

# North River Ranch Improvement Stewardship District

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **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 Final Special Assessment Report *(provided under separate cover)*
- 3. Consideration of Resolution 2023-16, Assessment Resolution for Bond Series 2023 *(provided under separate cover)*
- 4. 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
- 5. Consideration of Driggers Geotech Proposal for Mass Grading Phase IV-F
- 6. Ratification of Sunrise Landscape Proposals for Brightwood Plant Replacements
- 7. Ratification of Payment Authorizations Nos. 019 – 022
- 8. Ratification of Funding Requests Nos. 229 – 252
- 9. 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**

Final Special Assessment Report  
*(provided under separate cover)*

**North River Ranch Improvement  
Stewardship District**

Resolution 2023-16,  
Assessment Resolution for Bond Series 2023  
*(provided under separate cover)*



**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 12<sup>th</sup> 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:**  
RULE AND REGULATIONS FOR AMENITY FACILITIES



**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<br>Increase to \$5 from \$25   |
| 5. RENTERS' PRIVILEGES                                 | Revised language of procedure<br>Increase to \$50 from \$10   |
| 6. GENERAL FACILITY PROVISIONS                         | Age 12-15 from 16<br>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<br>10:00 am – 8:00 pm<br>Change of staff present to 1 (one)<br>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<br>10:00 am – 5:00 pm and 6:00 pm – 9:00 pm to<br>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<br>Bullet 4 Change guest policy   |
| 12. POLICIES PARKS & PLAYGROUNDS                       | Bullet 2 Change guest policy<br>Bullet 16 added additional language for District<br>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.

**REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK**

## **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 4<sup>th</sup>, 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  
Mass Grading 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**

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

LAB-SAR\PROPOSALS\2023\FEB\SAL231987P

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

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

LAB-SAR\PROPOSALS\2023\FEB\SAL231987P

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

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

**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**

Sunrise Landscape Proposals for  
Brightwood Plant Replacements





**Customer:**

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

**Account Owner:**

Tom Bryant  
[tbryant@sunriselandscape.com](mailto:tbryant@sunriselandscape.com)  
Date: 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 

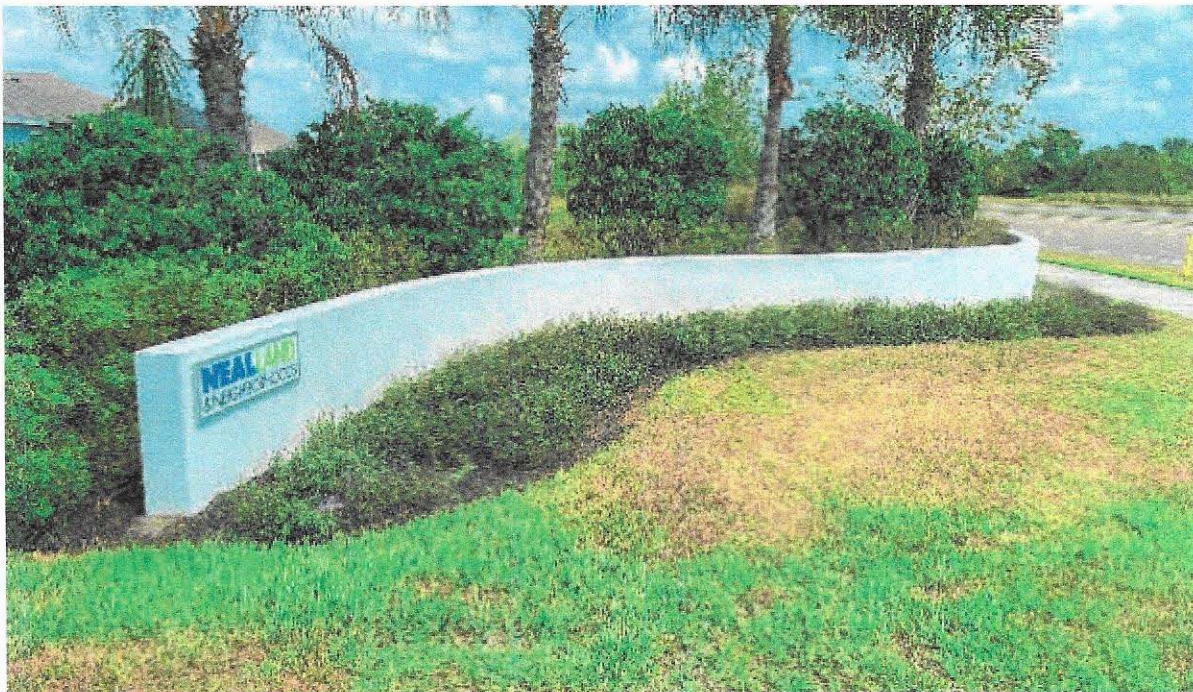


**Customer:**

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](mailto:cvarah@nealland.com)

**Account Owner:**

Tom Bryant  
[tbryant@sunriselandscape.com](mailto: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 





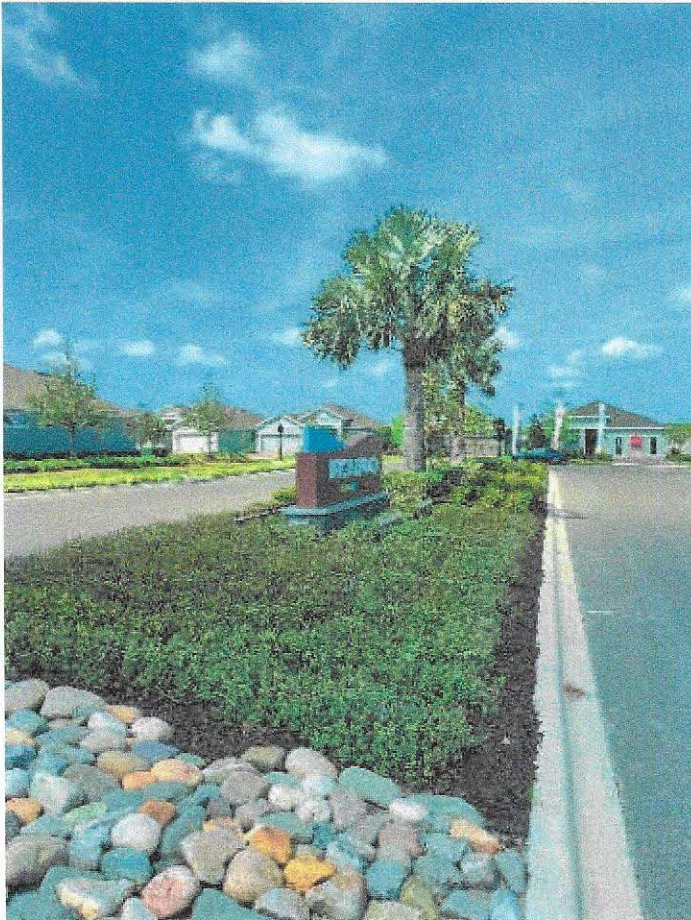
**Customer:**

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**





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	
	<b>Supervisor Fees - 03/08/2023 Meeting</b>	\$ 200.00	
	Dale Weidemiller	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley		
	<b>Valley National Bank</b>	\$ 720.15	
	<b>WTS International</b>	\$ 625.00	
		\$ 220.52	
			\$23,733.52
21	<b>Aqua Plumbing &amp; Air</b>	\$ 393.00	
		\$ 228.00	
	<b>Florida Road Race Management</b>	\$ 931.00	
	<b>Manatee County Utilities Department</b>	\$ 50.00	
	<b>PFM Group Consulting</b>	\$ 5,833.33	
	<b>SignPro Studios</b>	\$ 2,710.00	
	<b>WTS International</b>	\$ 1,787.50	
		\$ 122.47	
		\$ 575.67	
		\$ 28.62	
		\$ 400.00	
			\$13,059.59
22	<b>Advanced Aquatic Services</b>	\$ 831.00	

	<b>Spectrum</b>	<b>\$ 118.58</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 6,839.86</b>	
	<b>Suburban Propane</b>	<b>\$ 527.85</b>	
	<b>WTS International</b>	<b>\$ 22.13</b>	
		<b>\$ 167.04</b>	
		<b>\$ 121.87</b>	
		<b>\$ 121.87</b>	
		<b>\$ 121.87</b>	
		<b>\$ 2,031.25</b>	
		<b>\$ 2,623.07</b>	
			<b>\$13,526.39</b>
		<b>Total</b>	<b>\$151,737.38</b>

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 019

3/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Advanced Aquatic Services</b> March Lake Maintenance	10548517	\$ 4,750.00	FY 2023
2	<b>Clean Sweep Parking Maintenance</b> Power Sweeping February 2, 2023	50921	\$ 85.00	FY 2023
3	<b>Clearview Land Design</b> Services Through 02/17/2023	23-03728	\$ 1,957.79	FY 2023
4	<b>Envera</b> April Grand Reserve Video Monitoring April Riverfield Video Monitoring	725839 725890	\$ 867.59 \$ 360.50	FY 2023 FY 2023
5	<b>Frontier</b> Pavilion Services 02/23/2023 - 03/22/2023	Acct: 941-776-9088-032320-5	\$ 678.34	FY 2023
6	<b>Jan-Pro of Manasota</b> Brightwood Cleaning Supplies Riverfield Cleaning Brightwood Cleaning	1094 75613 75665	\$ 215.70 \$ 820.70 \$ 1,342.50	FY 2023 FY 2023 FY 2023
7	<b>Kutak Rock</b> General Counsel Through 01/31/2023	3181690	\$ 1,268.50	FY 2023
8	<b>Macrolease Corporation</b> February/March Lease Installments	29458 31523	\$ 1,529.00	FY 2023
9	<b>McClatchy Company</b> Legal Advertising on 02/01/2023 ; Ad: IPL0107079	181016	\$ 72.54	FY 2023
10	<b>Manatee County Utilities Department</b> 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	<b>Peace River Electric Cooperative</b> 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

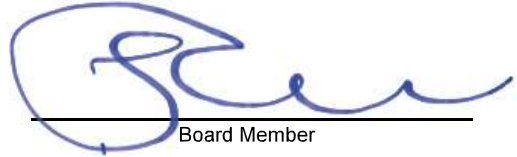
**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 019**

3/3/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>11</b>	<b>Peace River Electric Cooperative, cont.</b>			
	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
<b>12</b>	<b>PFM Group Consulting</b>			
	January Reimbursables	OE-EXP-02-2023-17	\$ 9.24	FY 2023
	January Reimbursables	OE-EXP-02-2023-34	\$ 25.40	FY 2023
<b>13</b>	<b>S&amp;G Pools</b>			
	Riverfield March Pool Service	03123	\$ 700.00	FY 2023
	Brightwood March Pool Service	03236	\$ 900.00	FY 2023
<b>14</b>	<b>Sunrise Landscape</b>			
	January Landscaping Maintenance	9300	\$ 35,904.29	FY 2023
	February Landscaping Maintenance	9702	\$ 35,904.29	FY 2023
<b>15</b>	<b>Verizon Wireless</b>			
	Acct: 642468079-00001 ; Services 01/24/2023 - 02/23/2023	9928467633	\$ (211.24)	FY 2023
<b>TOTAL</b>			<b>\$ 101,417.88</b>	

*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
<b>1</b>	<b>Ballenger Irrigation</b>			
	March Controller Management	23127	\$ 750.00	FY 2023
<b>2</b>	<b>Daystar Exterior Cleaning</b>			
	March Brightwood Cleaning	17563	\$ 1,250.00	FY 2023
	March Riverfield Cleaning	17564	\$ 800.00	FY 2023
<b>3</b>	<b>Frontier</b>			
	Services 03/03/2023 - 04/02/2023	Acct: 941-776-0433-093021-5	\$ 713.51	FY 2023
<b>4</b>	<b>Jan-Pro of Manasota</b>			
	Riverfield Cleaning Supplies	1109	\$ 47.24	FY 2023
<b>5</b>	<b>Jones &amp; Sons Pest Control</b>			
	Brightwood Pavilion Pest Control	Acct: 23467	\$ 145.00	FY 2023
	Riverfield Verandah Pest Control	Acct: 23483	\$ 80.00	FY 2023
<b>6</b>	<b>Peace River Electric Cooperative</b>			
	11362 Rolling Fork Trl; Service 01/24/2023 - 02/24/2023	Acct: 168751025	\$ 29.34	FY 2023
<b>7</b>	<b>Spectrum</b>			
	11510 Little River Way ; Service 02/28/2023 - 03/27/2023	0007149022823	\$ 127.28	FY 2023
<b>8</b>	<b>Sunrise Landscape</b>			
	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
<b>9</b>	<b>Supervisor Fees - 03/08/2023 Meeting</b>			
	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
<b>10</b>	<b>Valley National Bank</b>			
	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	<b>WTS International</b>			
	Expense Reimbursement February 2023	12362516	\$ 625.00	FY 2023
	Expense Reimbursement February 2023	12362624	\$ 220.52	FY 2023
<b>TOTAL</b>			<b>\$ 23,733.52</b>	

*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	<b>Aqua Plumbing &amp; Air</b>			
	Gym AC Unit Drain Maintenance	573114	\$ 393.00	FY 2023
	Amenity Center Ceiling Fan Installation	573285	\$ 228.00	FY 2023
2	<b>Florida Road Race Management</b>			
	North River Ranch 5K Run Services on 03/11/2023	—	\$ 931.00	FY 2023
3	<b>Manatee County Utilities Department</b>			
	10148 Spruce River Trail	Acct: 342099-180541	\$ 50.00	FY 2023
4	<b>PFM Group Consulting</b>			
	DM Fee: March 2023	DM-03-2023-34	\$ 5,833.33	FY 2023
5	<b>SignPro Studios</b>			
	Dog Park & Fire Pit Signs	378-2023	\$ 2,710.00	FY 2023
6	<b>WTS International</b>			
	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	<b>Advanced Aquatic Services</b> Pond #28 Midge Fly Larvicide Application	10548565	\$ 831.00	FY 2023
2	<b>Spectrum</b> 8414 Arrow Creek Drive Services 03/15/2023 - 04/14/2023	7909031523	\$ 118.58	FY 2023
3	<b>Stantec Consulting Services</b> Engineering Services Through 03/03/2023	2055396	\$ 6,839.86	FY 2023
4	<b>Suburban Propane</b> Brightwood Fire Pit Fuel	455308	\$ 527.85	FY 2023
5	<b>WTS International</b> 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**

*Vivian Carvalho*  
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			
<b>Amenity</b>	<b>Atlantic TNG</b>	\$ 7,645.60	
		\$ 12,352.85	
		\$ 6,016.35	
		\$ 12,806.00	
		\$ 9,604.50	
		\$ 7,667.45	
			<b>\$56,092.75</b>
230			
<b>Dog Park</b>	<b>Egolf Land Services</b>	\$ 3,050.00	
	<b>Kompan</b>	\$ 3,833.75	
			<b>\$6,883.75</b>
231			
<b>Phase Entry</b>	<b>CRS Building Corporation</b>	\$ 35,061.30	
			<b>\$35,061.30</b>
232			
<b>Fort Hamer</b>	<b>Clearview Land Design</b>	\$ 3,180.00	
	<b>Sunrise Landscape</b>	\$ 39,410.74	
	<b>Terracon Consultants</b>	\$ 12,220.00	
			<b>\$54,810.74</b>
233			
<b>Fortress</b>	<b>Clearview Land Design</b>	\$ 77.50	
		\$ 815.00	
			<b>\$892.50</b>
234			
<b>Morgan's Glen</b>	<b>Kompan</b>	\$ 3,005.92	
	<b>Stewarts's Tree Service</b>	\$ 31,050.00	
			<b>\$34,055.92</b>
235			
<b>NRR ISD</b>	<b>Kutak Rock</b>	\$ 2,891.80	
			<b>\$2,891.80</b>
236			
<b>Phase 3</b>	<b>Clearview Land Services</b>	\$ 420.00	
			<b>\$420.00</b>
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
<b><u>AMENITY</u></b>				
1	<b>Atlantic TNG</b>			
	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**

  
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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
<b><u>DOG PARK</u></b>				
1	<b>Egolf Land Services</b> Parking Lot - Small Washed Shell Installation	1114	\$ 3,050.00	FY 2023
2	<b>Kompan</b> Dog Park Benches	INV115158	\$ 3,833.75	FY 2023
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$ 6,883.75</b>	

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**

<b>1</b>	<b>CRS Building Corporation</b> 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**

*Venessa Ripoll*  
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
<b>FORT HAMER</b>				
1	<b>Clearview Land Design</b> Fort Hamer Road 2nd Extension Services Through 02/17/2023	23-03733	\$ 3,180.00	FY 2023
2	<b>Sunrise Landscape</b> Fort Hamer Rd Ext Ph 1 Pay Application #5 Through 02/28/2023	—	\$ 39,410.74	FY 2023
3	<b>Terracon Consultants</b> 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
<b>FORTRESS</b>				
1	<b>Clearview Land Design</b>			
	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
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**MORGAN'S GLEN**

1	<b>Kompan</b> Playground Borders and Ramps	INV114631	\$ 3,005.92	FY 2023
2	<b>Stewart's Tree Service</b> 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	<b>Kutak Rock</b> 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	<b>Clearview Land Design</b> 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
<b><u>PHASE 4</u></b>				
<b>1</b>	<b>Clearview Land Design</b>			
	NRR Phase 4-A Services Through 02/17/2023	23-03735	\$ 1,140.00	FY 2023
<b>2</b>	<b>County Materials</b>			
	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
<b>3</b>	<b>Halff</b>			
	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
<b><u>WILDLEAF</u></b>				
1	<b>Clearview Land Design</b> Phase 4 Services Through 02/17/2023	23-03729	\$ 7,220.00	FY 2023
2	<b>David Kersey</b> Washed Out Culvert Repairs	401288	\$ 600.00	FY 2023
3	<b>Premier Outdoor Lighting</b> Amenity Lighting - 50% Deposit	22826	\$ 5,800.00	FY 2023
4	<b>Stewart's Tree Service</b> 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
<b><u>PHASE 4</u></b>				
1	<b>County Materials</b>			
	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
<b><u>AMENITY</u></b>				
<b>1</b>	<b>Atlantic TNG</b>			
	Construction Materials	147577	\$ 10,179.25	FY 2023
	Construction Materials	147684	\$ (14.25)	FY 2023
<b>2</b>	<b>GeoPoint Surveying</b>			
	Miscellaneous Surveying Services	75288	\$ 910.00	FY 2023
<b>3</b>	<b>Ron Litts</b>			
	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
<b><u>DOG PARK</u></b>				
1	<b>Bay Area Bobcat</b> 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
<b>FORT HAMER</b>				
1	<b>WillScot</b> 60x12 Mobile Office Rental 03/15/2023 - 04/11/2023	9017137599	\$ 1,416.66	FY 2023
2	<b>Woodruff &amp; Sons</b> 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**

<b>1</b>	<b>Avid Trails</b>			
	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
<b><u>MORGAN'S GLEN</u></b>				
1	<b>Bay Area Bobcat</b> Riverfield Control Structure Painting	40	\$ 2,045.73	FY 2023
2	<b>OnSight Industries</b> Mailbox Relocation	006-23-337179-1	\$ 1,055.00	FY 2023
3	<b>Pro-Team Plumbing</b> Riverfield Townhomes Park Backflow Installation	52288	\$ 1,100.00	FY 2023
4	<b>Taylor Concrete Designs</b> 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
<b>PHASE 4</b>				
<b>1</b>	<b>Atlantic TNG</b>			
	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
<b>2</b>	<b>County Materials</b>			
	Phase 4C Construction Materials	159795-49	\$ 7,740.00	FY 2023
<b>3</b>	<b>Driggers Engineering Services</b>			
	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
<b>4</b>	<b>Mike Armstrong Landscaping</b>			
	NRR 4A & 4B Pay Application 9 Through 03/10/2023	—	\$ 110,647.80	FY 2023
<b>5</b>	<b>RIPA &amp; Associates</b>			
	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

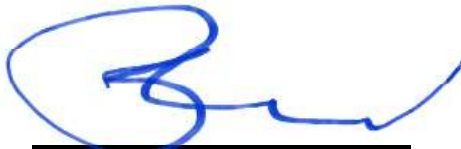
# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Funding Request No. 246

3/17/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>WILDLEAF</u></b>				
1	<b>Ameritt</b> Phase 4B Plat Document Printing	23-060	\$ 128.94	FY 2023
2	<b>OnSight Industries</b> Phase 4B Street Signs	006-21-294525-1	\$ 64,484.70	FY 2023
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$ 64,613.64</b>	

*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
<b><u>AMENITY</u></b>				
1	<b>Atlantic TNG</b>			
	Construction Materials	147809	\$ 10,839.50	FY 2023
	Construction Materials	147785	\$ 10,839.50	FY 2023
2	<b>CRS Building Corporation</b>			
	NRR Amenities Permit Fees	2023-01-01	\$ 34,370.00	FY 2023
3	<b>LRK</b>			
	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
<b><u>DOG PARK</u></b>				
1	<b>Dewberry Engineers</b> 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	<b>Final Approach Consulting</b> 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
<b><u>MORGAN'S GLEN</u></b>				
<b>1</b>	<b>Woodruff &amp; Sons</b> 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
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**PHASE 4**

<b>1</b>	<b>Atlantic TNG</b>			
	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
<b><u>WILDLEAF</u></b>				
1	<b>Booth Design Group</b> Phase 4A & 4B Landscape Design Services	3482	\$ 830.00	FY 2023
2	<b>Dewberry Engineers</b> Phase 4 A & 4B Services Through 02/24/2023	2254856	\$ 4,216.50	FY 2023
3	<b>Lester M Neely III</b> Phase 4B Park Wetland Tree Removal	2023-059	\$ 12,900.00	FY 2023
4	<b>LRK</b> 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

**RECEIVED**

By Amanda Lane at 5:38 pm, Mar 27, 2023

# **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	<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>\$0.00</u>	<u>\$8,472,238.76</u>

# 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
<b><u>Investments</u></b>									
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
<b>Total Assets</b>	<b>\$1,790,496.65</b>	<b>\$2,124,864.75</b>	<b>\$1,220,298.68</b>	<b>\$197,628.95</b>	<b>\$3,006,973.87</b>	<b>\$2,747.38</b>	<b>\$129,228.48</b>	<b>\$34,450,000.00</b>	<b>\$42,922,238.76</b>
<b><u>Liabilities and Net Assets</u></b>									
<b><u>Current Liabilities</u></b>									
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
<b><u>Long Term Liabilities</u></b>									
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
<b>Total Liabilities</b>	<b>\$1,100,968.62</b>	<b>\$419,188.54</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,164,095.84</b>	<b>\$557,262.26</b>	<b>\$588,807.05</b>	<b>\$34,450,000.00</b>	<b>\$43,280,322.31</b>

# 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
<b><u>Net Assets</u></b>									
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)
<b>Total Net Assets</b>	<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>
<b>Total Liabilities and Net Assets</b>	<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
<b>Revenues</b>									
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
<b>Expenses</b>									
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
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>									
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>
<b>Change In Net Assets</b>	\$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
<b>Net Assets At Beginning Of Year</b>	<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>
<b>Net Assets At End Of Year</b>	<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**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2023 Adopted Revised Budget</b>	<b>Percentage Used</b>
<b><u>Revenues</u></b>					
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	-	
<b>Net Revenues</b>	<b>\$ 1,372,590.06</b>	<b>\$ 562,565.68</b>	<b>\$ 810,024.38</b>	<b>\$ 1,687,697.00</b>	<b>81.33%</b>
<b><u>Expenditures</u></b>					
<b>General &amp; Administrative Expenses</b>					
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%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 143,142.90</b>	<b>\$ 176,765.04</b>	<b>\$ (33,622.14)</b>	<b>\$ 530,295.00</b>	<b>26.99%</b>
<b>Field Operations</b>					
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**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2023 Adopted Revised Budget</b>	<b>Percentage Used</b>
<b>Field Operations - Continued</b>					
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%
<b>Total Field Operations</b>	<b>\$ 377,101.34</b>	<b>\$ 290,155.64</b>	<b>\$ 86,945.70</b>	<b>\$ 870,467.00</b>	<b>43.32%</b>
<b>Brightwood Pavilion - Amenity</b>					
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%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 39,462.99</b>	<b>\$ 65,725.00</b>	<b>\$ (26,262.01)</b>	<b>\$ 197,175.00</b>	<b>20.01%</b>
<b>Riverfield Verandah - Amenity</b>					
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
<b>Riverfield Verandah - Amenity - Continued</b>					
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%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 25,693.86</b>	<b>\$ 29,920.00</b>	<b>\$ (4,226.14)</b>	<b>\$ 89,760.00</b>	<b>28.63%</b>
<b>Total Expenses</b>	<b>\$ 585,401.09</b>	<b>\$ 562,565.68</b>	<b>\$ 22,835.41</b>	<b>\$ 1,687,697.00</b>	<b>34.69%</b>
<b><u>Other Income (Expenses)</u></b>					
Interest Income	\$ 3.30	\$ -	\$ 3.30	\$ -	
<b>Total Other Income (Expenses)</b>	<b>\$ 3.30</b>	<b>\$ -</b>	<b>\$ 3.30</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 787,192.27</b>	<b>\$ -</b>	<b>\$ 787,192.27</b>	<b>\$ -</b>	

# **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



**NORTH RIVER**  
RANCH



# 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 at the top left. The text reads: 'CHIP TIMED RACE Free Admission for Spectators! Fun For All Ages! Free Parking!'. Below this, it says 'Saturday, March 11, 2023 8am - 11am\*'. The start/finish and parking location is 'Dash's Bark Park 9680 Fl. Hamer Road, Parrish, FL 34219'. The poster lists two events: '5K Race 8:00am Start' and '1 Mile Fun Run 9:00am Start'. It includes two maps showing the race routes. At the bottom, it says 'NorthRiverRanchTrailRun.com' and 'Thank You To Our Sponsors' with logos for Pine Bluff, kb, and others. A small note at the bottom says '\*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'. The date and time are 'Tuesday, March 14, 2023 from 3:30-6:30PM'. Below this, it lists 'COMPLIMENTARY FROZEN TREATS' and 'RYAN'S COFFEE HOUSE D.K. EATS FOOD TRUCK GAMES &amp; 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 at the top. The text reads 'ST. PADDY'S PARTY'. The date and time are 'Friday, March 17th 6:00-8:00pm'. The location is 'Brightwood Event Lawn'. Below this, it lists 'DJ Anthony Carollo', 'North River Pizza Truck', 'Blast Off Bounce Houses', 'Kids Crafts &amp; Activities', and 'Games &amp; Prizes'. A circular photo of three children is on the right. The poster is decorated with a border of green 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"><li>• Replied to resident apologizing and offering a credit towards future rental. Advised of correct number to call if an issue arises during a rental.</li><li>• Now include day of contact information in reservation process &amp; leave Director's card at facility after pre-event inspection/check in.</li><li>• Worked with PFM to create process if urgent maintenance issue occurs during and after hours.</li></ul>

# 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.**

