifications from Manatee County.



FEE

These services will be performed as outlined below at our standard rates under our Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2023.

210	Site Access Operational Analysis	Fixed	\$ 6,500
220	Response to Comments	T/M*	(est.) \$ 1,000
Total			\$ 7,500

* Time and Material (T/M) estimates are based upon past experience, but the actual fee may be more or less due to factors outside of Stantec's control. Fees are not to be exceeded without prior consent from the Client.

Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).



ACCEPTANCE AND AUTHORIZATION TO PROCEED

1. If this Specific Authorization satisfactorily sets forth Client's entire understanding of the agreement, please sign in the space provided and return it to Stantec Consulting Services Inc. as authorization to proceed with the work.
2. I HEREBY AUTHORIZE the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Master Services Agreement between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. and agree hereto and that it be made a part of the Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. I warrant and represent that I am authorized to enter into this Agreement on behalf of North River Ranch Improvement Stewardship District.

Authorized Signature

Chairman

Title

North River Ranch ISD

Representing

2/28/2023

Date



SCHEDULE OF FEES

Effective January 1, 2023

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 111.00
Level 4	\$ 122.00
Level 5	\$ 139.00
Level 6	\$ 143.00
Level 7	\$ 152.00
Level 8	\$ 162.00
Level 9	\$ 168.00
Level 10	\$ 173.00
Level 11	\$ 189.00
Level 12	\$ 198.00
Level 13	\$ 209.00
Level 14	\$ 219.00
Level 15	\$ 232.00
Level 16	\$ 256.00
Level 17	\$ 265.00
Level 18	\$ 270.00
Level 19	\$ 281.00
Level 20	\$ 291.00
Level 21	\$ 309.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

North River Ranch Improvement Stewardship District

Mike Armstrong Landscaping CO No. 4 for NRR
Phase 4A & 4B Landscape and Irrigation

4

Date of Issuance: February 7, 2023

Owner's Contract No.:

Date of Contract: March 14, 2022

Engineer's Project No.: 215616746

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Plant deductions/ additions (alternate materials).

Attachments: (List documents supporting change):

Mike Armstrong Landscaping Inc. CO-4 dated 2/2/23.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

Original Contract Times: ☐ Working days ☒ Calendar days

\$ 1,021,435.50

Ready for final payment (days or date): **110 Days**

Orders No. 1 to No. 3 :

No. 1 to No. 3 :

\$266,063.85

Ready for final payment (days):

Contract Price prior to this Change Order:

Contract Times prior to this Change Order:

\$ 1,287,499.35

Substantial completion (days or date): 110 Days

[Increase] ~~[Decrease]~~ of this Change Order:

[Increase] [Decrease] of this Change Order:

\$88,842.00

Ready for final payment (days or date):

Contract Price incorporating this Change Order:

Contract Times with all approved Change Orders:

\$ 1,376,341.35

Substantial completion (days or date): 110 Days (7/2/2022)

RECOMMENDED:

ACCEPTED:

ACCEPTED:

Engineer (Authorized Signature)

Owner (Authorized Signature)

Contractor (Authorized Signature)

Date: 3/8/2023

Date:

Date:

Approved by Funding Agency (if applicable):

Date:

Project: NRR 4A & 4B landscape & Irrigation

DELETIONS

Specification Section No.	Description		QTY	Unit Cost	Scheduled Value
A	ANNUALS	ANNUALS	1 GAL., FULL	320 \$ 3.00	\$ 960.00
BB	BAUHINIA BLAKEANA	BAUHINIA BLAKEANA	12' HT. X 5' SPD 3" CAL.	2 \$ 450.00	\$ 900.00
BNS	BISMARKIA NOBILIS	BISMARKIA NOBILIS	24' O.A. HEAVY TRUNKED 10-12' C.T.	8 \$ 2,150.00	\$ 17,200.00
CME	CARISSA MACROCARPA EMERALD BLKT	CARISSA MACROCARPA EMERALD BLK	3 GAL., 12" HT	80 \$ 14.00	\$ 1,120.00
COS	CONOCARPUS ERECTUS SERICEUS	CONOCARPUS ERECTUS SERICEUS	12' HT. X 4' SPD., 2.5" CAL.	6 \$ 325.00	\$ 1,950.00
EGB	EVOLVULUS GLOMERATUS	EVOLVULUS GLOMERATUS	1 GAL. 8" HT. FULL	380 \$ 5.00	\$ 1,900.00
FF	DIANNELLA TASMANICA	DIANNELLA TASMANICA	3 GAL., 24" HT. x 18" SPR., DENSE	14 \$ 10.00	\$ 140.00
GG	GALPHIMIA GRACILIS	GALPHIMIA GRACILIS	3 GAL., 24" HT., x 12" SPD	172 \$ 10.00	\$ 1,720.00
IAE-12	EAGLESTON HOLLY (SEE NOTE 1)	EAGLESTON HOLLY (SEE NOTE 1)	12' HT., 3" CAL. STEWARTS	2 \$ 225.00	\$ 450.00
IVS	ILEX VOMITORIA SCHILLINGS	ILEX VOMITORIA SCHILLINGS	3 GAL., 16" HT. X 12" SPD.	80 \$ 10.00	\$ 800.00
IX	IXORA 'NORA GRANT'	IXORA 'NORA GRANT'	3 GAL., 20" HT., x 12" SPD., FULL	60 \$ 10.00	\$ 600.00
IXN	IXORA 'NORA GRANT'	IXORA 'NORA GRANT'	3 GAL., 20" HT., x 12" SPD., FULL	155 \$ 10.00	\$ 1,550.00
JM	JASMINUM MULTIFLORUM	JASMINUM MULTIFLORUM	3 GAL., 16" HT. x 12-14" SPD.	81 \$ 10.00	\$ 810.00
JP	JUNIPERUS PARSONII	JUNIPERUS PARSONII	1 GAL., 8" HT. X 12" SPD.	140 \$ 5.00	\$ 700.00
LJT	LIGUSTRUM JAPONICUM 'TREE FORM'	LIGUSTRUM JAPONICUM 'TREE FORM'	8' HT. X 8" SPD., MULTI-TRUNK	22 \$ 425.00	\$ 9,350.00
MIS	MISCANTHUS SINENSIS 'VARIEGATUS'	MISCANTHUS SINENSIS 'VARIEGATUS'	3 GAL., 12" HT. x 12" SPD.	80 \$ 12.00	\$ 960.00
MUHW	MUHLENBERGIA CAPILLARIS WHITE CLOUD	MUHLENBERGIA CAPILLARIS WHITE C	3 GAL., 18-24" HT. x 12-14" SPD.	60 \$ 10.00	\$ 600.00
NC	NEOMARICA CAERULEA 'REGINA'	NEOMARICA CAERULEA 'REGINA'	3 GAL., 26" HT. x 10" SPD.	35 \$ 15.00	\$ 525.00
PLC	PLUMBAGO CAPENSIS	PLUMBAGO CAPENSIS	3 GAL., 22" HT. X 16" SPD.	45 \$ 10.00	\$ 450.00
POP	PODOCARPUS MACROPHYLLA 'PRINGLES'	PODOCARPUS MACROPHYLLA 'PRING	3 GAL., 16" HT. x 12" SPD., DENSE	156 \$ 11.00	\$ 1,716.00
QV 6	QUERCUS VIRGINIANA	QUERCUS VIRGINIANA	18' HT. x 8" SPD., 6" CAL. STEWARTS	8 \$ 450.00	\$ 3,600.00
RI	RHAPHIOLEPIS INDICA 'WHITE'	RHAPHIOLEPIS INDICA 'WHITE'	3 GAL., 16" HT. x 14" SPD., DENSE	45 \$ 10.00	\$ 450.00
SAR	SCHEFFLERA ARBORICOLA	SCHEFFLERA ARBORICOLA	3 GAL., 24" HT. x 16" SPD., FULL	85 \$ 10.00	\$ 850.00
SP	SABAL PALMETTO	SABAL PALMETTO	SEE PLAN FOR CLEAR TRUNK HEIGHTS	13 \$ 250.00	\$ 3,250.00
TJV	TRACHELOSPERMUM JASMINOIDES VAR.	TRACHELOSPERMUM JASMINOIDES V	1 GAL., 10-12" SPD.	660 \$ 4.00	\$ 2,640.00
UPB	ULMUS ALATA	ULMUS ALATA	14' HT. x 5' SPD., 3" CAL	2 \$ 525.00	\$ 1,050.00
VAW	VIBURNUM AWABUKI	VIBURNUM AWABUKI	7 GAL., 26" HT. x 18" SPD., FULL	48 \$ 30.00	\$ 1,440.00
				TOTAL DELETIONS	\$ 57,681.00



Approved by John Neal:
melanie 2/7/23

3/7/23

ADDITIONS

A	ANNUALS		1 GAL., FULL	500	\$	3.00	\$	1,500.00
ARC	ACALYPHA PENDULA	DWARF CHENILLE PLANT	1 GAL., 8" HT. x 10" SPD.	210	\$	10.00	\$	2,100.00
BB	BAUHINIA BLAKEANA	HONG KONG ORCHID	12' HT. X 5' SPD 3"-3.5" CAL.	4	\$	750.00	\$	3,000.00
BNS	BISMARKIA NOBILIS	BISMARK PALM	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	5	\$	2,150.00	\$	10,750.00
BNS-Relocate	BISMARKIA NOBILIS	BISMARK PALM (Relocated on site)	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	8	\$	850.00	\$	6,800.00
CAA	CALICARPA AMERICANA	BEAUTYBERRY	7 GAL., 30" X 18" HT., 3 STEMS	1	\$	75.00	\$	75.00
CCR	CERSIS CANIDENSIS	RISING SUN REDBUD	8'-9' HT. x 3' SPD., 2"-3" CAL	2	\$	500.00	\$	1,000.00
CCS	CALLISTEMON 'RED CLUSTER'	BOTTLE BRUSH "RED CLUSTER"	8' HT. x 3' SPD., 2" CAL	1	\$	450.00	\$	450.00
CGN	CLUSSIA ROSEA 'NANA'	DWARF CLUSSIA	3 GAL., 8" HT. x 8" SPD., DENSE	80	\$	18.00	\$	1,440.00
CHS	CALLIANDRA HAEMATOCEPHALA	POWERDERPUFF TREE	10' HT. x 8' SPD., 2" CAL.	9	\$	450.00	\$	4,050.00
CLE	CLERODENDRUM QUADRILOCULARE	SHOOTING STAR	45 GAL. 9-10' HT. X 5' SPD., 2.5" CAL.	4	\$	500.00	\$	2,000.00
DBB	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	7 GAL. 18" HT. X 12" SPD	20	\$	60.00	\$	1,200.00
DR	DELONIX REGIA	ROYAL POINCIANA	14-16' HT. x 6-8' SPR., 3"-3.5" CAL.	2	\$	750.00	\$	1,500.00
DRS	DURANATUS ERECTUS	DURANATA SAPPHIRE SHOWERS STD.	4' HT., x 18" SPD. STANDARD	4	\$	160.00	\$	640.00
EDS	ELAEOCARPUS DECIPIENS STANDARD	TREE FORM JAPANESE BLUEBERRY	12' HT. X 4' SPD., 3-4" CAL.	6	\$	850.00	\$	5,100.00
EGB	EVOLVULUS GLOMERATUS	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6"-8" HT. FULL	280	\$	5.00	\$	1,400.00
FF	FURCRAEA FOETIDA 'VARIEGATA'	VARIAGATED FALSE AGAVE	7 GAL., 18" HT. x 18" SPR., DENSE	22	\$	90.00	\$	1,980.00
GG	GALPHIMIA GRACILIS	THRYALLIS	3 GAL., 14"-18" HT. X 12" SPD.	325	\$	10.00	\$	3,250.00
JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD	411	\$	10.00	\$	4,110.00
KE	PELTOPHORUM PTEROCARPUM	YELLOW POINCIANNA	10-12' HT., 4' SPD 2.5"-3" CAL.	3	\$	700.00	\$	2,100.00
LAM	LANTANA MONTEVIDENSIS	TRAILING LAVENDAR LANTANA	1 GAL., 12" SPD.	90	\$	9.00	\$	810.00
LJT	LIGUSTRUM JAPONICUM 'TREE FORM'	TREE FORM LIGUSTRUM	8' HT. X 8' SPD., MULTI-TRUNK	17	\$	450.00	\$	7,650.00
MC	MYCIRA CERIFERA	WAX MYRTLE	6' HT. x 3' SPD., SHRUB FORM	2	\$	150.00	\$	300.00
MIS	MISCANTHUS SINENSIS	ZEBRA GRASS	3 GAL., 12" HT. x 12" SPR., FULL	12	\$	12.00	\$	144.00
MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD	286	\$	10.00	\$	2,860.00
MUHW	MUHLENBERGIA CAPILLARIS WHITE CLOUD	WHITE CLOUD MUHLY GRASS	3 GAL., 18-24" HT. x 12" SPD.	60	\$	18.00	\$	1,080.00
NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLE'S IRIS	3 GAL., 26" HT. x 10" SPD.	122	\$	15.00	\$	1,830.00
PE	PINUS ELLIOTII 'DENSE'	SLASH PINE	12' HT. X 5' SPD., 3" CAL.	10	\$	300.00	\$	3,000.00
PQ	PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM	3 GAL. 20-24" HT. FULL	80	\$	10.00	\$	800.00
QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT., 3" CAL.	3	\$	750.00	\$	2,250.00
QV 6	QUERCUS VIRGINIANA	LIVE OAK	18' HT. x 8' SPD., 6" CAL. STEWARTS	5	\$	450.00	\$	2,250.00
QV 8	QUERCUS VIRGINIANA	LIVE OAK	8" CAL., 24' OAH	1	\$	750.00	\$	750.00
RIS	RAPHIOLEPIS 'MAJESTIC BEAUTY 3349'	TREE FORM INDIAN HAWTHORN	20 GAL., 5-6' HT. X 2'-3' SPD.	1	\$	300.00	\$	300.00
SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	85	\$	10.00	\$	850.00

SES	SERENOA REPENS	SAW PALMETTO	30 GAL., 36" HT. x 30" SPD	2	\$	450.00	\$	900.00
SP	SABAL PALMETTO	CABBAGE PALM	14' CT.	13	\$	250.00	\$	3,250.00
SPR	SABAL PALMETTO 'REGENERATED'	REGENERATED CABBAGE PALM	12' C.T.	7	\$	550.00	\$	3,850.00
SPB	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HT. x 12" SPD	16	\$	10.00	\$	160.00
TI	TABEBUIA IMPETIGINOSA	PURPLE TRUMPET FLOWER	12-14' HT. x 6' SPD. 3"-4" CAL	6	\$	875.00	\$	5,250.00
TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	120	\$	4.00	\$	480.00
VAW	VIBURNUM ODORATISSIMUM AWABUKI	MIRROR LEAF VIBURNUM	15 GAL., 36" HT. X 18" SPD., FULL	102	\$	175.00	\$	17,850.00
VOBS	VIBURNUM OBOVATUM SCHIL. DWRF	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 12"-16" HT.x 14" SPD., DENSE	226	\$	14.00	\$	3,164.00
STONE	BROOKSTONE		CY	7	\$	750.00	\$	5,250.00
MULCH	COCOA BROWN HARDWOOD MULCH			50	\$	55.00	\$	2,750.00
	CONTINGENCY FOR LABOR TO MODIFY LANDSCAPE RIP OUT/ TRASH HAUL OFF / MOVE STONE / SOIL / MISC ADD ITEMS			1	\$	15,000.00	\$	15,000.00
	IRRIGATION							
	HUNTER ICD-100 SINGLE STATION DECODER			3	\$	190.00	\$	570.00
	HUNTER ICZ-151-XL 1-1/2" DRIP CONTROL ZONE VALVE WITH SCH 80 BALL VALVE			1	\$	575.00	\$	575.00
	HUNTER ICV-151-G-FS-R 1-1/2" VALVE WITH SCH 80 BALL VALVE			2	\$	300.00	\$	600.00
	HUNTER PRO-6-PRS30-R 6" SPRAY			38	\$	38.50	\$	1,463.00
	HUNTER I-20-06-R ROTOR			17	\$	65.00	\$	1,105.00
	HUNTER PCB BUBBLER			28	\$	16.50	\$	462.00
	HUNTER HDL-9-12-R DRIP TUBING			2250	\$	0.90	\$	2,025.00
	IRRIGATION MODIFICATIONS			1	\$	2,500.00	\$	2,500.00
	AREAS NEEDED TO BE MODIFIED THAT HAVE PREVIOUSLY							
	BEEN INSTALLED TO BE BILLED TIME AND MATERIAL							
	\$250.00/CREW HOUR + MATERIALS							
ALTERNATE MATERIAL HIGHLIGHTED IN YELLOW								
TOTAL ADDITIONS								\$146,523.00
TOTAL CHANGE ORDER REQUEST								\$88,842.00

Approved By: see front page Dated: _____



Substitution Requests & Notes

Date: 02-02-23

Project: NRR 4A & 4B landscape

Substitution Requests

	BOTANICAL NAME	COMMON NAME		QTY
DBB	DISTYLIUM 'BAYOU BLISS' PP32816	BAYOU BLISS DISTYLIUM	3 GAL. 18" HT. x12" SPD	20
Reason for sub.	Not Available – more of a northern plant			
<u>ALTERNATE SUGGESTIONS</u>				
	DWARF PODOCARPUS		7 GAL	
KE	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	12' HT. x 4' SPD. x 2.5" CAL	3
Reason for sub.	Not Available			
<u>ALTERNATE SUGGESTIONS</u>				
	PELTOPHORUM PTEROCARPUM	YELLOW POINCIANNA	10-12' HT., 4' SPD 2.5"-3" CAL.	



North River Ranch Improvement Stewardship District

Sunrise Landscape Proposals for
Brightwood Plant Replacements



Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Right Side Entrance)



Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to supply and install +/- 18 Juniper shrubs. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$250.50

OK 



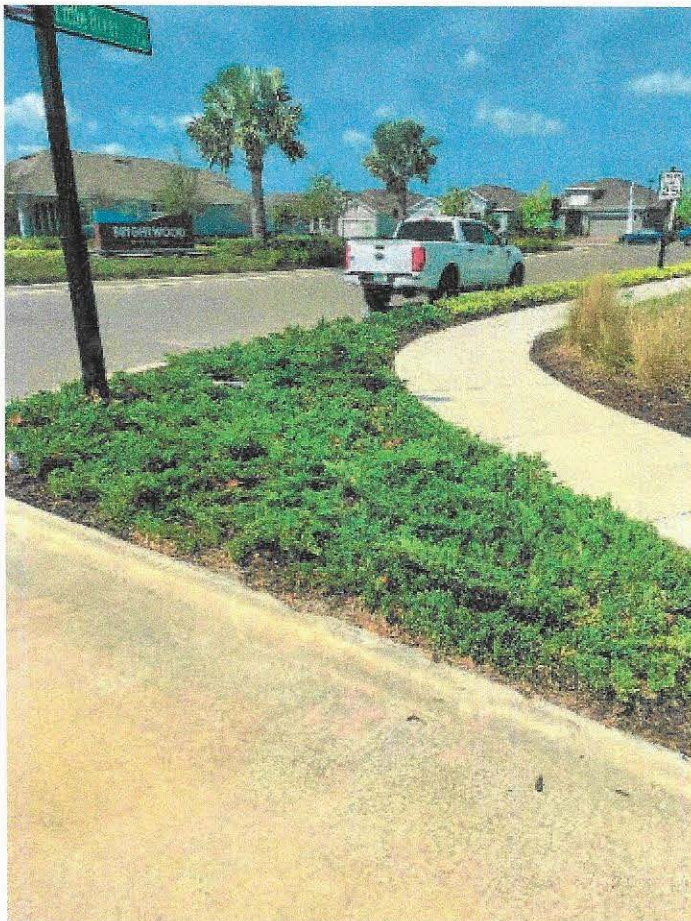
Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Right Side Entrance Inside Bed)




Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to leave Juniper border and remove center Junipers. Sunrise to supply and install +/- 30 Pink Muhly Grasses in center of pictured bed. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$726.00

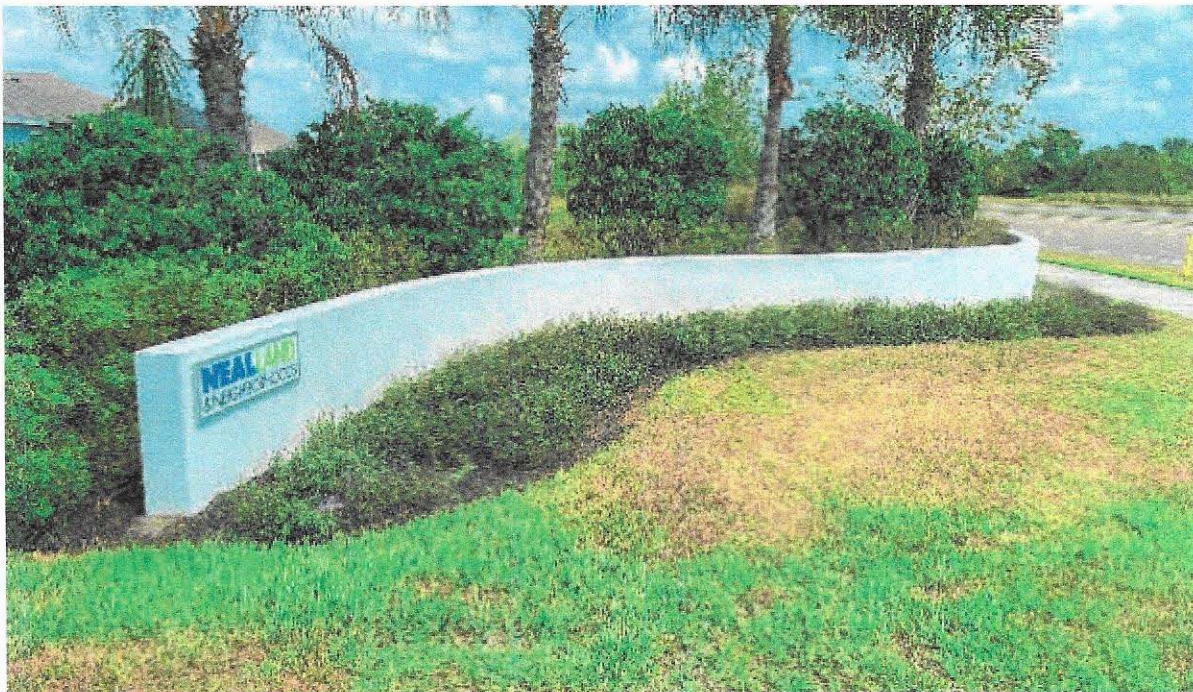
OK 

**Customer:**

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Right Side Entrance Wall Bed)

Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to remove struggling Thryallis shrubs. Sunrise to supply and install +/- 25 #7 Thryallis shrubs in pictured bed. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$1,026.00

OK 



Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

**Brightwood Plant Replacements 2023 (Right Side Entrance
Common Area Bed)**



Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to remove struggling Flax Lily plants. Sunrise to supply and install +/- 35 #3 Flax Lily plants in pictured bed. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$753.88

OK 

**Customer:**

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Left Side Entrance Inside Bed)


Purpose: Provide pricing to remove and replace any struggling or

dead plant materials.

Process: Sunrise to leave Juniper border and remove center Junipers. Sunrise to supply and install +/- 30 Pink Muhly Grasses in center of pictured bed. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$726.00

OK 



Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Left Side Entrance)



Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to supply and install +/- 25 Juniper shrubs. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$311.50

OK 



Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Left Side Entrance Wall Bed) 2023



Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to remove struggling Thryallis shrubs. Sunrise to supply and install +/- 25 #7 Thryallis shrubs in pictured bed. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$1,026.00

OK 



Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

**Brightwood Plant Replacements 2023 (Left Side Entrance
Common Area Bed)**




Purpose: Provide pricing to remove and replace any struggling or dead plant materials.

Process: Sunrise to remove struggling Flax Lily plants. Sunrise to supply and install +/- 20 #3 Flax Lily plants in pictured bed. Pricing includes and needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$450.50

OK 



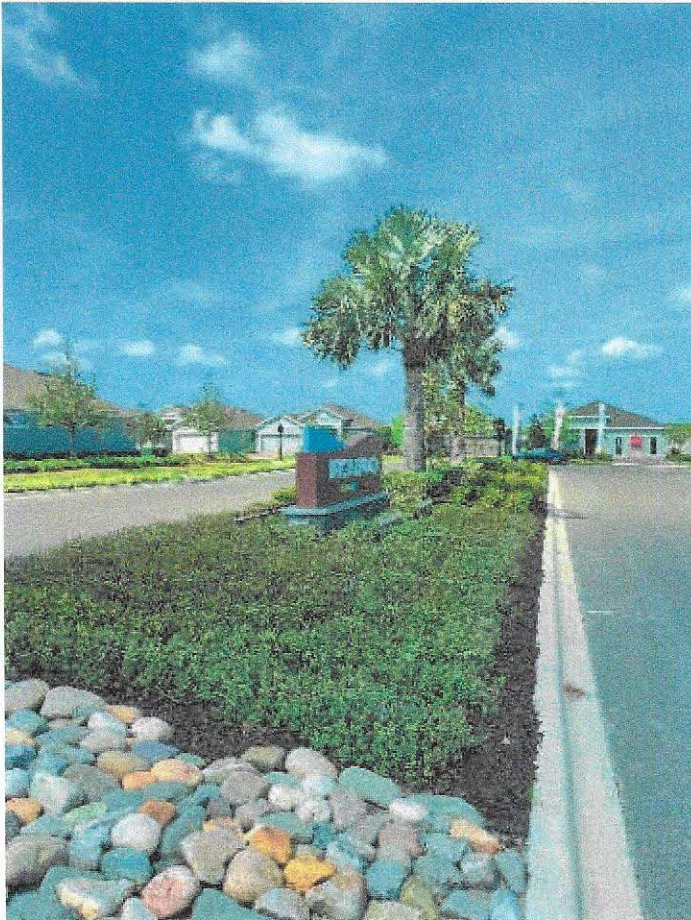
Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 3/13/2023

Brightwood Plant Replacements 2023 (Center Island Entrance)



Purpose: Provide pricing to install an additional Bismark palm.

Process: Sunrise to supply and install (1) 18" caliper Bismark palm tree in space between sign and round stones. Pricing includes staking as well as any needed mulch touch up and irrigation adjustments.

Result: Plant bed renovated as needed.

PROJECT TOTAL: \$2,872.00

A handwritten signature in blue ink, appearing to be 'AK' followed by a stylized flourish and two dots.

Terms & Conditions

By



Tom Bryant

Date

3/13/2023

Sunrise Landscape

By



Date

3/13/2023

North River Ranch

**North River Ranch Improvement
Stewardship District**

Payment Authorizations Nos. 019 – 022

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization 019 - 022

PA #	Description	Amount	Total
19	Advanced Aquatic Services	\$ 4,750.00	
	Clean Sweep Parking Maintenance	\$ 85.00	
	Clearview Land Design	\$ 1,957.79	
	Envera	\$ 867.59	
		\$ 360.50	
	Frontier	\$ 678.34	
	Jan-Pro of Manasota	\$ 215.70	
		\$ 820.70	
		\$ 1,342.50	
	Kutak Rock	\$ 1,268.50	
	Macrolease Corporation	\$ 1,529.00	
	McClatchy Company	\$ 72.54	
	Manatee County Utilities Department	\$ 1,485.91	
		\$ 136.90	
		\$ 237.69	
		\$ 172.98	
		\$ 334.26	
		\$ 89.39	
		\$ 837.54	
		\$ 50.00	
		\$ 174.38	
		\$ 71.08	
		\$ 30.00	
	Peace River Electric Cooperative	\$ 1,222.09	
		\$ 1,514.01	
		\$ 30.92	
		\$ 67.37	

		\$ 1,160.08	
		\$ 39.91	
		\$ 54.56	
		\$ 66.05	
		\$ 88.37	
		\$ 41.90	
		\$ 773.50	
		\$ 45.32	
		\$ 764.00	
		\$ 2,465.64	
		\$ 34.73	
		\$ 798.73	
		\$ 1,389.10	
		\$ 61.33	
	PFM Group Consulting	\$ 9.24	
		\$ 25.40	
	S&G Pools	\$ 700.00	
		\$ 900.00	
	Sunrise Landscaping	\$ 35,904.29	
		\$ 35,904.29	
	Verizon Wireless	\$ (211.24)	
			\$101,417.88
20	Ballenger Irrigation	\$ 750.00	
	Daystar Exterior Cleaning	\$ 1,250.00	
		\$ 800.00	
	Frontier	\$ 713.51	
	Jan-Pro of Manasota	\$ 47.24	
	Jones & Sons Pest Control	\$ 145.00	
		\$ 80.00	
	Peace River Electric Cooperative	\$ 29.34	
	Spectrum	\$ 127.28	
	Sunrise Landscape	\$ 2,267.73	

		\$ 2,470.00	
		\$ 520.00	
		\$ 1,950.00	
		\$ 1,606.50	
		\$ 1,440.00	
		\$ 1,176.00	
		\$ 3,683.75	
		\$ 1,026.00	
		\$ 1,006.00	
		\$ 79.50	
	Supervisor Fees - 03/08/2023 Meeting	\$ 200.00	
	Dale Weidemiller	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley		
	Valley National Bank	\$ 720.15	
	WTS International	\$ 625.00	
		\$ 220.52	
			\$23,733.52
21	Aqua Plumbing & Air	\$ 393.00	
		\$ 228.00	
	Florida Road Race Management	\$ 931.00	
	Manatee County Utilities Department	\$ 50.00	
	PFM Group Consulting	\$ 5,833.33	
	SignPro Studios	\$ 2,710.00	
	WTS International	\$ 1,787.50	
		\$ 122.47	
		\$ 575.67	
		\$ 28.62	
		\$ 400.00	
			\$13,059.59
22	Advanced Aquatic Services	\$ 831.00	

	Spectrum	\$ 118.58	
	Stantec Consulting Services	\$ 6,839.86	
	Suburban Propane	\$ 527.85	
	WTS International	\$ 22.13	
		\$ 167.04	
		\$ 121.87	
		\$ 121.87	
		\$ 121.87	
		\$ 2,031.25	
		\$ 2,623.07	
			\$13,526.39
		Total	\$151,737.38

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 019

3/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services March Lake Maintenance	10548517	\$ 4,750.00	FY 2023
2	Clean Sweep Parking Maintenance Power Sweeping February 2, 2023	50921	\$ 85.00	FY 2023
3	Clearview Land Design Services Through 02/17/2023	23-03728	\$ 1,957.79	FY 2023
4	Envera April Grand Reserve Video Monitoring April Riverfield Video Monitoring	725839 725890	\$ 867.59 \$ 360.50	FY 2023 FY 2023
5	Frontier Pavilion Services 02/23/2023 - 03/22/2023	Acct: 941-776-9088-032320-5	\$ 678.34	FY 2023
6	Jan-Pro of Manasota Brightwood Cleaning Supplies Riverfield Cleaning Brightwood Cleaning	1094 75613 75665	\$ 215.70 \$ 820.70 \$ 1,342.50	FY 2023 FY 2023 FY 2023
7	Kutak Rock General Counsel Through 01/31/2023	3181690	\$ 1,268.50	FY 2023
8	Macrolease Corporation February/March Lease Installments	29458 31523	\$ 1,529.00	FY 2023
9	McClatchy Company Legal Advertising on 02/01/2023 ; Ad: IPL0107079	181016	\$ 72.54	FY 2023
10	Manatee County Utilities Department 11510 Little River Way ; Service 01/19/2023 - 02/15/2023 8905 Grand River Parkway 11539 Little River Way 8410 Arrow Creek Drive 8475 Fort Hamer Road 11706 Sawyer Lane 8414 Arrow Creek Drive ; Service 01/19/2023 - 02/16/2023 11812 Camp Creek Trail ; Deposit 9903 Cross River Trail 9545 Weymouth Terrace 10023 Cross River Trail	Acct: 312296-162425 Acct: 312296-164615 Acct: 312296-164711 Acct: 319545-168938 Acct: 338845-169394 Acct: 338845-169395 Acct: 312296-170584 Acct: 342099-178426 Acct: 342099-178427 Acct: 342099-179510 Acct: 342099-180539	\$ 1,485.91 \$ 136.90 \$ 237.69 \$ 172.98 \$ 334.26 \$ 89.39 \$ 837.54 \$ 50.00 \$ 174.38 \$ 71.08 \$ 30.00	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
11	Peace River Electric Cooperative 11510 Little River Way ; Service 01/16/2023 - 02/16/2023 Grand River Pkwy ; Service 01/16/2023 - 02/16/2023 11539 Little River Way ; Service 01/16/2023 - 02/16/2023 8905 Grand River Pkwy ; Service 01/16/2023 - 02/16/2023 Lot Decorative Lights ; Service 01/16/2023 - 02/16/2023 8410 Arrow Creek Dr ; Service 01/16/2023 - 02/16/2023 11705 Sawyer Ln ; Service 01/16/2023 - 02/16/2023 8404 Canyon Creek Trl ; Service 01/16/2023 - 02/16/2023 11712 Moccasin Wallow Rd ; Service 01/16/2023 - 02/16/2023	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011 Acct: 168751013	\$ 1,222.09 \$ 1,514.01 \$ 30.92 \$ 67.37 \$ 1,160.08 \$ 39.91 \$ 54.56 \$ 66.05 \$ 88.37	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023

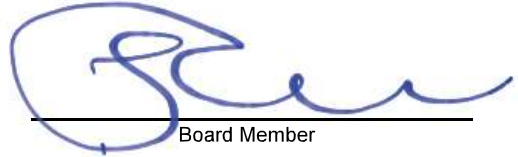
**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 019

3/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
11	Peace River Electric Cooperative, cont.			
	11750 Little River Way ; Service 01/16/2023 - 02/16/2023	Acct: 168751014	\$ 41.90	FY 2023
	8414 Arrow Creek Dr ; Service 01/16/2023 - 02/16/2023	Acct: 168751015	\$ 773.50	FY 2023
	8010 Ft Hamer Rd ; Service 01/16/2023 - 02/16/2023	Acct: 168751016	\$ 45.32	FY 2023
	Grande Reserve Ph1A-2 Lot Lights ; Service 01/16/2023 - 02/16/2023	Acct: 168751017	\$ 764.00	FY 2023
	Morgan's Glen Decorative Lights PH 1; Service 01/16/2023 - 02/16/2023	Acct: 168751020	\$ 2,465.64	FY 2023
	Morgan's Glen Decorative Lighting Ph3A ; Service 01/16/2023 - 02/16/2023	Acct: 168751021	\$ 34.73	FY 2023
	Decorative Lighting NRR Ph1D East ; Service 01/16/2023 - 02/16/2023	Acct: 168751023	\$ 798.73	FY 2023
	Decorative Lighting NRR Ph1B2 ; Service 01/16/2023 - 02/16/2023	Acct: 168751024	\$ 1,389.10	FY 2023
	8890 Ft Hamer Rd ; Service 01/22/2023 - 02/21/2023	Acct: 195716001	\$ 61.33	FY 2023
12	PFM Group Consulting			
	January Reimbursables	OE-EXP-02-2023-17	\$ 9.24	FY 2023
	January Reimbursables	OE-EXP-02-2023-34	\$ 25.40	FY 2023
13	S&G Pools			
	Riverfield March Pool Service	03123	\$ 700.00	FY 2023
	Brightwood March Pool Service	03236	\$ 900.00	FY 2023
14	Sunrise Landscape			
	January Landscaping Maintenance	9300	\$ 35,904.29	FY 2023
	February Landscaping Maintenance	9702	\$ 35,904.29	FY 2023
15	Verizon Wireless			
	Acct: 642468079-00001 ; Services 01/24/2023 - 02/23/2023	9928467633	\$ (211.24)	FY 2023
TOTAL			\$ 101,417.88	

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 020

3/10/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Ballenger Irrigation March Controller Management	23127	\$ 750.00	FY 2023
2	Daystar Exterior Cleaning March Brightwood Cleaning	17563	\$ 1,250.00	FY 2023
	March Riverfield Cleaning	17564	\$ 800.00	FY 2023
3	Frontier Services 03/03/2023 - 04/02/2023	Acct: 941-776-0433-093021-5	\$ 713.51	FY 2023
4	Jan-Pro of Manasota Riverfield Cleaning Supplies	1109	\$ 47.24	FY 2023
5	Jones & Sons Pest Control Brightwood Pavilion Pest Control	Acct: 23467	\$ 145.00	FY 2023
	Riverfield Verandah Pest Control	Acct: 23483	\$ 80.00	FY 2023
6	Peace River Electric Cooperative 11362 Rolling Fork Trl; Service 01/24/2023 - 02/24/2023	Acct: 168751025	\$ 29.34	FY 2023
7	Spectrum 11510 Little River Way ; Service 02/28/2023 - 03/27/2023	0007149022823	\$ 127.28	FY 2023
8	Sunrise Landscape January Irrigation Inspection	9485	\$ 2,267.73	FY 2023
	Brightwood Sabal Palm Removal	9628	\$ 2,470.00	FY 2023
	Brightwood Mule Palm Removal	9630	\$ 520.00	FY 2023
	Grand River Parkway Pine Tree Removal	9631	\$ 1,950.00	FY 2023
	Fort Hamer Road Shrub Replacement	9703	\$ 1,606.50	FY 2023
	Riverfield Entrance Shrub Replacement	9704	\$ 1,440.00	FY 2023
	Fort Hamer Road Shrub Replacement	9705	\$ 1,176.00	FY 2023
	Sawyer Road Shrub Replacement	9706	\$ 3,683.75	FY 2023
	Fort Hamer Road Shrub Replacement	9707	\$ 1,026.00	FY 2023
	Verandah Entrance Shrub Replacement	9708	\$ 1,006.00	FY 2023
	Verandah Pool Shrub Replacement	9709	\$ 79.50	FY 2023
9	Supervisor Fees - 03/08/2023 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
10	Valley National Bank VISA Statement Closing Date 02/28/2023	Acct: 9466	\$ 720.15	FY 2023

RECEIVED

By Amanda Lane at 11:37 am, Mar 13, 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 020

3/10/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
11	WTS International			
	Expense Reimbursement February 2023	12362516	\$ 625.00	FY 2023
	Expense Reimbursement February 2023	12362624	\$ 220.52	FY 2023
TOTAL			\$ 23,733.52	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

RECEIVED

By Amanda Lane at 11:37 am, Mar 13, 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 021

3/17/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Aqua Plumbing & Air			
	Gym AC Unit Drain Maintenance	573114	\$ 393.00	FY 2023
	Amenity Center Ceiling Fan Installation	573285	\$ 228.00	FY 2023
2	Florida Road Race Management			
	North River Ranch 5K Run Services on 03/11/2023	—	\$ 931.00	FY 2023
3	Manatee County Utilities Department			
	10148 Spruce River Trail	Acct: 342099-180541	\$ 50.00	FY 2023
4	PFM Group Consulting			
	DM Fee: March 2023	DM-03-2023-34	\$ 5,833.33	FY 2023
5	SignPro Studios			
	Dog Park & Fire Pit Signs	378-2023	\$ 2,710.00	FY 2023
6	WTS International			
	October Management Fee / Insurance	12347675	\$ 1,787.50	FY 2023
	Payroll - Pay Period 01/16/2023 - 01/31/2023	12361317	\$ 122.47	FY 2023
	Payroll - Pay Period 02/16/2023 - 02/28/2023	12364040	\$ 575.67	FY 2023
	Monthly Background Checks	12364119	\$ 28.62	FY 2023
	Expense Reimbursement March 2023	12364206	\$ 400.00	FY 2023

TOTAL \$ 13,059.59

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

RECEIVED

By Amanda Lane at 9:50 am, Mar 20, 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Payment Authorization No. 022

3/23/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services Pond #28 Midge Fly Larvicide Application	10548565	\$ 831.00	FY 2023
2	Spectrum 8414 Arrow Creek Drive Services 03/15/2023 - 04/14/2023	7909031523	\$ 118.58	FY 2023
3	Stantec Consulting Services Engineering Services Through 03/03/2023	2055396	\$ 6,839.86	FY 2023
4	Suburban Propane Brightwood Fire Pit Fuel	455308	\$ 527.85	FY 2023
5	WTS International Expense Reimbursement February 2023	12364763	\$ 22.13	FY 2023
	Travel Reimbursement February 2023	12364952	\$ 167.04	FY 2023
	January Management Fee / Insurance Differential	12365129	\$ 121.87	FY 2023
	February Management Fee / Insurance Differential	12365130	\$ 121.87	FY 2023
	March Management Fee / Insurance Differential	12365131	\$ 121.87	FY 2023
	April Management Fee / Insurance	12365227	\$ 2,031.25	FY 2023
	Payroll - Pay Period 03/01/2023 - 03/15/2023	12365289	\$ 2,623.07	FY 2023

TOTAL \$ 13,526.39


Secretary / Assistant Secretary


Board Member

North River Ranch Improvement Stewardship District

Funding Requests Nos. 229 – 252

Funding Requests 229-252

FR #	Description	Amount	Total
229			
Amenity	Atlantic TNG	\$ 7,645.60	
		\$ 12,352.85	
		\$ 6,016.35	
		\$ 12,806.00	
		\$ 9,604.50	
		\$ 7,667.45	
			\$56,092.75
230			
Dog Park	Egolf Land Services	\$ 3,050.00	
	Kompan	\$ 3,833.75	
			\$6,883.75
231			
Phase Entry	CRS Building Corporation	\$ 35,061.30	
			\$35,061.30
232			
Fort Hamer	Clearview Land Design	\$ 3,180.00	
	Sunrise Landscape	\$ 39,410.74	
	Terracon Consultants	\$ 12,220.00	
			\$54,810.74
233			
Fortress	Clearview Land Design	\$ 77.50	
		\$ 815.00	
			\$892.50
234			
Morgan's Glen	Kompan	\$ 3,005.92	
	Stewarts's Tree Service	\$ 31,050.00	
			\$34,055.92
235			
NRR ISD	Kutak Rock	\$ 2,891.80	
			\$2,891.80
236			
Phase 3	Clearview Land Services	\$ 420.00	
			\$420.00
237			

Phase 4	Clearview Land Design	\$ 1,140.00	
	County Materials	\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 7,440.00	
		\$ 8,145.00	
		\$ 3,690.00	
		\$ 7,824.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,580.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,280.00	
		\$ 8,040.00	
		\$ 8,580.00	
		\$ 8,580.00	
		\$ 10,330.00	
		\$ 9,030.00	
		\$ 10,330.00	
	Halff	\$ 135.63	
			\$174,644.63
238			
Wildleaf	Claerview Land Design	\$ 7,220.00	
	David Kersey	\$ 600.00	
	Premier Outdoor Lighting	\$ 5,800.00	
	Stewart's Tree Service	\$ 7,850.00	
			\$21,470.00
239			
Phase 4	County Materials	\$ 8,575.00	
		\$ 8,575.00	
			\$ 17,150.00
240			
Amenity	Atlantic TNG	\$ 10,179.25	
		\$ (14.25)	
	GeoPoint Surveying	\$ 910.00	
	Ron Litts	\$ 800.00	
			\$ 11,875.00
241			
Dog Park	Bay Area Bobcat	\$ 2,250.00	

			\$ 2,250.00
242			
Fort Hamer	WillScot	\$ 1,416.66	
	Woodruff & Sons	\$ 696,563.46	
			\$ 697,980.12
243			
Fortress	Avid Trails	\$ 8,040.00	
			\$ 8,040.00
244			
Morgan's Glen	Bay Area Bobcat	\$ 2,045.73	
	OnSight Industries	\$ 1,055.00	
	Pro-Team Plumbing	\$ 1,100.00	
	Taylor Concrete Designs	\$ 1,000.00	
			\$ 5,200.73
245			
Phase 4	Atlantic TNG	\$ 13,390.25	
		\$ 12,523.85	
		\$ 5,098.65	
		\$ 5,233.55	
		\$ 5,112.90	
		\$ 7,425.20	
		\$ 9,658.65	
	County Materials	\$ 7,740.00	
	Driggers Engineering Services	\$ 13,630.50	
		\$ 8,251.00	
	Mike Armstrong Landscaping	\$ 110,647.80	
	Ripa & Associates	\$ 181,746.40	
		\$ 263,686.05	
		\$ 188,419.43	
		\$ 383,243.53	
		\$ 171,414.36	
			\$ 1,387,222.12
246			
Wildleaf	Ameritt	\$ 128.94	
	OnSight Industries	\$ 64,484.70	
			\$ 64,613.64
247			
Amenity	Atlantic TNG	\$ 10,839.50	
		\$ 10,839.50	

	CRS Building Corporation	\$ 34,370.00	
	LRK	\$ 3,655.00	
			\$ 59,704.00
248			
Dog Park	Dewberry Engineers	\$ 725.00	
			\$ 725.00
249			
Fortress	Final Approach Consulting	\$ 4,200.00	
			\$ 4,200.00
250			
Morgan's Glen	Woodruff & Sons	\$ 209,714.14	
			\$ 209,714.14
251			
Phase 4	Atlantic TNG	\$ 7,842.25	
		\$ 7,378.65	
		\$ 12,445.00	
		\$ 8,835.95	
			\$ 36,501.85
252			
Wildleaf	Booth Design Group	\$ 830.00	
	Dewberry Engineers	\$ 4,216.50	
	Lester M Neely III	\$ 12,900.00	
	LRK	\$ 2,299.00	
			\$ 20,245.50
		Grand Total	\$2,912,645.49

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 229


3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>AMENITY</u>				
1	Atlantic TNG			
	Construction Materials	147489	\$ 7,645.60	FY 2023
	Construction Materials	147488	\$ 12,352.85	FY 2023
	Construction Materials	147461	\$ 6,016.35	FY 2023
	Construction Materials	147460	\$ 12,806.00	FY 2023
	Construction Materials	147435	\$ 9,604.50	FY 2023
	Construction Materials	147434	\$ 7,667.45	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 56,092.75



Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 230

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>DOG PARK</u>				
1	Egolf Land Services Parking Lot - Small Washed Shell Installation	1114	\$ 3,050.00	FY 2023
2	Kompan Dog Park Benches	INV115158	\$ 3,833.75	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 6,883.75	

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 231

3/3/2023

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

1	CRS Building Corporation Camp Creek Pay Application 4 Through 02/28/2023	—	\$ 35,061.30	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 35,061.30


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 232

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	Clearview Land Design Fort Hamer Road 2nd Extension Services Through 02/17/2023	23-03733	\$ 3,180.00	FY 2023
2	Sunrise Landscape Fort Hamer Rd Ext Ph 1 Pay Application #5 Through 02/28/2023	—	\$ 39,410.74	FY 2023
3	Terracon Consultants Bella Lago to Road FF Services Through 02/11/2023	TI11106	\$ 12,220.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 54,810.74


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 233

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORTRESS				
1	Clearview Land Design			
	Fortress Phases 4C & 4D Design & Permitting Services Through 02/17/2023	23-03730	\$ 77.50	FY 2023
	Fortress Amenity Site Mass Grade Services Through 02/17/2023	23-03731	\$ 815.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 892.50


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 234

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>MORGAN'S GLEN</u>				
1	Kompan Playground Borders and Ramps	INV114631	\$ 3,005.92	FY 2023
2	Stewart's Tree Service Phases 1B & 3B Trees	17609	\$ 31,050.00	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 34,055.92	


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 235

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Kutak Rock Jon M Hall Construction Dispute Through 01/31/2023	3181692	\$ 2,891.80	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,891.80



Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 236

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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PHASE 3

1	Clearview Land Design Phase 3A Townhomes Services Through 02/17/2023	23-03734	\$ 420.00	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 420.00

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT


Funding Request No. 237

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 4</u>				
1	Clearview Land Design			
	NRR Phase 4-A Services Through 02/17/2023	23-03735	\$ 1,140.00	FY 2023
2	County Materials			
	Phase 4C Construction Materials	159795-28	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-29	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-30	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-31	\$ 7,440.00	FY 2023
	Phase 4C Construction Materials	159795-32	\$ 8,145.00	FY 2023
	Phase 4C Construction Materials	159795-33	\$ 3,690.00	FY 2023
	Phase 4C Construction Materials	159795-34	\$ 7,824.00	FY 2023
	Phase 4C Construction Materials	159795-35	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-36	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-37	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-38	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-43	\$ 8,580.00	FY 2023
	Phase 4C Construction Materials	159795-39	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-40	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-41	\$ 8,280.00	FY 2023
	Phase 4C Construction Materials	159795-42	\$ 8,040.00	FY 2023
	Phase 4C Construction Materials	159795-44	\$ 8,580.00	FY 2023
	Phase 4C Construction Materials	159795-45	\$ 8,580.00	FY 2023
	Phase 4C Construction Materials	159795-46	\$ 10,330.00	FY 2023
	Phase 4C Construction Materials	159795-47	\$ 9,030.00	FY 2023
	Phase 4C Construction Materials	159795-48	\$ 10,330.00	FY 2023
3	Halff			
	Services Through 02/12/2023	10090859	\$ 135.63	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 174,644.63

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT


Funding Request No. 238

3/3/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>WILDLEAF</u>				
1	Clearview Land Design Phase 4 Services Through 02/17/2023	23-03729	\$ 7,220.00	FY 2023
2	David Kersey Washed Out Culvert Repairs	401288	\$ 600.00	FY 2023
3	Premier Outdoor Lighting Amenity Lighting - 50% Deposit	22826	\$ 5,800.00	FY 2023
4	Stewart's Tree Service Live Oak Trees	17741	\$ 7,850.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 21,470.00

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 239

3/10/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 4</u>				
1	County Materials			
	Phase 4C Construction Materials	159795-50	\$ 8,575.00	FY 2023
	Phase 4C Construction Materials	159795-51	\$ 8,575.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 17,150.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 240

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>AMENITY</u>				
1	Atlantic TNG			
	Construction Materials	147577	\$ 10,179.25	FY 2023
	Construction Materials	147684	\$ (14.25)	FY 2023
2	GeoPoint Surveying			
	Miscellaneous Surveying Services	75288	\$ 910.00	FY 2023
3	Ron Litts			
	Site Inspection and Tree Health Recommendations	310237	\$ 800.00	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 11,875.00	

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 241

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>DOG PARK</u>				
1	Bay Area Bobcat Dog Park Bench Assembly and Installation	39	\$ 2,250.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,250.00

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 242

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	WillScot 60x12 Mobile Office Rental 03/15/2023 - 04/11/2023	9017137599	\$ 1,416.66	FY 2023
2	Woodruff & Sons Fort Hamer Rd 2nd Extension Pay Application #10 Through 02/28/2023	2763-10	\$ 696,563.46	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 697,980.12

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 243

3/17/2023


Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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FORTRESS

1	Avid Trails			
	Pump Track / Bicycle Playground Safety Course	CD Track/Bike-02	\$ 8,040.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 8,040.00

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 244

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>MORGAN'S GLEN</u>				
1	Bay Area Bobcat Riverfield Control Structure Painting	40	\$ 2,045.73	FY 2023
2	OnSight Industries Mailbox Relocation	006-23-337179-1	\$ 1,055.00	FY 2023
3	Pro-Team Plumbing Riverfield Townhomes Park Backflow Installation	52288	\$ 1,100.00	FY 2023
4	Taylor Concrete Designs Table Tennis Patch Installation	1075	\$ 1,000.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 5,200.73

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 245

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	Atlantic TNG			
	Phase 4C Construction Materials	147653	\$ 13,390.25	FY 2023
	Phase 4C Construction Materials	147631	\$ 12,523.85	FY 2023
	Phase 4C Construction Materials	147679	\$ 5,098.65	FY 2023
	Phase 4C Construction Materials	147695	\$ 5,233.55	FY 2023
	Phase 4C Construction Materials	147694	\$ 5,112.90	FY 2023
	Phase 4C Construction Materials	147712	\$ 7,425.20	FY 2023
	Phase 4C Construction Materials	147731	\$ 9,658.65	FY 2023
2	County Materials			
	Phase 4C Construction Materials	159795-49	\$ 7,740.00	FY 2023
3	Driggers Engineering Services			
	Phase 4C Materials Testing Through 01/27/2023	SAL16260	\$ 13,630.50	FY 2023
	Phase 4C Materials Testing Through 02/21/2023	SAL16297	\$ 8,251.00	FY 2023
4	Mike Armstrong Landscaping			
	NRR 4A & 4B Pay Application 9 Through 03/10/2023	—	\$ 110,647.80	FY 2023
5	RIPA & Associates			
	Phase 4C Amenity Center Pay Application 2 Through 02/28/2023	01-2137-02	\$ 181,746.40	FY 2023
	Phase 4C1 Pay Application 5 Through 02/28/2023	01-2119-05	\$ 263,686.05	FY 2023
	Phases 4A & 4B Pay Application 21REV Through 02/28/2023	01-2022-21REV	\$ 188,419.43	FY 2023
	Phases 4A & 4B Pay Application 22RET Through 02/28/2023	01-2022-22RET	\$ 383,243.53	FY 2023
	Phase 4B Pay Application 12REV Through 02/28/2023	01-2083-12REV	\$ 171,414.36	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,387,222.12

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT


Funding Request No. 246

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>WILDLEAF</u>				
1	Ameritt Phase 4B Plat Document Printing	23-060	\$ 128.94	FY 2023
2	OnSight Industries Phase 4B Street Signs	006-21-294525-1	\$ 64,484.70	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 64,613.64	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 247

3/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>AMENITY</u>				
1	Atlantic TNG			
	Construction Materials	147809	\$ 10,839.50	FY 2023
	Construction Materials	147785	\$ 10,839.50	FY 2023
2	CRS Building Corporation			
	NRR Amenities Permit Fees	2023-01-01	\$ 34,370.00	FY 2023
3	LRK			
	Engineering Services Through 02/28/2023	04.20020.00-20	\$ 3,655.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 59,704.00

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 248

3/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>DOG PARK</u>				
1	Dewberry Engineers Engineering Services Through 02/24/2023	2254859	\$ 725.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 725.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 249

3/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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FORTRESS

1	Final Approach Consulting Pre-Construction Design Review Services	1363	\$ 4,200.00	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 4,200.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 250

3/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>MORGAN'S GLEN</u>				
1	Woodruff & Sons Phases 1C & 2B Pay Application #12 Through 02/28/2023	2758-12	\$ 209,714.14	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 209,714.14

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 251

3/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 4</u>				
1	Atlantic TNG			
	Phase 4C Construction Materials	147811	\$ 7,842.25	FY 2023
	Phase 4C Construction Materials	147810	\$ 7,378.65	FY 2023
	Phase 4C Construction Materials	147761	\$ 12,445.00	FY 2023
	Phase 4C Construction Materials	147786	\$ 8,835.95	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 36,501.85

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

RECEIVED

By Amanda Lane at 5:38 pm, Mar 27, 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 252

3/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>WILDLEAF</u>				
1	Booth Design Group Phase 4A & 4B Landscape Design Services	3482	\$ 830.00	FY 2023
2	Dewberry Engineers Phase 4 A & 4B Services Through 02/24/2023	2254856	\$ 4,216.50	FY 2023
3	Lester M Neely III Phase 4B Park Wetland Tree Removal	2023-059	\$ 12,900.00	FY 2023
4	LRK Wildleaf Entry Features Services Through 02/28/2023	04.20020.01-5	\$ 2,299.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 20,245.50

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

North River Ranch Improvement Stewardship District

District Financial Statements

North River Ranch Improvement SD

Statement of Financial Position

As of 1/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>									
<u>Current Assets</u>									
General Checking Account	\$1,223,121.08								\$1,223,121.08
Cash on Hand - Fieldstone O&M	35,882.05								35,882.05
Assessments Receivable	507,062.30								507,062.30
Prepaid Expenses	6,113.52								6,113.52
Deposits	10,608.98								10,608.98
Cash on Hand - NRR CDD O&M	7,708.72								7,708.72
Assessments Receivable		\$419,188.54							419,188.54
Due From Other Funds		523,070.43							523,070.43
Debt Service Reserve (Series 2019)		166,058.44							166,058.44
Debt Service Reserve (Series 2019-MG)		91,059.88							91,059.88
Revenue (Series 2019)		442,885.84							442,885.84
Revenue (Series 2019-MG)		146,041.72							146,041.72
Prepayment A2 (Series 2019-MG)		336,559.87							336,559.87
Sinking Fund (Series 2019-MG)		0.03							0.03
Debt Service Reserve A1 (Series 2020)			\$224,050.00						224,050.00
Debt Service Reserve A2 (Series 2020)			105,210.00						105,210.00
Debt Service Reserve A3 (Series 2020)			100,106.25						100,106.25
Revenue A1, A2 (Series 2020)			8,224.96						8,224.96
Revenue A3 (Series 2020)			4.22						4.22
Prepayment A2 (Series 2020)			782,703.19						782,703.19
Sinking Fund A1 (Series 2020)			0.06						0.06
Revenue (Series 2021B)				\$1,959.78					1,959.78
Prepayment (Series 2021B)				195,669.17					195,669.17
Accounts Receivable - Due from Developer					\$2,777,225.30				2,777,225.30
Due From Other Funds					81,266.14				81,266.14
Acquisition/Constr (Series 2019)					98,941.26				98,941.26
Acquisition/Constr (Series 2019-MG)					27,866.35				27,866.35
Restricted Acq/Constr (Series 2019-MG)					21,674.82				21,674.82
Acquisition/Constr A1, A2 (Series 2020)						\$2,737.33			2,737.33
Acquisition/Constr A3 (Series 2020)						10.05			10.05
Acquisition/Constr (Series 2021B)							\$129,228.48		129,228.48
Total Current Assets	\$1,790,496.65	\$2,124,864.75	\$1,220,298.68	\$197,628.95	\$3,006,973.87	\$2,747.38	\$129,228.48	\$0.00	\$8,472,238.76

North River Ranch Improvement SD

Statement of Financial Position

As of 1/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Investments</u>									
Amount Available in Debt Service Funds								\$2,600,533.41	\$2,600,533.41
Amount To Be Provided								31,849,466.59	31,849,466.59
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,450,000.00	\$34,450,000.00
Total Assets	\$1,790,496.65	\$2,124,864.75	\$1,220,298.68	\$197,628.95	\$3,006,973.87	\$2,747.38	\$129,228.48	\$34,450,000.00	\$42,922,238.76
<u>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Accounts Payable	\$307,316.94								\$307,316.94
Due To Other Funds	286,589.38								286,589.38
Deferred Revenue	507,062.30								507,062.30
Deferred Revenue		\$419,188.54							419,188.54
Accounts Payable					\$2,895,584.14				2,895,584.14
Retainage Payable					447,391.40				447,391.40
Deferred Revenue					2,821,120.30				2,821,120.30
Retainage Payable						\$557,262.26			557,262.26
Retainage Payable							\$588,807.05		588,807.05
Total Current Liabilities	\$1,100,968.62	\$419,188.54	\$0.00	\$0.00	\$6,164,095.84	\$557,262.26	\$588,807.05	\$0.00	\$8,830,322.31
<u>Long Term Liabilities</u>									
Revenue Bonds Payable - Long-Term								\$34,450,000.00	\$34,450,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,450,000.00	\$34,450,000.00
Total Liabilities	\$1,100,968.62	\$419,188.54	\$0.00	\$0.00	\$6,164,095.84	\$557,262.26	\$588,807.05	\$34,450,000.00	\$43,280,322.31

North River Ranch Improvement SD

Statement of Financial Position

As of 1/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Net Assets</u>									
Net Assets - General Government	(\$97,779.21)								(97,779.21)
Current Year Net Assets - General Government	787,307.24								787,307.24
Net Assets - General Government		\$0.00							0.00
Current Year Net Assets, Unrestricted		1,705,676.21							1,705,676.21
Net Assets - General Government			\$0.00						0.00
Current Year Net Assets, Unrestricted			1,220,298.68						1,220,298.68
Net Assets - General Government				\$0.00					0.00
Current Year Net Assets, Unrestricted				197,628.95					197,628.95
Net Assets, Unrestricted					(\$1,128,700.13)				(1,128,700.13)
Current Year Net Assets, Unrestricted					(2,028,421.84)				(2,028,421.84)
Net Assets, Unrestricted						\$0.00			0.00
Current Year Net Assets - General Government						(554,514.88)			(554,514.88)
Net Assets, Unrestricted							\$0.00		0.00
Current Year Net Assets, Unrestricted							(459,578.57)		(459,578.57)
Total Net Assets	<u>\$689,528.03</u>	<u>\$1,705,676.21</u>	<u>\$1,220,298.68</u>	<u>\$197,628.95</u>	<u>(\$3,157,121.97)</u>	<u>(\$554,514.88)</u>	<u>(\$459,578.57)</u>	<u>\$0.00</u>	<u>(\$358,083.55)</u>
Total Liabilities and Net Assets	<u>\$1,790,496.65</u>	<u>\$2,124,864.75</u>	<u>\$1,220,298.68</u>	<u>\$197,628.95</u>	<u>\$3,006,973.87</u>	<u>\$2,747.38</u>	<u>\$129,228.48</u>	<u>\$34,450,000.00</u>	<u>\$42,922,238.76</u>

North River Ranch Improvement SD

Statement of Activities

As of 1/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues									
On-Roll Assessments	\$868,278.08								\$868,278.08
Off-Roll Assessments	300,240.09								300,240.09
Developer Contributions	155,299.47								155,299.47
Other Income & Other Financing Sources	48,772.42								48,772.42
Inter-Fund Transfers In	115.00								115.00
On-Roll Assessments		\$866,310.39							866,310.39
Off-Roll Assessments		381,610.19							381,610.19
Other Assessments		337,908.40							337,908.40
Other Income & Other Financing Sources		890,820.09							890,820.09
Off-Roll Assessments			\$356,421.68						356,421.68
Other Assessments			790,921.55						790,921.55
Other Income & Other Financing Sources			429,379.19						429,379.19
Off-Roll Assessments				\$12,475.41					12,475.41
Other Assessments				196,628.80					196,628.80
Other Income & Other Financing Sources				158,323.31					158,323.31
Developer Contributions					\$3,362,420.91				3,362,420.91
Other Income & Other Financing Sources					61,302.29				61,302.29
Inter-Fund Transfers In					(115.00)				(115.00)
Other Income & Other Financing Sources							\$107,156.00		107,156.00
Total Revenues	\$1,372,705.06	\$2,476,649.07	\$1,576,722.42	\$367,427.52	\$3,423,608.20	\$0.00	\$107,156.00	\$0.00	\$9,324,268.27
Expenses									
Supervisor Fees	\$5,000.00								\$5,000.00
Public Officials' Liability Insurance	7,807.00								7,807.00
Trustee Services	17,948.57								17,948.57
Management	23,333.32								23,333.32
Engineering	19,656.03								19,656.03
Dissemination Agent	3,750.00								3,750.00
Property Appraiser	26,048.34								26,048.34
District Counsel	7,804.82								7,804.82
Arbitrage Calculation	1,000.00								1,000.00
Travel and Per Diem	763.16								763.16
Postage & Shipping	1,125.72								1,125.72
Copies	1,058.85								1,058.85
Legal Advertising	449.28								449.28
Miscellaneous	214.14								214.14
Office Supplies	370.00								370.00
Property Taxes	245.13								245.13
Dues, Licenses, and Fees	175.00								175.00
Lifestyle Staff	9,390.75								9,390.75
Resident Services	17,002.79								17,002.79
Electric	30,218.63								30,218.63

North River Ranch Improvement SD

Statement of Activities

As of 1/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Clubhouse Electric	6,940.24								6,940.24
Water Reclaimed	5,119.16								5,119.16
Amenity - Telephone	127.36								127.36
Amenity - Cable TV	6,363.37								6,363.37
Amenity - Pool Maintenance	6,400.00								6,400.00
Amenity - Janitorial	9,807.69								9,807.69
Amenity - Pest Control	170.00								170.00
Amenity - Fitness Equipment Leasing	2,224.00								2,224.00
Amenity - Envera Security	26,503.28								26,503.28
Amenity - Firepits	190.00								190.00
Amenity - Capital Outlay	1,311.75								1,311.75
General Insurance	9,544.00								9,544.00
Property & Casualty Insurance	22,782.00								22,782.00
Other Insurance	1,752.00								1,752.00
Irrigation	16,412.14								16,412.14
Lake Maintenance	11,700.00								11,700.00
Landscaping Maintenance & Material	112,163.98								112,163.98
Landscape Improvements	50,547.20								50,547.20
Fertilizer / Pesticides	11,390.38								11,390.38
Flower & Plant Replacement	875.00								875.00
Contingency	52,673.32								52,673.32
Equipment Repair & Maintenance	1,065.06								1,065.06
Capital Expenditures	47,155.00								47,155.00
Cleaning	8,561.00								8,561.00
Lighting	261.63								261.63
Property Appraiser		\$25,989.31							25,989.31
Principal Payment - Series 2019-MG		295,000.00							295,000.00
Interest Payment - Series 2019		246,695.00							246,695.00
Interest Payment - Series 2019-MG		203,295.00							203,295.00
Interest Payment - Series 2020 A1			\$151,112.50						151,112.50
Interest Payment - Series 2020 A2			105,210.00						105,210.00
Interest Payment - Series 2020 A3			100,106.25						100,106.25
Principal Payment - Series 2021B				\$155,000.00					155,000.00
Interest Payment - Series 2021B				14,800.00					14,800.00
Engineering					\$373,163.38				373,163.38
District Counsel					19,487.60				19,487.60
Contingency					5,059,380.97				5,059,380.97
Engineering						\$440.00			440.00
Contingency						554,074.92			554,074.92
Contingency							\$566,734.77		566,734.77
Total Expenses	\$585,401.09	\$770,979.31	\$356,428.75	\$169,800.00	\$5,452,031.95	\$554,514.92	\$566,734.77	\$0.00	\$8,455,890.79

North River Ranch Improvement SD

Statement of Activities

As of 1/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$3.30								\$3.30
Interest Income		\$6.45							6.45
Interest Income			\$5.01						5.01
Interest Income				\$1.43					1.43
Interest Income					\$1.88				1.88
Interest Income						\$0.04			0.04
Interest Income							\$0.20		0.20
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3.30</u>	<u>\$6.45</u>	<u>\$5.01</u>	<u>\$1.43</u>	<u>\$1.88</u>	<u>\$0.04</u>	<u>\$0.20</u>	<u>\$0.00</u>	<u>\$18.31</u>
Change In Net Assets	\$787,307.27	\$1,705,676.21	\$1,220,298.68	\$197,628.95	(\$2,028,421.87)	(\$554,514.88)	(\$459,578.57)	\$0.00	\$868,395.79
Net Assets At Beginning Of Year	<u>(\$97,779.21)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,128,700.13)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,226,479.34)</u>
Net Assets At End Of Year	<u><u>\$689,528.06</u></u>	<u><u>\$1,705,676.21</u></u>	<u><u>\$1,220,298.68</u></u>	<u><u>\$197,628.95</u></u>	<u><u>(\$3,157,122.00)</u></u>	<u><u>(\$554,514.88)</u></u>	<u><u>(\$459,578.57)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$358,083.55)</u></u>

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 01/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 868,278.08	\$ 360,964.00	\$ 507,314.08	\$ 1,082,892.00	80.18%
Off-Roll Assessments	300,240.09	201,601.68	98,638.41	604,805.00	49.64%
Developer Contribution	155,299.47	-	155,299.47	-	
Other Income & Other Financing Sources	48,772.42	-	48,772.42	-	
Net Revenues	\$ 1,372,590.06	\$ 562,565.68	\$ 810,024.38	\$ 1,687,697.00	81.33%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00	\$ 12,000.00	41.67%
POL Insurance	7,807.00	4,816.00	2,991.00	14,448.00	54.04%
Trustee Services	17,948.57	7,500.00	10,448.57	22,500.00	79.77%
District Management	23,333.32	23,333.32	-	70,000.00	33.33%
Engineering	19,656.03	11,666.68	7,989.35	35,000.00	56.16%
Field Management	-	8,333.32	(8,333.32)	25,000.00	0.00%
Dissemination Agent	3,750.00	6,666.68	(2,916.68)	20,000.00	18.75%
Property Appraiser	26,048.34	11,280.00	14,768.34	33,840.00	76.98%
District Counsel	7,804.82	6,666.68	1,138.14	20,000.00	39.02%
Assessment Administration	-	3,666.68	(3,666.68)	11,000.00	0.00%
Audit	-	5,666.68	(5,666.68)	17,000.00	0.00%
Arbitrage Calculation	1,000.00	1,000.00	-	3,000.00	33.33%
Travel and Per Diem	763.16	-	763.16	-	
Telephone	-	66.68	(66.68)	200.00	0.00%
Postage & Shipping	1,125.72	166.68	959.04	500.00	225.14%
Copies	1,058.85	-	1,058.85	-	
Legal Advertising	449.28	1,666.68	(1,217.40)	5,000.00	8.99%
Miscellaneous	214.14	6,666.68	(6,452.54)	20,000.00	1.07%
Office Supplies	370.00	-	370.00	-	
Property Taxes	245.13	33.32	211.81	100.00	245.13%
Web Site Maintenance	-	305.00	(305.00)	915.00	0.00%
Dues, Licenses, and Fees	175.00	258.32	(83.32)	775.00	22.58%
Maintenance Staff	-	19,500.00	(19,500.00)	58,500.00	0.00%
Lifestyle Staff	9,390.75	46,172.32	(36,781.57)	138,517.00	6.78%
Resident Services	17,002.79	7,333.32	9,669.47	22,000.00	77.29%
Total General & Administrative Expenses	\$ 143,142.90	\$ 176,765.04	\$ (33,622.14)	\$ 530,295.00	26.99%
Field Operations					
Electric	\$ 30,218.63	\$ 16,666.68	\$ 13,551.95	\$ 50,000.00	60.44%
Water Reclaimed	-	7,000.00	(7,000.00)	21,000.00	0.00%
Wetland Monitoring	-	3,333.32	(3,333.32)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	8,333.32	(8,333.32)	25,000.00	0.00%
Wetland Mitigation	-	400.00	(400.00)	1,200.00	0.00%
Equipment Rental	-	2,780.00	(2,780.00)	8,340.00	0.00%
General Insurance	9,544.00	-	9,544.00	-	
Property & Casualty Insurance	22,782.00	12,471.32	10,310.68	37,414.00	60.89%
Other Insurance	1,752.00	-	1,752.00	-	
Irrigation	16,412.14	6,000.00	10,412.14	18,000.00	91.18%

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 01/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
Field Operations - Continued					
Lake Maintenance	\$ 11,700.00	\$ 44,704.32	\$ (33,004.32)	\$ 134,113.00	8.72%
Landscape Maintenance & Material	112,163.98	90,000.00	22,163.98	270,000.00	41.54%
Landscape Improvements	50,547.20	40,000.00	10,547.20	120,000.00	42.12%
Fertilizer / Pesticides	11,390.38	-	11,390.38	-	
Flower & Plant Replacement	875.00	-	875.00	-	
Contingency	52,673.32	3,333.32	49,340.00	10,000.00	526.73%
Equipment Repair and Maintenance	1,065.06	2,800.00	(1,734.94)	8,400.00	12.68%
Pest Control	-	11,666.68	(11,666.68)	35,000.00	0.00%
Capital Expenditures	47,155.00	10,000.00	37,155.00	30,000.00	157.18%
Street Sweeping	8,561.00	8,666.68	(105.68)	26,000.00	32.93%
Lighting	261.63	333.32	(71.69)	1,000.00	26.16%
Streetlights - Leasing	-	16,666.68	(16,666.68)	50,000.00	0.00%
Shared Bike Maintenance	-	5,000.00	(5,000.00)	15,000.00	0.00%
Total Field Operations	\$ 377,101.34	\$ 290,155.64	\$ 86,945.70	\$ 870,467.00	43.32%
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 4,344.67	\$ 4,000.00	\$ 344.67	\$ 12,000.00	36.21%
Clubhouse Water	3,767.23	833.32	2,933.91	2,500.00	150.69%
Clubhouse Phone	127.36	83.32	44.04	250.00	50.94%
Amenity - Cable TV / Internet / Wi-Fi	2,988.02	4,333.32	(1,345.30)	13,000.00	22.98%
Amenity - Landscape Maintenance	-	16,666.68	(16,666.68)	50,000.00	0.00%
Amenity - Irrigation Repairs	-	6,666.68	(6,666.68)	20,000.00	0.00%
Amenity - Pool Maintenance	3,600.00	3,600.00	-	10,800.00	33.33%
Pool equipment	-	500.00	(500.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	5,000.00	(5,000.00)	15,000.00	0.00%
Amenity - Interior Cleaning	6,366.71	5,703.32	663.39	17,110.00	37.21%
Amenity - Pest Control	90.00	10,666.68	(10,576.68)	32,000.00	0.28%
Amenity - Fitness Equipment Leasing	2,224.00	2,780.00	(556.00)	8,340.00	26.67%
Amenity - Security Monitoring	14,453.25	1,800.00	12,653.25	5,400.00	267.65%
Firepits	190.00	2,000.00	(1,810.00)	6,000.00	3.17%
Capital outlay	1,311.75	750.00	561.75	2,250.00	58.30%
Miscellaneous	-	341.68	(341.68)	1,025.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	\$ 39,462.99	\$ 65,725.00	\$ (26,262.01)	\$ 197,175.00	20.01%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 2,595.57	\$ 2,166.68	\$ 428.89	\$ 6,500.00	39.93%
Clubhouse Water	1,351.93	90.00	1,261.93	270.00	500.71%
Amenity - Cable TV / Internet / Wi-Fi	3,375.35	3,000.00	375.35	9,000.00	37.50%
Amenity - Landscape Maintenance	-	1,500.00	(1,500.00)	4,500.00	0.00%
Amenity - Pool Maintenance	2,800.00	2,800.00	-	8,400.00	33.33%
Pool equipment	-	500.00	(500.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	2,748.00	(2,748.00)	8,244.00	0.00%
Amenity - Interior Cleaning	3,440.98	3,282.68	158.30	9,848.00	34.94%
Amenity - Pest Control	80.00	-	80.00	-	
Amenity - Security Monitoring	12,050.03	1,800.00	10,250.03	5,400.00	223.15%

North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 01/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
Riverfield Verandah - Amenity - Continued					
Gate monitoring	\$ -	\$ 10,999.32	\$ (10,999.32)	\$ 32,998.00	0.00%
Capital outlay	-	700.00	(700.00)	2,100.00	0.00%
Miscellaneous	-	333.32	(333.32)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 25,693.86	\$ 29,920.00	\$ (4,226.14)	\$ 89,760.00	28.63%
Total Expenses	\$ 585,401.09	\$ 562,565.68	\$ 22,835.41	\$ 1,687,697.00	34.69%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 3.30	\$ -	\$ 3.30	\$ -	
Total Other Income (Expenses)	\$ 3.30	\$ -	\$ 3.30	\$ -	
Net Income (Loss)	\$ 787,192.27	\$ -	\$ 787,192.27	\$ -	

North River Ranch Improvement Stewardship District

Lifestyle Manager Report



From the experts at
WTS International, LifeStart
and Meet Hospitality

Monthly Summary Report

March 2023

Submitted by:

Crystal Scherer, Lifestyle Director

Alex Murphy, Senior Regional Director



PROGRAMMING

Movie on the Lawn



Friday, March 3rd
7pm
Brightwood Pavillion

Families and friends gather on the lawn to enjoy an outdoor movie. Complimentary popcorn will be available for a limited time. Don't forget to bring your chairs or picnic blanket!

Showing:



El Indio Tacos Y Snacks will be on site serving food from 5-7:30pm

Residents enjoyed A Bug's Life and free popcorn on the big screen and a food truck at the Brightwood Event Lawn.

Trail Run 5K & 1 Mi Fun Run

A poster for the North River Ranch Trail Run. It features the North River Ranch logo, a map of the trail, and details about the 5K Race (8:00am start) and 1 Mile Fun Run (9:00am start) on Saturday, March 11, 2023. It also mentions a chip-timed race, free admission for spectators, and free parking. The location is Dash's Bark Park, 9680 Ft. Hamer Road, Parrish, FL 34219. The website NorthRiverRanchTrailRun.com is listed. Sponsors include Pine Bluff, kb, The Village, NEAL COMMUNITIES, and CARDEL. A note at the bottom states: "Must be parked and be at start line by 7:45am. Visit NorthRiverRanchTrailRun.com for details."

Inaugural public event was a success with 120 run/walkers. Attendees enjoyed a DJ, food truck, lawn games and two Parrish Fire Trucks.

Spring Break Cool Off

A poster for the Spring Break Cool Off event. It features the text "JOIN US FOR OUR Spring Break Cool Off AT BRIGHTWOOD POOL" and "Tuesday, March 14, 2023 from 3:30-6:30PM". It also lists complimentary frozen treats, Ryan's Coffee House, D.K. Eats Food Truck, games, and prizes. The North River Ranch logo is at the bottom.

Residents and future homeowners under contract kicked off Spring Break with a coffee and food truck, complimentary popsicles, and fun contests at the Brightwood Pool.

St Paddy's Party

A poster for the St. Paddy's Party. It features the North River Ranch logo, the text "ST. PADDY'S PARTY", and "Friday, March 17th 6:00-8:00pm Brightwood Event Lawn". It also lists DJ Anthony Carollo, North River Pizza Truck, Blast Off Bounce Houses, Kids Crafts & Activities, and Games & Prizes. A photo of three children is included. The poster is decorated with a border of shamrocks.

Residents gathered on the Brightwood Event Lawn with a DJ, three bounce houses, a food truck, themed crafts and lawn games.

EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Fitness Bootcamp	Weekly: Thursdays from 5:30-6:30pm	5 registered
Movie on the Lawn: A Bug's Life	Friday, March 3rd from 5:00-8:00pm	~50 attended
NRR Trail Run	Saturday, March 11th from 8:00-10:00am	~150 attended
Spring Break Cool Off	Tuesday, March 14th from 3:30-6:30pm	~100 attended
St Paddy's Party	Friday, March 17th from 5:00-8:00pm	~175 attended
Director of Fun Meet & Greet	Saturday, March 18th from 12:00-2:00pm	5 attended
New Resident Orientation	Wednesday, March 22nd from 6:00-7:00pm	20 attended
Food Truck Friday	Friday, March 31 from 5:00-8:00pm	~80 attended

EVENTS & PROGRAMMING HIGHLIGHTS



FEEDBACK

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
POSITIVE	Hannah Barnholt on FB Spring Break Cool Off post: "One of the most fun events to date! Thanks for a great time!"	N/A
POSITIVE	Laurie Lynch on FB post regarding St Paddy's Party: "Crystal did a great job at our community event last night and in the 6 months that I have been here, this was the largest turn out I have seen. Ready for more!"	N/A
NEGATIVE	Resident who rented an amenity facility in February emailed upset that on the day of the party she was unable to reach staff and her husband had to unclog toilet himself.	<ul style="list-style-type: none">• Replied to resident apologizing and offering a credit towards future rental. Advised of correct number to call if an issue arises during a rental.• Now include day of contact information in reservation process & leave Director's card at facility after pre-event inspection/check in.• Worked with PFM to create process if urgent maintenance issue occurs during and after hours.

REQUESTS

REQUEST	JUSTIFICATION
Bike/scooter racks at amenity centers	Bikes and scooters are consistently laid on the ground outside of amenity center gates creating clutter and tripping hazards.
Pathway between Brightwood Playground and Event lawn	Residents are creating a foot path between Brightwood Playground and the event lawn through the landscaping. Mulch gets dispersed on the sidewalks and in the grass.
Portable PA System for Events	We would like to purchase a Fender Passport system or similar (Approximately \$800) for events. This is a quality piece of equipment that would be used several times a month and a great investment for the lifestyle program.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Fitness Bootcamp	Thursdays from 5:30-6:30pm
2nd Annual Spring Saturday: Egg Hunt, Easter Bunny, Petting Zoo, Face Painting, Crafts, Games, Sno Cone & Food Truck	4/8/23 from 10:00am-12:00pm
Food Truck Friday	4/14/23 from 5:00-8:00pm
New Resident Orientation	4/19/23 6:00-7:00pm
Earth Day Party for the Planet: Litter Pluck, Crafts, Games, Eco-Friendly Vendors & Food Truck	4/22/23 from 9:00am-12:00pm
Music in the Park: Paul Fournier on the Brightwood Event Lawn & Food Truck	4/28/23 from 5:00-8:00pm
CURRENT ACTION ITEMS	STATUS
Organizing resident social clubs & Recruiting Ambassadors: Run/Walk, Volleyball, Cornhole, BREW, Moms, Book Club & More	In Progress
May/June Events planning and vendor coordination	In Progress
Weekly business networking with coffee truck: Beginning in May meet weekly from 8:30-10am at Riverfield Verandah	In Progress
Adding fitness programming: Additional evening classes, morning classes and a monthly yoga class	In Progress
Partnership with Bradenton Marauders: Attending Father's Day Event, Hosting NRR Day at Marauders Game on 7/3	In Progress

THANK YOU.

