

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **June 14, 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: 2536 634 0209

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 May 10, 2023, Board of Supervisors' Meeting

Business Matters

2. Consideration of Fort Hamer 2nd Extension Project Letter of Recommendation of Award
3. Consideration of Advanced Aquatic Waterway Management Proposal for Additional Ponds
4. Ratification of Bay Area Bobcat Proposal for Brightwood French Drain
5. Ratification of Bay Area Bobcat Proposal for Wildleaf Sidewalk/Trail
6. Ratification of Bay Area Bobcat Proposal for Brightwood/ Warms Springs Washouts
7. Ratification of Bay Area Bobcat Proposal for Wildleaf Sod
8. Ratification of Bay Area Bobcat Proposal for Swing Set Sod Removal
9. Ratification of GeoPoint Proposal for NRR, Morgan's Glen 1C
10. Ratification of GeoPoint Proposal for NRR Amenity Pump Track
11. Ratification of Mike Armstrong CO No. 5 for NRR 4A & 4B
12. Ratification of Aqua Plumbing and Air Proposal for Dog Park
13. Ratification of Advanced Aquatic Services Midge Fly Larval Application Proposal
14. Ratification of Woodruff & Sons CO for Ft. Hamer 2nd Extension
15. Ratification of Trimmers Holiday Decor Proposal
16. Ratification of Payment Authorizations Nos. 027 – 031
17. Ratification of Funding Requests Nos. 275 – 284
18. Review of District Financial Statements

Other Business

Staff Reports



District Counsel
District Engineer
District Manager
Field Manager
Lifestyle Manager

Supervisor Requests and Comments

Adjournment



North River Ranch Improvement Stewardship District

Minutes of the May 10, 2023,
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, May 10, 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
John Blakley	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Jonathan Johnson	Kutak Rock LLP- District Counsel	(via phone)
Tom Panaseney	Neal Land & Neighborhoods	(via phone)
Rob Engel	Stantec	(via phone)
Jim Schier	Neal Communities	
John McKay	J.H. McKay LLC	
Crystal Scherer	Lifestyle Director	(via phone)
Chris Fisher	Clearview Land (joined meeting at 1:08 p.m.)	(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 1:01 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 April 12, 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 April 12, 2023 Board of Supervisors Meeting.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2023-18, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date [Suggested Date of August 9, 2023]

Ms. Carvalho noted that District staff and the Developer have reviewed the budget. Ms. Snow reviewed the Developer Contribution Lifestyle Services cost as well as the Field Operations cost. She mentioned that they gave great care to the contingency fund due to the storms that they experienced last year and set it as a replacement cost. The total net revenue is \$2,362,016.10.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2023-18, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date for August 9, 2023 at 1:00PM at this location.

Consideration of Resolution 2023-19, Ratifying Sale of Series 2023A Bonds

Mr. Johnson reviewed the resolution and parameters for the Board and noted that it would close out the related sale of Series 2023A Bonds transaction.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2023-19, Ratifying Sale of Series 2023A Bonds.

Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the North River Ranch ISD [Series 2023 Project]

Mr. Johnson reviewed this item for the Board and noted that it is a requirement by statute.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the North River Ranch ISD [Series 2023 Project].

Consideration of Irrigation Cost Share agreement between the North River Ranch ISD and North River Ranch HOA

Ms. Snow reviewed this item for the Board concerning Riverfield Townhome irrigation meter.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Irrigation Cost Share agreement between the North River Ranch ISD and North River Ranch HOA.

Consideration of Driggers Engineering Proposal for Testing, Engineering, and Inspection Services for NRR Phase 4F Infrastructure Construction

Mr. Engel stated that the total budget is \$67,733.00.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Driggers Engineering Proposal for Testing, Engineering, and Inspection Services for NRR Phase 4F Infrastructure Construction.

Consideration of Fort Hamer Second Extension Transfer (provided under separate cover)

Mr. Panaseney noted that the Fort Hamer second extension is nearing completion and that it provides access to District projects as well as a middle school site, this would transfer ownership from the Developer to the District, which upon completion, will be transferred to Manatee County. He asked that the deed go from Mr. Vogler to Mr. Johnson for final review.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Fort Hamer Second Extension Transfer.

Consideration of Discount Awnings Proposal

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Discount Awnings Proposal.

Ratification of Dog Waste Station Proposal from Doody Free 941

Ms. Snow noted that the 12 Dog Waste Stations were installed throughout the District.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Dog Waste Station Proposal from Doody Free 941.

Ratification FITREV Preventative Maintenance Agreement

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the FITREV Preventative Maintenance Agreement.

Ratification of Exterior Aspect LLC Proposal

Ms. Snow reviewed this item for the Board, it includes paving repairs and pool inspections.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Exterior Aspect LLC Proposal.

Ratification of GeoPoint Surveying Proposal for Wildleaf, Phase 4A

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the GeoPoint Surveying Proposal for Wildleaf, Phase 4A.

**Ratification of GeoPoint Surveying
Proposal for Morgan's Glen 1C**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the GeoPoint Surveying Proposal for Morgan's Glen 1C.

**Ratification of Bay area Bobcat Morgan's
Glen 3B Park Scraping Proposal**

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Bobcat Morgan's Glen 3B Park Scraping Proposal.

**Ratification of Payment Authorizations
Nos. 023 – 026**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified Payment Authorizations Nos. 023 – 026.

**Ratification of Funding Requests Nos.
253 – 272**

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Funding Request Nos. 253 – 272.

Review of District Financial Statements

The Board reviewed the District Financial Statements as of February 2023.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –	No report.
District Engineer –	No report.
District Manager –	Ms. Carvalho stated that the next meeting is scheduled for June 14, 2023 at 1:00 p.m.
Field Manager –	Ms. Carvalho provided a review pertaining the initial field report and work orders created. This report will be provided every month within the Agenda Package.
Lifestyle Manager –	Ms. Scherer provided an update on the activities that took place over the last few weeks including Spring Saturday. She also mentioned that communication of events will now be available at the Amenity Center. She mentioned that they are cracking down on the vandalism that has been occurring in the Amenity Center as well. The new Activities Attendant Jake Ormsby will start on May 19, 2023. The Board discussed amenity access and how that will continue to evolve as the District matures.

Audience Comments and Supervisor Requests

There were no additional comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the May 10, 2023 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:30 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch Improvement
Stewardship District**

Fort Hamer 2nd Extension Project
Letter of Recommendation of Award



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

June 7, 2023

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

File: 215616746 211

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

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

Reference: **Fort Hamer 2nd Extension Project – Landscape and Irrigation
Letter of Recommendation of Award**

Dear Mr. Williams:

On May 31, 2023, we received and opened two bids from pre-qualified firms for the Fort Hamer 2nd Extension – Landscape and Irrigation project. We received a bid from Mike Armstrong Landscaping Inc. for both the Landscape and Irrigation. We also received a bid from Irrigation Design Associates for irrigation only. Attached is a tabulation of the bids received. Since the Irrigation Design Associates bid was not a complete bid, we are not considering it for award.

Mike Armstrong Landscaping Inc. submitted the lowest Base Bid for \$910,748.66. We have reviewed the bid package provided and determined that it is responsive, and we find the Contractor acceptable to perform the work on this project based on the information received.

Therefore, we recommend that North River Ranch Improvement Stewardship District award the contract to Mike Armstrong Landscaping Inc. for the total bid of \$910,748.66.

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

Sincerely,

Stantec Consulting Services Inc.



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

Approved by NRR ISD Board

C: Vivian Carvalho, PFM
Venessa Ripoli, PFM
Tom Panaseny, Neal Land
Andy Richardson, Neal Land

Date

North River Ranch Improvement Stewardship District

Advance Aquatic Waterway
Management Proposal for
Additional Ponds



Waterway Management Proposal

For Additional Ponds at

North River Ranch

Improvement Stewardship District



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



June 8, 2023

North River Ranch Improvement Stewardship District
C/o PFM Group Consulting LLC
3501 Quadrangle Boulevard Suite 270
Orlando, FL 32817
Attn: Vivian Carvalho - Senior District Manager

Dear Vivian,

Thank you for the opportunity to submit our proposal for the management of the additional Stormwater ponds located at North River Ranch Improvement Stewardship District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 30 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Doug Agnew,

Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

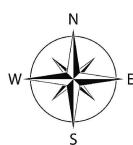
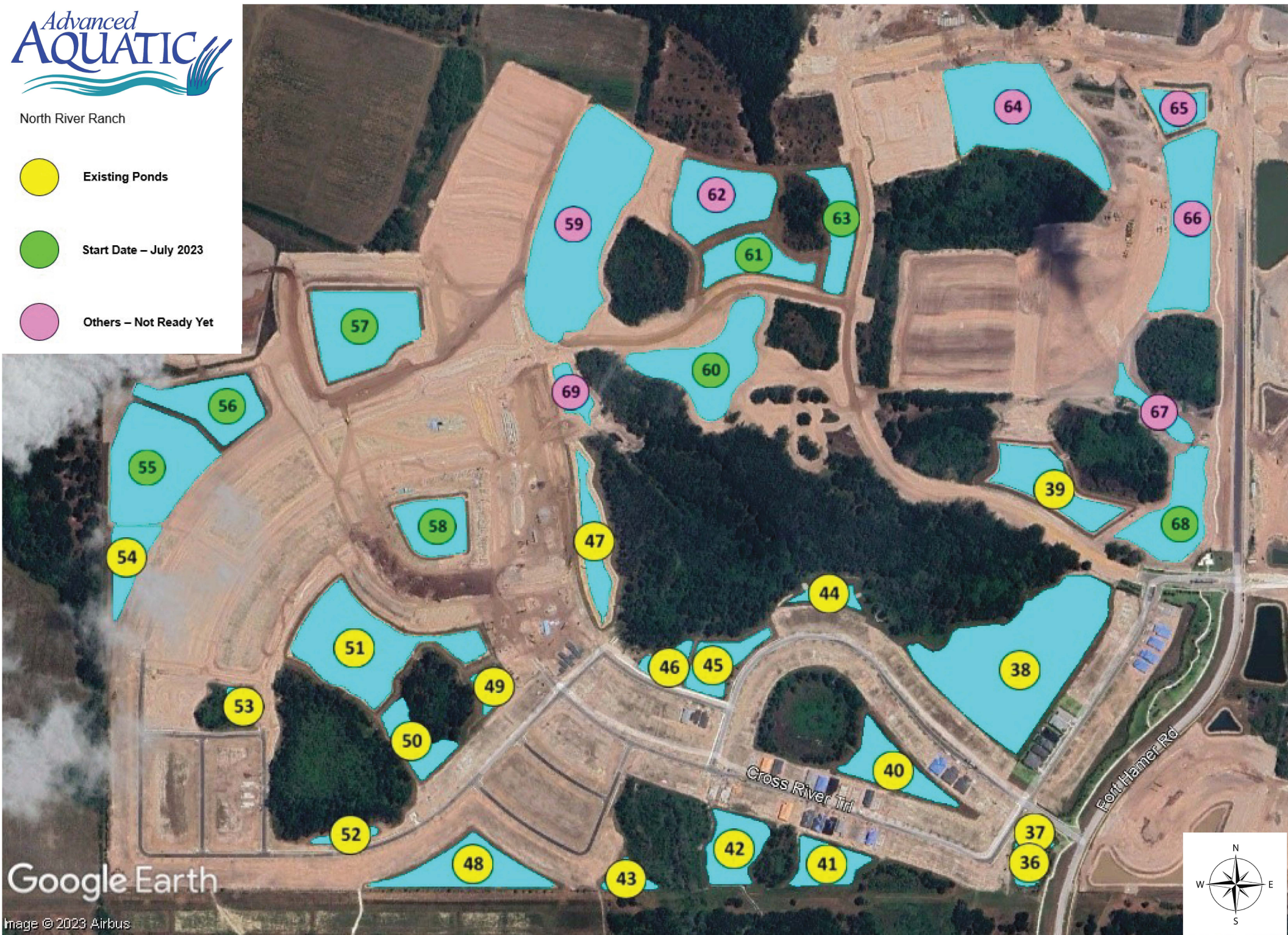
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North River Ranch

-  Existing Ponds
-  Start Date – July 2023
-  Others – Not Ready Yet





WATERWAY CHART

Client: North River Ranch Improvement Stewardship District

Survey Date: June 2023

WATERWAY	PERIMETER :	ACREAGE :
Pond 55	1,768'	4.65
Pond 56	1,556'	2.35
Pond 57	1,638'	3.74
Pond 58	1,048'	1.65
Pond 59	2,777'	8.35
Pond 60	1,032'	3.51
Pond 61	1,402'	1.61
Pond 62	1,479'	3.1
Pond 63	1,526'	1.51
Pond 64	2,364'	5.62
Pond 65	849'	0.87
Pond 66	2,211'	3.92
Pond 67	1,171'	0.71
Pond 68	1,715'	2.48
Pond 69	815'	0.66
Total: 15	23,351'	44.73

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REFERENCES

Bexley CDD	Bill Berthold	813-994-1001
Meadow Pointe IV CDD	Daryl Adams	813-933-5571
Reserve at Pradera CDD	Christina Newsome	813-533-2950
Highlands CDD	Jennifer Goldyn	813-652-2454
Riverbend West CDD	Bryan Schaub	813-533-5581
Copperstone CDD	Christina Newsome	813-533-2950
North River Ranch District	Pete Williams	813-625-4082
Heritage Lake - New Port Richey	Ray Geroux	727-376-0021
Villa Rosa	Katy Ricabel	813-600-1100
Villages of Bayport - Tampa	Jeannie Spencer	813-855-1051
Lansbrook Master Assoc.	Ed Anderson	727-943-7076
Bayou Club Community Association	Marty Burke	727-399-9672
Feather Sound Country Club	Mike Strube	727-433-4552
Carillon Park - Clearwater	Thomas White	727-290-9276
Brighton Bay - St. Petersburg	Dee Dee Rodriguez	727-799-8982
Placido Bayou - St. Petersburg	Fran Stifel	727-525-1147
Ventura Bay - Riverview	Mary Fritzler	727-451-7900

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1-800-491-9621



Proposal Date: 6/8/2023

ADDENDUM TO ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

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

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage an additional 8 ponds with a total shoreline of approximately 11,685 linear feet located at North River Ranch Improvement Stewardship District in Parrish, Florida.
- 2) A minimum of 24 inspections with treatment as required (2 visit per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Lakes:

Initial Treatment	N/A
Aquatic Weed and Algae Control	\$828.00
Shoreline Weed Control	Included
Management Reporting	Included
Total Monthly Investment	\$828.00

Payments shall be payable in equal and consecutive monthly installments of \$4,750.00. Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.

5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.

6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 6/8/2023

(North River Ranch Improvement Stewardship District, 2 of 2)

- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.
- 15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

Jack R. Anderson, President
For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

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

North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal
for Brightwood French Drain

**Prepared For**

PFM Group Consulting
3501 Quadrangle Blvd, Ste. 270
Orlando, florida 32817

Bay Area Bobcat

12402 Lago Way
Riverview, Florida 33579
Phone: (813) 927-2204
Email: JohnnyW2285@yahoo.com

Estimate # 18

Date 05/07/2023

Description	Total
-------------	-------

French drain Brightwood pool area	\$2,650.00
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Site location: Brightwood amenity center round-about

Site work:

*Install drain box along pavers next to hedges

*Dig appox. 4" wide ditch from hedges to curb along round about.

*Cut out small portion of curbing, install approx. 3" drainpipe from catch box to road

*Cover up drainpipe with dirt and sod, then re-pour concrete around end of pipe at roadside for proper water drainage

*Hand dig trench approx. 25' and possibly use sod cutter/ no heavy equipment (to prevent damages)

****EXCLUSIONS****

Not responsible for any damages to pavers/sidewalk or curbing.

Not responsible for Irrigation or Sod

Does not include fine grading or any ruts.

Handwritten signature: JW
5/11/23

Subtotal	\$2,650.00
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Total	\$2,650.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal
for Wildleaf Sidewalk/Trail

ESTIMATE

Lansdowne - NP Land Sec 6 - 300 Wildleaf 4A 4B CDD - 2280 - Sidewalks and Walks

Prepared For



PFM Group Consulting
3501 Quadrangle Blvd, Ste. 270
Orlando, florida 32817

Bay Area Bobcat

12402 Lago Way
Riverview, Florida 33579
Phone: (813) 927-2204
Email: JohnnyW2285@yahoo.com

Estimate # 17

Date 05/07/2023

Description	Total
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Concrete re-pour sidewalk/Trail	\$16,574.00
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Site Location: Wildleaf 4A Cross River Trail Rd. & End/Beginning of nature trail.

Projected Prep and form date: Thursday May 18th
concrete pour date: Tuesday May 23rd

Site Work:

*Scalp/dig out approx. 3" - 4" of shell base that was under old asphalt road. (approx. 9' -10' wide X 170' long)

*Load and haul all scrapings and dump on site (Where told to dump) (price does NOT include spreading scrapings at dump location) approx. 3-4 loads on dump trailer

*Re-grade shell base with laser transit

*Re-pour sidewalk, approx. 4" thick, 9' wide & 193' long to tie into existing asphalt path.

*Demo and remove existing apron and haul to closest concrete washout pit in community.

*Pump service to pump concrete from street to site location.

* New apron and 10' past apron concrete will be 6" thick and mesh wire installed in concrete.
6x6; 2.9x2.9 wire

*Need to have grade stakes ready and in place before or prior to Thursday, May 18th

EXCLUSIONS

*Damage to sod

*Damage to existing asphalt path/trail

Handwritten signature and date:
5/11/23

*Any irrigation damages

*Does NOT include final grading to neighboring future home lots.

*Line up Ripa to bring fill dirt over on prep date Thursday May 18th, If NOT...I can /will load and haul dirt from pile to job site if needed for additional charge.

Subtotal	\$16,574.00
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Total	\$16,574.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal
for Brightwood/Warm Springs Washouts

ESTIMATE

Lansdowne - Brightwood - 100 1C 1DW CDD - 0510 - Earthwork



Prepared For

PFM Group Consulting
3501 Quadrangle Blvd, Ste. 270
Orlando, florida 32817

Bay Area Bobcat

12402 Lago Way
Riverview, Florida 33579
Phone: (813) 927-2204
Email: JohnnyW2285@yahoo.com

Estimate # 21
Date 05/14/2023

Description	Total
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Washouts - fill in and sod	\$1,650.00
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Site location: Brightwood / Warm springs circle

Site work:

*Fill in several large washouts behind address: 9171 & 9181 Warm Springs Circle, using the builder's lot scrapping dirt from behind and in front of the houses.

* Deliver 2 pallets of Bahia sod and lay sod on dirt that filled in washouts.
- Sod will be approx. 800-900sq ft. (will cover as much dirt as possible)

***If more sod is wanted/needed, can be delivered and layed for additional cost.

***Not responsible for any broken items at the following addresses 9171 Warm Springs Circle & 9181 Warm Springs Circle

Subtotal	\$1,650.00
Total	\$1,650.00

Handwritten signature: JW 5/15/15

By signing this document, the customer agrees to the services and conditions outlined in this document.

North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal
for Wildleaf Sod

ESTIMATE

Lansdowne - Brightwood - 100 - 1C 1DW CDD - 0510 - Earthwork



Prepared For

PFM Group Consulting
3501 Quadrangle Blvd, Ste. 270
Orlando, florida 32817

Bay Area Bobcat

12402 Lago Way
Riverview, Florida 33579
Phone: (813) 927-2204
Email: JohnnyW2285@yahoo.com

Estimate # 22

Date 05/18/2023

Description	Total
Wildleaf Sod	\$450.00
Site Location: Cross River Trail Rd. /Nature Trail	
Site work: Deliver one pallet of Bahia sod and lay sod on the slope next to the new sidewalk/nature trail.	

Subtotal	\$450.00
Total	\$450.00

Handwritten signature: JW
Handwritten date: 5/19/23

By signing this document, the customer agrees to the services and conditions outlined in this document.

North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal
for Swing Set Sod Removal

ESTIMATE

Moccasin Wallow Associates - Morgan's Glen 160 - 1B/3B CDD -1910 - Amenities



Prepared For

PFM Group Consulting
3501 Quadrangle Blvd, Ste. 270
Orlando, florida 32817

Bay Area Bobcat

12402 Lago Way
Riverview, Florida 33579
Phone: (813) 927-2204
Email: JohnnyW2285@yahoo.com

Estimate # 26

Date 05/28/2023

Description	Total
-------------	-------

Remove sod -Swing set area	\$800.00
----------------------------	----------

Site Location: Riverfield Townhome

Site Work: Remove 2 strips of remaining grass from swing set area inside mulch rails.

Will bring skid steer and dump trailer to load and haul grass scrapings and dump on site where told.

If needed I will remove mulch rails and reset when finished.

Exclusions:

- Not responsible for damage to sod.
- Not responsible for fine grading ruts left from machine.
- Not responsible for damage to landscaping or irrigation.
- not responsible for damage to any curbing or sidewalk.

Subtotal	\$800.00
-----------------	----------

Total	\$800.00
--------------	-----------------

Ben
6/1/23

By signing this document, the customer agrees to the services and conditions outlined in this document.

North River Ranch Improvement Stewardship District

GeoPoint Proposal
For NRR, Morgan's Glen C



PROPOSAL/AUTHORIZATION FOR WORK

Moccasin Wallow Associates - Morgan's Glen - 250 - 1C/2B CDD - 0260 - Construction Engineering

To: North River Ranch ISD
5824 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Date: May 4th, 2023

Attn: Andy Richardson


Re: North River Ranch, Morgan's Glen 1C

We hereby propose to do the following work:

Task	Description:	Hourly Budget Not To Exceed
1	Miscellaneous Services <u>NOTE: GeoPoint will perform Miscellaneous, and Additional Staking Services on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum work order for the remaining balance.</u>	\$7,500

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, May 4th, 2023.

GeoPoint Surveying, Inc.

By: 
Justin Brantley P.S.M.
Vice President, Owner

ACCEPTANCE: North River Ranch
ISD

By: 
(Authorized Signature)

Date: 5/11/23

(Print Name & Title)

Please return one signed copy to: Proposals@geopointsurvey.com

File Name: J:\North River Ranch\Contracts\Nealland\Morgan's Glen 1C Miscellaneous Services aw.JOB 05.04.2023

Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"

Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



Attachment "B" Hourly Rates Schedule (Affective January 2022)

Personnel Hourly Rates:

Surveying & Mapping

Project Manager, P.S.M.	-----	\$ 190 / hour
Project Surveyor, S.I.T.	-----	\$ 150 / hour
Project Surveyor	-----	\$ 140 / hour
Chief of Field Crews	-----	\$ 135 / hour
Sr. Survey Technician	-----	\$ 130 / hour
Survey Technician	-----	\$ 100 / hour
Sr. Survey Crew Chief	-----	\$ 110 / hour
Survey Crew Chief	-----	\$ 95 / hour
Survey Jr. Crew Chief	-----	\$ 75 / hour
Survey Instrument Operator	-----	\$ 65 / hour
Survey Crew Member	-----	\$ 55 / hour

Remote Sensing

Project Lead Analyst	-----	\$ 185 / hour
Sr. Remote Sensing Analyst	-----	\$ 150 / hour
Remote Sensing Analyst	-----	\$ 110 / hour

Subsurface Utility Exploration

S.U.E. Project Manager	-----	\$ 180 / hour
S.U.E. Manager	-----	\$ 150 / hour
S.U.E. Technician (Office)	-----	\$ 120 / hour
Sr. S.U.E. Designator	-----	\$ 95 / hour
S.U.E. Designator	-----	\$ 85 / hour
Jr. S.U.E. Designator	-----	\$ 75 / hour
S.U.E. Crew Member	-----	\$ 70 / hour

Equipment Hourly Rates:

Remote Sensing

UAS – LiDAR & Photogrammetry	-----	\$ 300 / hour
Mobile LiDAR	-----	\$ 275 / hour
Terrestrial LiDAR	-----	\$ 250 / hour
USV – Hydrographic Echo Sounder	-----	\$ 200 / hour

Subsurface Utility Exploration

Vacuum Excavation Truck	-----	\$ 150 / hour
Pipe/Conduit Video Camera	-----	\$ 100 / hour

Expenses – Including Consultants: ----- **Cost Plus 15%**

North River Ranch Improvement Stewardship District

GeoPoint Proposal
For NRR Amenity Pump Track



PROPOSAL/AUTHORIZATION FOR WORK

Haval Farms - 700 - Main Amenity - 0260 - Construction Engineerinf

To: North River Ranch ISD
5824 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Date: May 26th, 2023

Attn: Andy Richardson


Re: North River Ranch, Amenity Pump Track

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Stake Centerline Trail	\$2,200

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, May 26th, 2023.

GeoPoint Surveying, Inc.

By: 
Justin Brantley P.S.M.
Vice President, Owner

**ACCEPTANCE: North River Ranch
ISD**

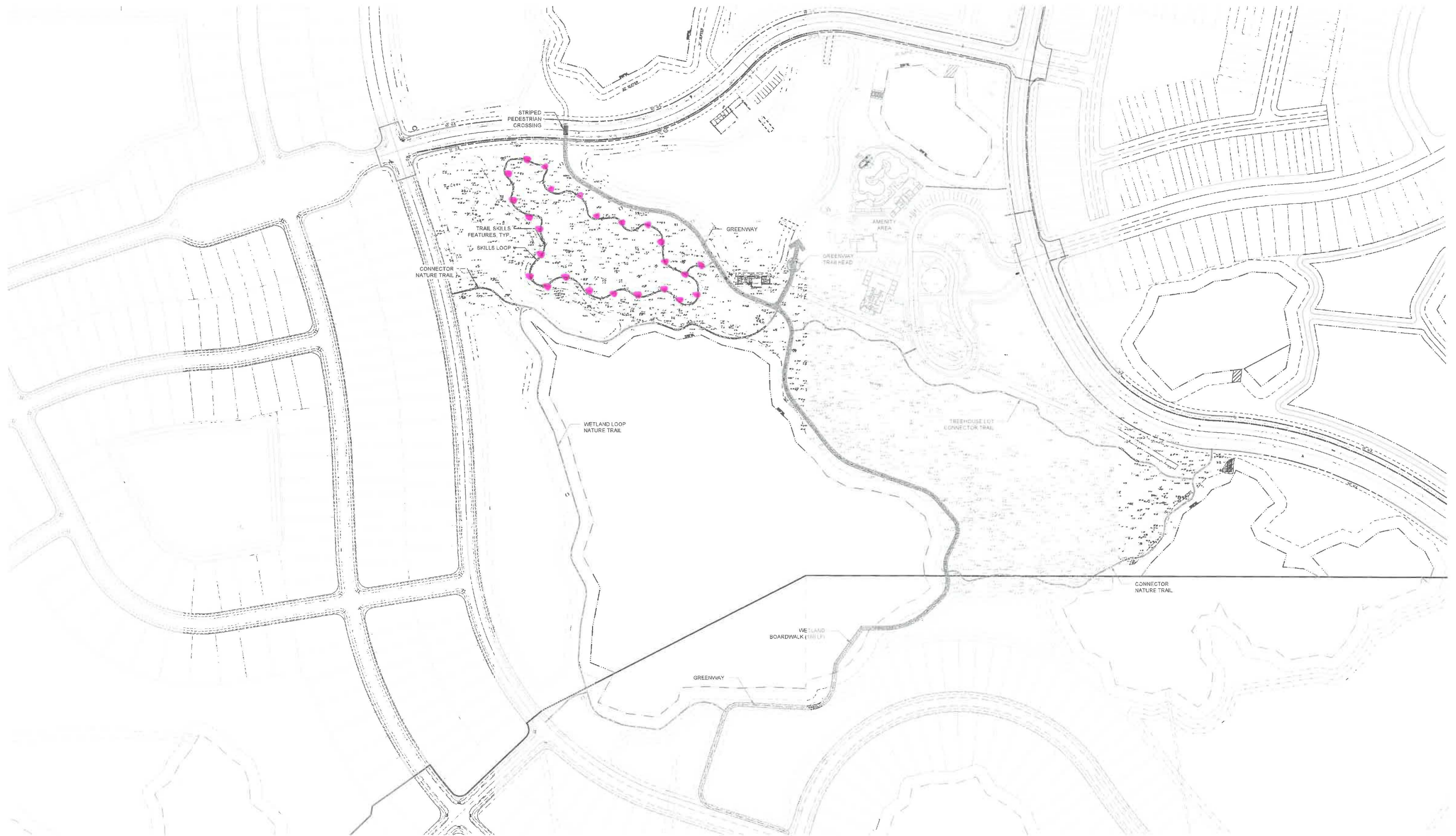
By: 
(Authorized Signature)

Date: 5/30/23
30 May 2023

Pete Williams, Chairman 
(Print Name & Title)

Please return one signed copy to: Proposals@geopointsurvey.com

File Name: J:\North River Ranch\Contracts\Nealland\Amenity Pump Track Staking Centerline Trail aw.JOB
05.26.2023



NORTH RIVER RANCH AMENITY TRAILS

Attachment "A"

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Sr. Survey Technician	-----	\$ 130 / hour
Survey Technician	-----	\$ 100 / hour
Sr. Survey Crew Chief	-----	\$ 110 / hour
Survey Crew Chief	-----	\$ 95 / hour
Survey Jr. Crew Chief	-----	\$ 75 / hour
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Survey Crew Member	-----	\$ 55 / hour

Remote Sensing

Project Lead Analyst	-----	\$ 185 / hour
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Subsurface Utility Exploration

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S.U.E. Manager	-----	\$ 150 / hour
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Sr. S.U.E. Designator	-----	\$ 95 / hour
S.U.E. Designator	-----	\$ 85 / hour
Jr. S.U.E. Designator	-----	\$ 75 / hour
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Terrestrial LiDAR	-----	\$ 250 / hour
USV – Hydrographic Echo Sounder	-----	\$ 200 / hour

Subsurface Utility Exploration

Vacuum Excavation Truck	-----	\$ 150 / hour
Pipe/Conduit Video Camera	-----	\$ 100 / hour

Expenses – Including Consultants: ----- **Cost Plus 15%**

North River Ranch Improvement Stewardship District

Mike Armstrong CO No. 5 for NRR 4A & 4B



Mike Armstrong Landscaping Inc.
6475 69th St. E.
Palmelle, FL 34221
941-770-1076

Change Order

Order#: 5

Order Date: 09/29/2023

To: North River Ranch
Stewardship District
Lakewood Ranch, FL.

Project: 13656
NORTH RIVER RANCH PH. 4A & 4B.

The contractor agrees to perform and the owner agrees to
pay for the following changes to this contract.

Plans Attached ☐

Ordered By:

Customer Order:

Specifications Attached ☐

Description of Work	Amount
REQUEST FOR CHANGE ORDER #5	35,453.00
ADD:	
*** #1 - EAST SIDE OF PLUM RIVER, NORTH SIDE OF ROLLING FORK, BEHIND SIDEWALK ***	
40 - HUNTER I-20-6-R 6" ROTOR	
3 - HUNTER ICV-161G-FS-R 1-1/2" VALVE W/BALL 80 VALVE	✓
3 - HUNTER ICD-100	
ADDITION TOTAL #1: \$5,090.00	
*** #2 - LAUREL OAK LOOP, BETWEEN SW AND CURB, BACK OF SW ***	
40 - HUNTER PRO-6-PRS-30 R	
10 - HUNTER I-20-6-R 6" ROTOR	
1 - HUNTER ICV-101G-FS-R 1" VALVE W/BALL 80 VALVE	✓
1 - HUNTER ICV-161G-FS-R 1-1/2" VALVE W/BALL 80 VALVE	✓
2 - HUNTER ICD-100	
ADDITION TOTAL #2: \$3,630.00	
*** #3 ***	
1380 - 2-1/2" C/200 PVC NP GASKET MAINLINE	
1380 - HUNTER IDI (14/2 WIRE IN 1-1/4" CONDUIT)	✓
ADDITION TOTAL #3: \$17,204.00	

Negative changes will lower the overall contract
price requiring no additional payment by owner.

Requested Amount of Change

35,453.00

Owner: _____ Date: _____

Contractor: _____ Date: _____

Change Order

Order: 6

Continued...

Date: 03/29/2023

Description of Work	Amount
*** #4 - EAST SIDE OF CROSS RIVER TRAIL, BEHIND SIDEWALK *** 13 - HUNTER I-20-0-R 6" ROTOR 1 - HUNTER ICV-151G-FS-R 1-1/2" VALVE W/BALL 80 VALVE 1 - HUNTER ICD-100 ADDITION TOTAL #4: \$1,535.00	✓
*** #5 - WEST SIDE OF CROSS RIVER TRAIL, BEHIND SIDEWALK *** 26 - HUNTER I-20-0-R 6" ROTOR 2 - HUNTER ICV-151G-FS-R 1-1/2" VALVE W/BALL 80 VALVE 2 - HUNTER ICD-100 ADDITION TOTAL #5: \$3020.00	✓
*** #6 - CROSS RIVER TRAIL *** 1 - DIRECTIONAL BORE - ONE 4" AND ONE 6" 80 - 2-1/2" C/200 PVC NP GASKET MAINLINE 80 - HUNTER IDI (14/2 WIRE IN 1-1/4" CONDUIT) ADDITIONAL TOTAL #6: \$3,854.00	✓
*** #7 - EXISTING OAKS - TEMP. IRRIGATION *** 6 - HUNTER I-20-0-R 6" ROTOR 1 - HUNTER ICV-101G-FS-R 1" VALVE W/BALL 80 VALVE 1 - HUNTER ICD-100 ADDITIONAL TOTAL #7: \$1,040.00	✓

Notes

ALTERNATE

*** DEDUCTION ***

1460 - HUNTER IDI (14-2 WIRE IN 1/4" CONDUIT) - FROM AREA 3 AND 6
DEDUCT \$8,541.00 FROM BASE CO-5

*** ADDITION ***


1460 - HUNTER 2-WIRE IN 1" WHITE PIPE
ADD \$3,577.00 TO BASE CO-5

TO BE DETERMINED IF TO BE APPLIED
FOLLOWING FIELD REVIEWS.

Proposed CHANGE ORDER'S APPROVED

Signed: 

Dated: 4/14/23

Approved: 
4/12/2023

Change Order

Order: 6

Continued...

Date: 03/29/2023

Description of Work	Amount
*** #4 - EAST SIDE OF CROSS RIVER TRAIL, BEHIND SIDEWALK *** 18 - HUNTER I-20-6-R 6" ROTOR 1 - HUNTER ICV-151G-FS-R 1-1/2" VALVE W/BALL 80 VALVE 1 - HUNTER ICD-100 ADDITION TOTAL #4: \$1,535.00	✓
*** #5 - WEST SIDE OF CROSS RIVER TRAIL, BEHIND SIDEWALK *** 26 - HUNTER I-20-6-R 6" ROTOR 2 - HUNTER ICV-151G-FS-R 1-1/2" VALVE W/BALL 80 VALVE 2 - HUNTER ICD-100 ADDITION TOTAL #5: \$3020.00	✓
*** #6 - CROSS RIVER TRAIL *** 1 - DIRECTIONAL BORE - ONE 4" AND ONE 6" 80 - 2-1/2" C/200 PVC NP GASKET MAINLINE 80 - HUNTER IDI (14-2 WIRE IN 1/4" CONDUIT) ADDITIONAL TOTAL #6: \$3,854.00	✓
*** #7 - EXISTING OAKS - TEMP. IRRIGATION *** 6 - HUNTER I-20-6-R 6" ROTOR 1 - HUNTER ICV-101G-FS-R 1" VALVE W/BALL 80 VALVE 1 - HUNTER ICD-100 ADDITIONAL TOTAL #7: \$1,040.00	✓

Notes

ALTERNATE

*** DEDUCTION ***

1480 - HUNTER IDI (14-2 WIRE IN 1/4" CONDUIT - FROM AREA 3 AND 6

DEDUCT \$8,541.00 FROM BASE CO-5

*** ADDITION ***

1480 - HUNTER 2-WIRE IN 1" WHITE PIPE

ADD \$3,577.00 TO BASE CO-5

TO BE DETERMINED IF TO BE APPLIED
FOLLOWING FIELD REVIEWS.

4/18/2023

Page 2 of 2

PER DISCUSSION WITH TOM + DAVID LAKE


PLEASE GO AHEAD WITH THE ALTERNATES.

DEDUCT OF \$8541 and addition of \$3,577, net deduct \$4964.

Proposed Change Order #5 Approved

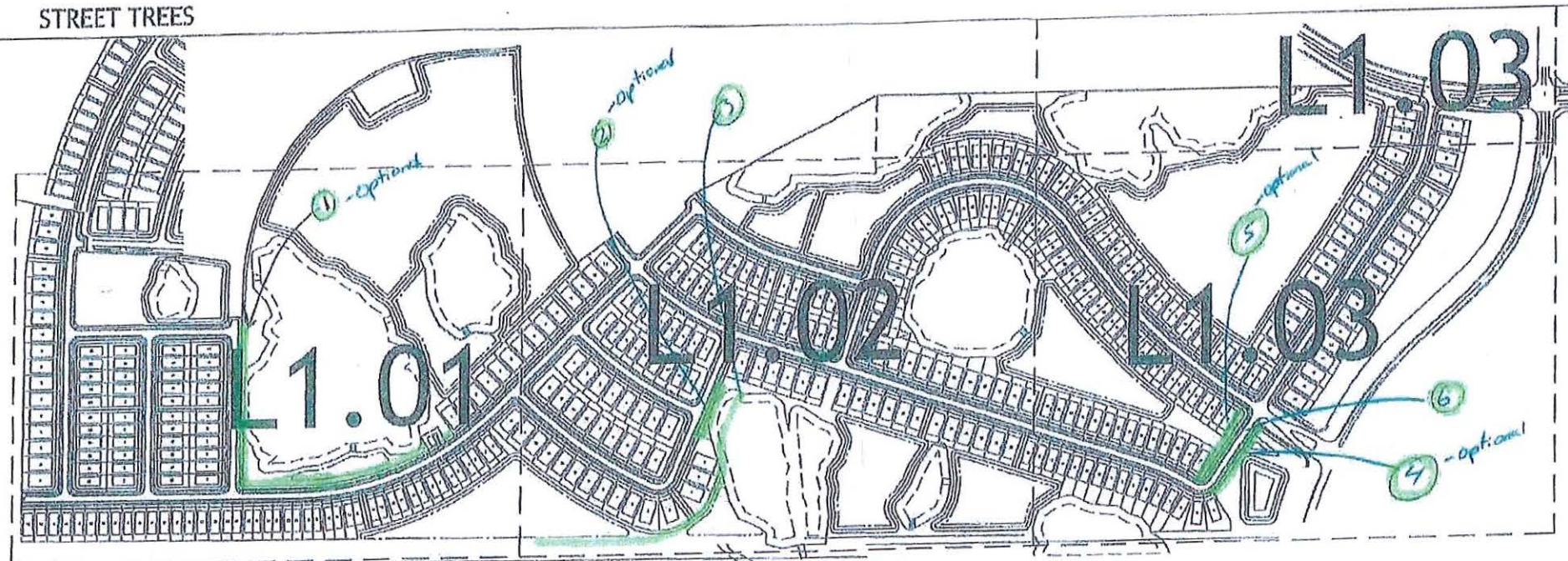
Signed: 

Dated: 4/14/23

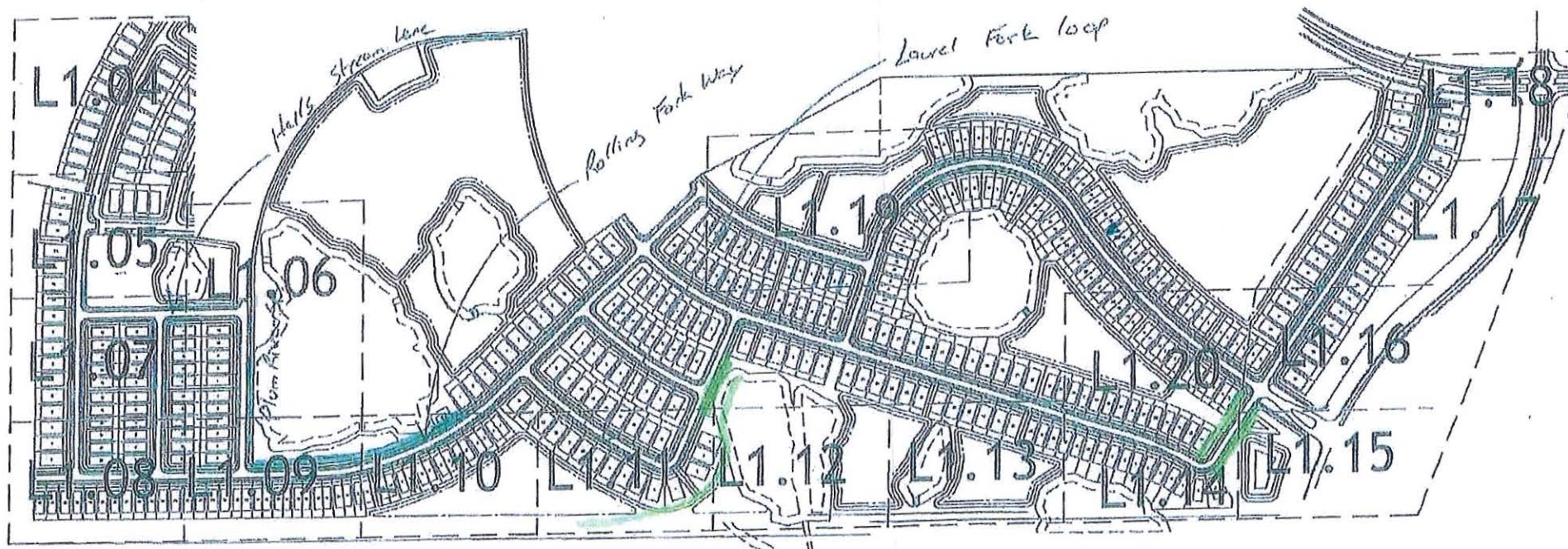
Approved: 
4/12/2023


4/19/2023

STREET TREES



COMMON AREAS



DESIGNED BY: B. D. G. BOOTH
 10000 N. W. 11th St.
 Suite 100
 Fort Lauderdale, FL 33304
 (954) 571-1111
 FAX: (954) 571-1112
 WWW.BDGBOOTH.COM

DATE: 01/11/11
 SCALE: 1/8" = 1'-0"

NORTH RIVER RANCH
 PHASE IVA/IVB
 MOCCASIN WALLOW RD.
 PARISH, FLORIDA

SIGNATURE & SEAL

REVISIONS	
NO.	DATE
1	01/11/11
2	01/11/11
3	01/11/11
4	01/11/11
5	01/11/11
6	01/11/11
7	01/11/11
8	01/11/11
9	01/11/11
10	01/11/11

PROJECT INFORMATION	
NO.	DATE
1	01/11/11
2	01/11/11
3	01/11/11
4	01/11/11
5	01/11/11
6	01/11/11
7	01/11/11
8	01/11/11
9	01/11/11
10	01/11/11

PROJECT INFORMATION	
NO.	DATE
1	01/11/11
2	01/11/11
3	01/11/11
4	01/11/11
5	01/11/11
6	01/11/11
7	01/11/11
8	01/11/11
9	01/11/11
10	01/11/11

SCALE: 1/8" = 1'-0"

LANDSCAPE SHEET KEY

L1.00

North River Ranch Improvement Stewardship District

Aqua Plumbing and Air Proposal for Dog Park



Revised 11 May 2023

Date: 05/08/2023

North River Ranch Improvement Stewardship District
C/O Andy Richardson
11510 Little River Way
Parrish Fl. 34219

We propose to provide labor and materials for the following:

- Permit.
- Install new PVC water line from main water source to proposed location of dog fountain.
- Install drain per Manatee County spec.
- Form and pour concrete pad.
- Install new RPZ backflow device.
- Set and connect dog fountain.
- Call for inspections.
- Back fill and clean up.

Job Notes: This proposal is for the dog park property closest to the job trailers.

COST COMPLETE: \$6,275.00

Terms: 50% due prior to start of job. Balance due upon completion.


The following is **not included:**

1. Work outside the scope of this proposal.
2. Saving of sod or landscaping.
3. Gravel for French drain.

If you have any questions concerning this proposal, please do not hesitate to call me at 366-7676 Ext. 108

Respectfully Submitted,
Kelly Jackson
Assistant Plumbing Service Manager

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

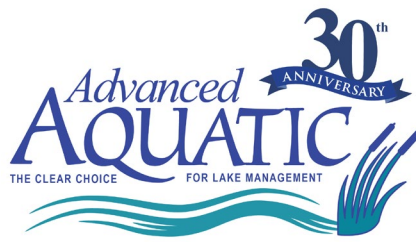
Authorized Signature:  Date of acceptance 5/11/23

Florida Homeowner's Recovery Fund:

Payment, up to a limited amount, may be available from the Florida Homeowner's Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the recovery fund and filling a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 2601 Blairstone Rd, Tallahassee FL 32399 – Phone 850-487-1395

**North River Ranch Improvement
Stewardship District**

Advanced Aquatic Services
Midge Fly Larval Application Proposal



ADVANCED AQUATIC SERVICES, Inc.
-MIDGE FLY LARVAL APPLICATION PROPOSAL-

May 11, 2023

**North River Ranch
Improvement Stewardship District
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 370
Orlando, FL 32817**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Provide nuisance Midge Fly Larvae control services with Midge Fly Larvicide application in pond #21 (6.15 acres) located at North River Ranch Improvement Stewardship District. The treatment plan will consist of a three-treatment sequence (scheduled approximately 10 days apart).

We cannot be responsible for flying insects that may enter the area between treatments or from other sites not being treated.

Total \$3,100.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Accepted by: _____

Title: _____

Date: _____

clm

5/12/23

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

North River Ranch Improvement Stewardship District

Woodruff & Sons CO for
Ft. Hamer 2nd Extension



Woodruff & Sons, Inc.

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

Proposal

OFFICIAL USE ONLY

☐ Job No: **2763**
☐ Control No: **P013 (May Extras)**
☐ Log Date: **6/7/2023**
☐ Invoice No: _____
☐ Change Order: _____


To: North River Ranch Imp. Stewardship District Address: 12051 Corporate Boulevard Orlando, FL. 32817	Contact: Andy Richardson Tel No: 941-724-2819 Email: arichardson@nealland.com
Project Name: Ft. Hamer 2nd Extension Project Location: Manatee County, Parrish, FL.	Bid No: P21-075 Bid Date: Friday, November 5, 2021

Item #	Item Description:	Estimated Quantity	Unit	Unit Price	Total Price
	This is a Change Order Request For;				
1.	RA Curb - Quantity Overrun	254.00	lf	\$27.58	\$ 7,005.32
2.	RA Curb - Vender Price Increase For Quantity Overrun	254.00	lf	\$7.00	\$ 1,778.00
3.	12" HPPP Storm Sewer Quantity Overrun	2.00	lf	\$79.97	\$ 159.94
4.	24" RCP Storm Sewer Quantity Overrun	10.00	lf	\$76.50	\$ 765.00

Total Price for above Items: \$ 9,708.26

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

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

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: </p> <p>Printed Name: _____</p> <p>Date of Acceptance: <u>6/18/23</u></p>	<p>CONFIRMED:</p> <p>Woodruff & Sons, Inc.</p> <p>Authorized Signature: _____</p> <p>Donald P. Woodruff, President</p> <p>Estimator: Scott Russell (scottr@woodruffandsons.com)</p>
--	---

North River Ranch Improvement Stewardship District

Trimmers Holiday Decor Proposal

Voila Decorating, Inc. DBA Trimmers

Holiday Decor

1352 Manhattan Ave.
Sarasota, FL 34237

Phone: 9413556655

Estimate

Date 6/8/2023
Estimate # 1831

Name / Address

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

Description	Total
Moccasin Wallow Road/ Grand River Parkway (outlets to be installed)	
Lit Wreath: Install 2, 4' wreaths with lights and bows on 2 sides of entry sign	450.00 ✓
Lit Garland: Install garland with lights and bows on bottom white ledge of sign	1,600.00 ✓
Moccasin Wallow Road/North Fort Hammer East and West <i>NOTE 2 SEPARATE SIGNS</i>	
Lit Wreath: Install 2, 5' wreaths with lights and bows on 2 signs (1 each side of road) ✓	650.00 ✓
Lit Garland: Install garland with lights and bows on sign 2 signs (1 each side of road) ✓	3,200.00 ✓
Moccasin Wallow Road/South Fort Hammer	
Lit Wreath: Install 5' wreath with lights and bow under symbol of brown sign	325.00 ✓
Lit Garland: Install garland with lights and bows on bottom white ledge of sign	1,000.00 ✓
Trunk Wrap: Install white lights on trunks of 6 palm trees behind 2 white walls (3 behind each sign)	1,150.00 ✓
Fort Hammer Road/Bella Lago	
Lit Wreath: Install 2, 4' wreaths with lights and bows under symbol of stone area of sign	450.00 ✓
Lit Garland: Install garland with lights and bows on ledge of sign	1,600.00 ✓
Fort Hammer Road/Erie Road	
Lit Wreath: Install 4' wreath with lights and bow under symbols on brown sign	225.00 ✓
Lit Garland: Install garland with lights and bows on ledge of sign	1,000.00 ✓
Brightwood Building	
Unlit Wreath: Install 5' wreath with bow on front of building	325.00 ✓
84414-Riverfield Verandah	
Unlit Wreath: Install 2, 5' wreaths with bows in circle of entry to pool	650.00 ✓
Service Includes: Professional installation of premium quality lighting and decor. Maintenance and repairs completed within 24 hours through the month of December.	0.00

2023 Season

Total

JP 6/8/2023

Voila Decorating, Inc. DBA Trimmers

Holiday Decor

1352 Manhattan Ave.

Sarasota, FL 34237

Phone: 9413556655

Estimate

Date Estimate #

6/8/2023 1831

Name / Address

North River Ranch Improvement Stewardship

c/o PFM Group Consulting, LLC

3501 Quadrangle Blvd., Ste. 270

Orlando, FL 32817

Description

Total

Preliminary Lighting install to start October 1st in communities with tree lighting. 0.00

Greenery installation will start November 1st. Decor and lighting to be illuminated by December 1st.

All decor will be removed by January 31st.

No changes or additions to decor will be allowed after September 1st. 0.00

50% Deposit Due September 1st 0.00

Final 50% Payment Due December 1st 0.00

Please sign to accept proposal: _____ Print Name: 0.00

Date: _____

2023 Season

Total

\$12,625.00 ✓

ji

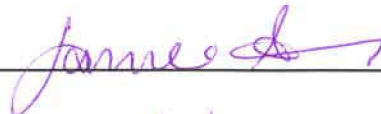


TRIMMERS
HOLIDAY DECOR®

TERMS AND CONDITIONS

1. Signed contract and 50% deposit must be received by September 1st to be included in the installation schedule. No changes or additions to décor can be made past September 1st.
2. Final 50% is payment is due by December 1st, if not received by December 15th there will be a \$50.00 late fee. If payment is not received by December 20th, Trimmers Holiday Decor, at its discretion, may remove the display.
3. Lighting and décor will be replaced as needed each season to ensure the quality of the display. No special requests to specific colors of bows or other standard décor items can be accommodated.
4. It is the customers responsibility to provide sufficient electrical power and amperage to fulfill contract terms. Electrical supply shall be provided at customer's expense.
5. Trimmers Holiday Decor shall not be held responsible for lighting outages due to GFI receptacles, if lighting or extension cords cause the GFI to trip we will replace those cords. It is the customers responsibility to switch tripped GFI's due to condensation, irrigation, landscape lighting, or any other interference causing the GFI to trip, outside of our equipment.
6. Customer acknowledges that lighting displays are electrical and shall not be touched, adjusted or otherwise manipulated by anyone other than Trimmers Holiday Decor personnel. Customer agrees to assist Trimmers Holiday Decor in protecting the integrity of the display from theft, damage or vandalism.
7. Trimming to any landscaping where décor is to be installed must be completed prior to installation. Lighting installation starts October 1st. If your landscape trimming is not complete when we arrive to install lighting, we will have to move your install to the end of our schedule.
8. Installation of tree lighting will begin on October 1st, the lighting is not visible or illuminated. All other lighting, greenery, interior and ornamental décor will begin November 1st. Lighting and décor will be maintained through the month of December, if there are any outages or issues, we must be notified. After the Christmas holiday we will begin removal of any Christmas trees and interior decor. January 1st we will begin removal of greenery and ornamental décor, the remaining lighting will be removed by January 31st.
9. Customer acknowledges the schedule for install and removal may change as necessary due to poor weather, or any other reason and we can't accommodate special scheduling requests.

Please sign to acknowledge acceptance of these terms:



Name and Title: JANICE SNOW

Date: 6/8/2023

VICE CHAIR

NORTH RIVER RANCH

ISSD

**North River Ranch Improvement
Stewardship District**

Payment Authorizations Nos. 027 – 031

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization 027 - 031

PA #	Description	Amount	Total
27	Ballenger Irrigation	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Envera Systems	\$ 1,115.00	
		\$ 867.59	
		\$ 360.50	
	Frontier	\$ 713.47	
	Jan-Pro of Manasota	\$ 224.22	
		\$ 820.70	
		\$ 1,342.50	
	Jones & Sons	\$ 55.00	
	Manatee County Utilities Department	\$ 605.18	
	McClatchy	\$ 72.54	
	Mike Armstrong Landscaping	\$ 3,439.00	
		\$ 3,439.00	
		\$ 3,439.00	
		\$ 3,439.00	
		\$ 3,439.00	
		\$ 3,439.00	
		\$ 3,439.00	
		\$ 3,439.00	
	Neal Land & Neighborhoods	\$ 40,000.00	
	PFM Group Consulting	\$ 8,750.00	
		\$ 5.73	
	Peace River Electric Cooperative	\$ 29.34	
		\$ 57.42	
	Premier Portables	\$ 1,120.00	

	S&G Pools	\$ 700.00	
		\$ 900.00	
	Spectrum	\$ 127.28	
	Valley National Bank	\$ 837.32	
	WTS International	\$ 1,365.00	
		\$ 2,031.25	
		\$ 360.00	
		\$ 682.50	
		\$ 2,201.04	
			\$90,251.58
28	Daystar Exterior Cleaning	\$ 400.00	
		\$ 800.00	
		\$ 990.00	
	Grace Briggs	\$ 85.00	
	Stantec Consulting Services	\$ 5,470.50	
	Sunrise Landscape	\$ 1,207.50	
		\$ 1,528.00	
		\$ 344.14	
		\$ 716.21	
		\$ 838.28	
		\$ 209.57	
		\$ 1,526.56	
		\$ 569.14	
		\$ 443.93	
		\$ 634.14	
		\$ 289.36	
		\$ 1,511.08	
	Supervisor Fees - 5/10/23		
	John Leinaweaver	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley	\$ 200.00	
			\$18,363.41

29	FitRev	\$ 165.00	
	Florida Department of Health	\$ 250.00	
		\$ 250.00	
	PFM Group Consulting		
		\$ 271.00	
	Southern Land Services of Southwest Florida	\$ 900.00	
	Spectrum	\$ 118.58	
			\$1,954.58
30	Clearview Land Design	\$ 752.50	
		\$ 229.29	
	Frontier	\$ 677.80	
	Kutak Rock	\$ 2,716.50	
	PFM Group Consulting	\$ 5,833.33	
		\$ 2,083.33	
	Securiteam	\$ 1,460.00	
	WTS International	\$ 2,486.85	
			\$16,239.60
	Advanced Aquatic Services	\$ 4,750.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Doody Free 941	\$ 3,600.00	
	Exterior Aspect	\$ 1,750.00	
	FitRev	\$ 88.00	
	Jan-Pro of Manasota	\$ 820.70	
		\$ 1,342.50	
	Macrolease Corporation	\$ 764.50	
	Manatee County Utilities Department	\$ 1,091.95	
		\$ 277.80	

		\$ 491.92	
		\$ 320.68	
		\$ 901.73	
		\$ 2.63	
		\$ 270.53	
		\$ 116.66	
		\$ 458.34	
		\$ 876.39	
		\$ 85.88	
		\$ 15.24	
	Neal Land & Neighborhoods	\$ 3,079.27	
	Peace River Electric Cooperative	\$ 1,266.85	
		\$ 1,509.71	
		\$ 31.02	
		\$ 80.00	
		\$ 1,158.26	
		\$ 40.16	
		\$ 53.45	
		\$ 63.63	
		\$ 77.93	
		\$ 40.69	
		\$ 739.92	
		\$ 41.98	
		\$ 762.85	
		\$ 936.23	
		\$ 34.68	
		\$ 797.53	
		\$ 1,386.99	
		\$ 61.84	
		\$ 63.80	
		\$ 57.14	
	Premier Portables	\$ 1,120.00	
	S&G Pools	\$ 850.00	
		\$ 900.00	
	Sunrise Landscape	\$ 250.50	
		\$ 726.00	
		\$ 753.88	
		\$ 726.00	
		\$ 311.50	
		\$ 450.50	
		\$ 2,872.00	
		\$ 1,403.56	

	US Bank	\$ 1,693.13	
		\$ 2,338.12	
	Valley National Bank	\$ 644.85	
	Verizon Wireless	\$ 111.63	
	VGlobalTech	\$ 150.00	
	WTS International	\$ 2,031.25	
		\$ 682.50	
			\$48,409.80
		Total	\$175,218.97

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 027

5/5/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Ballenger Irrigation May Irrigation Consulting	23229	\$ 750.00	FY 2023
2	Clean Sweep Parking Lot Maintenance Power Sweeping on April 6	51502	\$ 85.00	FY 2023
3	Envera Systems 100 Fobs Grand Reserve June Security Riverfield Veranda June Security	INV000006238 727904 727954	\$ 1,115.00 \$ 867.59 \$ 360.50	FY 2023 FY 2023 FY 2023
4	Frontier Services 05/03/2023 - 06/02/2023	Acct: 941-776-0433-093021-5	\$ 713.47	FY 2023
5	Jan-Pro of Manasota Brightwood Janitorial Supplies Riverfield Janitorial Services Brightwood Janitorial Services	1142 76443 76490	\$ 224.22 \$ 820.70 \$ 1,342.50	FY 2023 FY 2023 FY 2023
6	Jones & Sons Brightwood Pest Control	--	\$ 55.00	FY 2023
7	Manatee County Utilities Department 11775 Little River Way	Acct: 342099-178473	\$ 605.18	FY 2023
8	McClatchy Legal Advertising on 04/05/2023 (Ad: IPL0116417)	192151	\$ 72.54	FY 2023
9	Mike Armstrong Landscaping September 2022 Wildleaf Landscaping October 2022 Wildleaf Landscaping November 2022 Wildleaf Landscaping December 2022 Wildleaf Landscaping January 2023 Wildleaf Landscaping February 2023 Wildleaf Landscaping March 2023 Wildleaf Landscaping	10115 10513 10517 10518 10519 10986 10987	\$ 3,439.00 \$ 3,439.00 \$ 3,439.00 \$ 3,439.00 \$ 3,439.00 \$ 3,439.00 \$ 3,439.00	FY 2022 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
10	Neal Lane & Neighborhoods October 2022 - May 2023 - Reimbursement for Bryan Worley	--	\$ 40,000.00	FY 2023
11	PFM Group Consulting 2023.Q1 and 2023.Q2 Disclosure Services March FedEx	124674 OE-EXP-04-2023-17	\$ 8,750.00 \$ 5.73	FY 2023 FY 2023
12	Peace River Electric Cooperative 11362 Rolling Fork Trl; Service 03/27/2023 - 04/27/2023 8890 Ft Hamer Rd ; Service 03/24/2023 - 04/23/2023	Acct: 168751025 Acct: 195716001	\$ 29.34 \$ 57.42	FY 2023 FY 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 027

5/5/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
13	Premier Portables Holding Tank Rental 04/27/2023 - 05/24/2023	A-160132	\$ 1,120.00	FY 2023
14	S&G Pools Riverfield May Pool Service Brightwood May Pool Service	05123 05236	\$ 700.00 \$ 900.00	FY 2023 FY 2023
15	Spectrum 11510 Little River Way ; Service 04/28/2023 - 05/27/2023	0007149042823	\$ 127.28	FY 2023
16	Valley National Bank VISA Statement Closing Date 04/30/2023	Acct: 9466	\$ 837.32	FY 2023
17	WTS International March and April Benefits May Management April Expenses May Benefits April Payroll	12367325 12367799 12368756 12368895 12369504	\$ 1,365.00 \$ 2,031.25 \$ 360.00 \$ 682.50 \$ 2,201.04	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023

TOTAL \$ 90,251.58

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 028

5/12/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Daystar Exterior Cleaning			
	Brightwood Sidewalks/Curbs Surface Cleaning	18009	\$ 400.00	FY 2023
	May Riverfield Cleaning	18102	\$ 800.00	FY 2023
	May Brightwood Cleaning	18128	\$ 990.00	FY 2023
2	Grace Briggs			
	Yoga Class 05/07/2023	--	\$ 85.00	FY 2023
3	Stantec Consulting Services			
	Engineering Services Through 04/28/2023	2078642	\$ 5,470.50	FY 2023
4	Sunrise Landscape			
	Community Field Plant Bed Renovation	9235	\$ 1,207.50	FY 2023
	Brightwood Pavilion Plant Bed Renovation	9629	\$ 1,528.00	FY 2023
	Irrigation Repairs 04/19/2023	10872	\$ 344.14	FY 2023
	Irrigation Repairs 04/25/2023	10873	\$ 716.21	FY 2023
	Irrigation Repairs 04/25/2023	10874	\$ 838.28	FY 2023
	Irrigation Repairs 04/25/2023	10875	\$ 209.57	FY 2023
	Irrigation Repairs 04/13/2023	10876	\$ 1,526.56	FY 2023
	Irrigation Repairs 04/12/2023	10877	\$ 569.14	FY 2023
	Irrigation Repairs 04/29/2023	10878	\$ 443.93	FY 2023
	Irrigation Repairs 04/29/2023	10879	\$ 634.14	FY 2023
	Irrigation Repairs 04/29/2023	10880	\$ 289.36	FY 2023
	Irrigation Repairs 04/26/2023	10881	\$ 1,511.08	FY 2023
5	Supervisor Fees - 05/10/2023 Meeting			
	John Leinaweaver	--	\$ 200.00	FY 2023
	Pete Williams	--	\$ 200.00	FY 2023
	Janice Snow	--	\$ 200.00	FY 2023
	John Blakley	--	\$ 200.00	FY 2023

TOTAL \$ 18,363.41

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 029

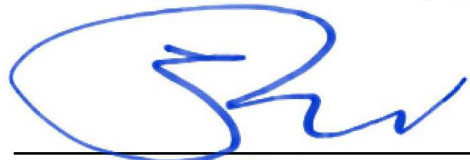
5/19/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	FitRev Quarterly Preventative Maintenance	28197	\$ 165.00	FY 2023
2	Florida Department of Health Brightwood Pool Permit No. 41-60-1940920 Fee Riverfield Pool Permit No. 41-60-2224145 Fee	41-BID-6544709 41-BID-6544729	\$ 250.00 \$ 250.00	FY 2023 FY 2023
3	PFM Group Consulting April Billable Expenses	124951	\$ 271.00	FY 2023
4	Southern Land Services of Southwest Florida Dog Park Mowing and Weedeating	051223-114	\$ 900.00	FY 2023
5	Spectrum 8414 Arrow Creek Drive Services 05/15/2023 - 06/14/2023	126098051523	\$ 118.58	FY 2023

TOTAL \$ 1,954.58

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 030

5/26/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Clearview Land Design			
	Services Through 05/12/2023	23-04472	\$ 752.50	FY 2023
	Reimbursables Through 05/12/2023	23-04473	\$ 229.29	FY 2023
2	Frontier			
	Pavilion Services 05/23/2023 - 06/22/2023	Acct: 941-776-9088-032320-5	\$ 677.80	FY 2023
3	Kutak Rock			
	General Counsel Through 04/30/2023	3224784	\$ 2,716.50	FY 2023
4	PFM Group Consulting			
	DM Fee: May 2023	DM-05-2023-34	\$ 5,833.33	FY 2023
	Field Services Fee: May 2023	DM-05-2023-35	\$ 2,083.33	FY 2023
5	Securiteam			
	Proximity/LF Key Fob (300)	16847	\$ 1,460.00	FY 2023
6	WTS International			
	Payroll - Pay Period 05/01/2023 - 05/15/2023	12370942	\$ 2,486.85	FY 2023
TOTAL			\$ 16,239.60	


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 031

6/2/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services June Lake Maintenance	10549711	\$ 4,750.00	FY 2023
2	Clean Sweep Parking Lot Maintenance Power Sweeping on May 4, 2023	51721	\$ 85.00	FY 2023
3	Doody Free 941 Dog Station Installation	23893	\$ 3,600.00	FY 2023
4	Exterior Aspect Brightwood Pool Deck Paver Repairs	55127	\$ 1,750.00	FY 2023
5	FitRev Quarterly Preventative Maintenance	27040	\$ 88.00	FY 2023
6	Jan-Pro of Manasota Riverfield Janitorial Services Brightwood Janitorial Services	76853 76900	\$ 820.70 \$ 1,342.50	FY 2023 FY 2023
7	Macrolease Corporation May Lease Installment	29458 61523	\$ 764.50	FY 2023
8	Manatee County Utilities Department 11510 Little River Way ; Service 04/20/2023 - 05/18/2023 8905 Grand River Parkway 11539 Little River Way 8410 Arrow Creek Drive 8475 Fort Hamer Road 11706 Sawyer Lane 8414 Arrow Creek Drive ; Service 04/18/2023 - 05/18/2023 11812 Camp Creek Trail 9903 Cross River Trail 11775 Little River Way 9545 Weymouth Terrace 10148 Spruce River Trail	Acct: 338845-162425 Acct: 338845-164615 Acct: 338845-164711 Acct: 338845-168938 Acct: 338845-169394 Acct: 338845-169395 Acct: 338845-170584 Acct: 342099-178426 Acct: 342099-178427 Acct: 342099-178473 Acct: 342099-179510 Acct: 342099-180541	\$ 1,091.95 \$ 277.80 \$ 491.92 \$ 320.68 \$ 901.73 \$ 2.63 \$ 270.53 \$ 116.66 \$ 458.34 \$ 876.39 \$ 85.88 \$ 15.24	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
9	Neal Land & Neighborhoods NRR Trail Run Reimbursement	--	\$ 3,079.27	FY 2023
10	Peace River Electric Cooperative 11510 Little River Way ; Service 04/18/2023 - 05/19/2023 Grande River Parkway ; Service 04/18/2023 - 05/19/2023 11539 Little River Way ; Service 04/18/2023 - 05/19/2023 8905 Grand River Pkwy ; Service 04/18/2023 - 05/19/2023 Lot Decorative Lights ; Service 04/18/2023 - 05/19/2023 8410 Arrow Creek Dr ; Service 04/18/2023 - 05/19/2023 11705 Sawyer Ln ; Service 04/18/2023 - 05/19/2023 8404 Canyon Creek Trl ; Service 04/18/2023 - 05/19/2023 11712 Moccasin Wallow Rd ; Service 04/18/2023 - 05/19/2023	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011 Acct: 168751013	\$ 1,266.85 \$ 1,509.71 \$ 31.02 \$ 80.00 \$ 1,158.26 \$ 40.16 \$ 53.45 \$ 63.63 \$ 77.93	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. 031
6/2/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
10	Peace River Electric Cooperative (continued)			
	11750 Little River Way ; Service 04/18/2023 - 05/19/2023	Acct: 168751014	\$ 40.69	FY 2023
	8414 Arrow Creek Dr ; Service 04/18/2023 - 05/19/2023	Acct: 168751015	\$ 739.92	FY 2023
	8010 Ft Hamer Rd ; Service 04/18/2023 - 05/19/2023	Acct: 168751016	\$ 41.98	FY 2023
	Grande Reserve Ph1A-2 Lot Lights ; Service 04/18/2023 - 05/19/2023	Acct: 168751017	\$ 762.85	FY 2023
	Morgan's Glen Decorative Lights PH 1; Service 04/18/2023 - 05/19/2023	Acct: 168751020	\$ 936.23	FY 2023
	Morgan's Glen Decorative Lighting Ph3A ; Service 04/18/2023 - 05/19/2023	Acct: 168751021	\$ 34.68	FY 2023
	Decorative Lighting NRR Ph1D East ; Service 04/18/2023 - 05/19/2023	Acct: 168751023	\$ 797.53	FY 2023
	Decorative Lighting NRR Ph1B2 ; Service 04/18/2023 - 05/19/2023	Acct: 168751024	\$ 1,386.99	FY 2023
	11812 Camp Creek Trail ; Service 05/12/2023 - 05/19/2023	Acct: 168751030	\$ 61.84	FY 2023
	9903 Cross River Trail ; Service 05/10/2023 - 05/19/2023	Acct: 168751031	\$ 63.80	FY 2023
	8890 Ft Hamer Rd ; Service 04/23/2023 - 05/24/2023	Acct: 195716001	\$ 57.14	FY 2023
11	Premier Portables			
	Holding Tank Rental 05/25/2023 - 06/21/2023	A-162283	\$ 1,120.00	FY 2023
12	S&G Pools			
	Riverfield June Pool Service	06123	\$ 850.00	FY 2023
	Brightwood June Pool Service	06236	\$ 900.00	FY 2023
13	Sunrise Landscape			
	Brightwood Plant Replacement (Right Side Entrance)	10158	\$ 250.50	FY 2023
	Brightwood Plant Replacement (Right Side Entrance Inside Bed)	10159	\$ 726.00	FY 2023
	Brightwood Plant Replacement (Right Side Entrance Common Area Bed)	10161	\$ 753.88	FY 2023
	Brightwood Plant Replacement (Left Side Entrance Inside Bed)	10162	\$ 726.00	FY 2023
	Brightwood Plant Replacement (Left Side Entrance)	10163	\$ 311.50	FY 2023
	Brightwood Plant Replacement (Left Side Entrance Common Area Bed)	10165	\$ 450.50	FY 2023
	Brightwood Plant Replacement (Center Island Entrance)	10208	\$ 2,872.00	FY 2023
	March Irrigation Inspection Repairs	10471	\$ 1,403.56	FY 2023
14	US Bank			
	FY 2023 Series 2021B Trustee Fees 05/01/2023 - 09/30/2023	6933285	\$ 1,693.13	FY 2023
	FY 2024 Series 2021B Trustee Fees 10/01/2023 - 04/30/2024	6933285	\$ 2,338.12	FY 2024
15	Valley National Bank			
	VISA Statement Closing Date 05/31/2023	Acct. 9466	\$ 644.85	FY 2023
16	Verizon Wireless			
	Acct. 642468079-00001	9935647350	\$ 111.63	FY 2023
17	VGlobalTech			
	May Website Maintenance	5049	\$ 150.00	FY 2023
18	WTS International			
	June Management	12370499	\$ 2,031.25	FY 2023
	June Benefits	12371298	\$ 682.50	FY 2023
TOTAL			\$ 48,409.80	

Vivian Carvalho

Secretary / Assistant Secretary


Board Member

North River Ranch Improvement Stewardship District

Funding Requests Nos. 275 – 284

Funding Requests 275-284

FR #	Description	Amount	Total
275			
Fort Hamer	Atwell	\$ 1,207.00	
			\$1,207.00
276			
NRR ISD	Kutak Rock	\$ 1,191.00	
			\$1,191.00
277			
Fort Hamer	WillScot	\$ 1,370.90	
	Woodruff & Sons	\$ 408,900.97	
			\$410,271.87
278			
Phase Entry	CRS Building Corporation	\$ 19,403.65	
			\$19,403.65
279			
Fort Hamer	Terracon Consultants	\$ 8,412.50	
			\$8,412.50
280			
Morgan's Glen	Woodruff & Sons	\$ 19,362.05	
			\$19,362.05
281			
Phases 4A & 4B	Booth Design Group	\$ 400.00	
	Mike Armstrong Landscaping	\$ 136,761.75	
	OnSight Industries	\$ 125.00	
			\$137,286.75
282			
Fort Hamer	Atwell	\$ 1,267.00	
	Clearview Land Design	\$ 3,155.00	
			\$4,422.00
283			
NRR ISD	Kutak Rock	\$ 6,266.50	
			\$6,266.50
284			

Phase 4	Clearview Land Design	\$ 5,000.00	
	Dewberry Engineers	\$ 6,529.50	
			\$11,529.50
		Grand Total	\$619,352.82

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 275

5/5/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>FORT HAMER</u>				
1	Atwell Fort Hamer Rd, 2nd Ext, Services Through 02/28/2023	295381	\$ 1,207.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,207.00

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 276

5/5/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Kutak Rock Jon M Hall Construction Dispute Through 03/31/2023	3209831	\$ 1,191.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,191.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 277

5/12/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
FORT HAMER				
1	WillScot 60x12 Mobile Office Rental 05/10/2023 - 06/06/2023	9017664921	\$ 1,370.90	FY 2023
2	Woodruff & Sons Pay Application 12 for Fort Hamer Rd 2nd Extension Through 04/30/2023	2763-12	\$ 408,900.97	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 410,271.87

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 278

5/19/2023

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

1	CRS Building Corporation Camp Creek Pay Application 6-1 Through 05/31/2023	--	\$ 19,403.65	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 19,403.65

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 279

5/19/2023


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

1	Terracon Consultants Bella Lago to Road FF Services Through 05/06/2023	TJ37158	\$ 8,412.50	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 8,412.50

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 280

5/19/2023

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

1	Woodruff & Sons Phases 1C & 2B Pay Application #14 Through 04/30/2023	2758-14	\$ 19,362.05	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 19,362.05

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 281

5/19/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASES 4A & 4B</u>				
1	Booth Design Group Phases 4A & 4B Landscape Design Services	3546	\$ 400.00	FY 2023
2	Mike Armstrong Landscaping NRR 4A & 4B Pay Application 11 Through 05/10/2023	--	\$ 136,761.75	FY 2023
3	OnSight Industries Pedestrian Crossing Signage Installation	006-23-339004-1	\$ 125.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 137,286.75

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 282

5/26/2023


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

1	Atwell Fort Hamer Rd. 2nd Ext. Discretionary Services Through 02/28/2023	298727	\$ 1,267.00	FY 2023
2	Clearview Land Design Fort Hamer Road 2nd Extension Services Through 05/12/2023	23-04477	\$ 3,155.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 4,422.00

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 283

5/26/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Kutak Rock Jon M Hall Construction Dispute Through 04/30/2023	3224785	\$ 6,266.50	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 6,266.50

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 284

5/26/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	Clearview Land Design Phase 4 Services Through 05/12/2023	23-04474	\$ 5,000.00	FY 2023
2	Dewberry Engineers Ph. 4 A/B/C&D Services Through 04/28/2023	2291562	\$ 6,529.50	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 11,529.50

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

North River Ranch Improvement Stewardship District

District Financial Statements

North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2023

	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	\$694,857.50								\$694,857.50
Assessments Receivable	328,628.51								328,628.51
Prepaid Expenses	1,912.06								1,912.06
Deposits	11,533.28								11,533.28
Assessments Receivable		\$167,463.55							167,463.55
Due From Other Funds		11,203.51							11,203.51
Debt Service Reserve (Series 2019)		166,058.44							166,058.44
Debt Service Reserve (Series 2019-MG)		91,058.75							91,058.75
Revenue (Series 2019)		618,929.48							618,929.48
Revenue (Series 2019-MG)		281,654.18							281,654.18
Prepayment A2 (Series 2019-MG)		40,680.81							40,680.81
Sinking Fund (Series 2019-MG)		0.03							0.03
Assessments Receivable			\$112,025.09						112,025.09
Due From Other Funds			336,075.29						336,075.29
Debt Service Reserve A1 (Series 2020)			224,050.00						224,050.00
Debt Service Reserve A2 (Series 2020)			88,830.00						88,830.00
Debt Service Reserve A3 (Series 2020)			100,106.25						100,106.25
Revenue A1, A2 (Series 2020)			339,695.26						339,695.26
Revenue A3 (Series 2020)			5.46						5.46
Prepayment A2 (Series 2020)			360,122.70						360,122.70
Sinking Fund A1 (Series 2020)			0.06						0.06
Revenue (Series 2021B)				\$1,761.93					1,761.93
Prepayment (Series 2021B)				175,883.52					175,883.52
Accounts Receivable - Due from Developer					\$3,743,872.06				3,743,872.06
Due From Other Funds					81,266.14				81,266.14
Acquisition/Constr (Series 2019)					143,998.55				143,998.55
Acquisition/Constr (Series 2019-MG)					45,258.52				45,258.52
Restricted Acq/Constr (Series 2019-MG)					3.02				3.02
Acquisition/Constr A1, A2 (Series 2020)						\$2,737.36			2,737.36
Acquisition/Constr A3 (Series 2020)						10.05			10.05
Acquisition/Constr (Series 2021B)							\$87,244.74		87,244.74
Total Current Assets	\$1,036,931.35	\$1,377,048.75	\$1,560,910.11	\$177,645.45	\$4,014,398.29	\$2,747.41	\$87,244.74	\$0.00	\$8,256,926.10
<u>Investments</u>									
Amount Available in Debt Service Funds								\$2,488,836.87	\$2,488,836.87
Amount To Be Provided								30,651,163.13	30,651,163.13
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,140,000.00	\$33,140,000.00
Total Assets	\$1,036,931.35	\$1,377,048.75	\$1,560,910.11	\$177,645.45	\$4,014,398.29	\$2,747.41	\$87,244.74	\$33,140,000.00	\$41,396,926.10

North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2023

	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>Liabilities and Net Assets</u>									
<u>Current Liabilities</u>									
Accounts Payable	\$96,687.36								\$96,687.36
Deferred Revenue	328,628.51								328,628.51
Deferred Revenue		\$167,463.55							167,463.55
Deferred Revenue			\$112,025.09						112,025.09
Accounts Payable					\$3,744,792.03				3,744,792.03
Retainage Payable					437,477.46				437,477.46
Deferred Revenue					3,790,342.06				3,790,342.06
Retainage Payable						\$204,406.66			204,406.66
Retainage Payable							\$588,807.05		588,807.05
Total Current Liabilities	<u>\$425,315.87</u>	<u>\$167,463.55</u>	<u>\$112,025.09</u>	<u>\$0.00</u>	<u>\$7,972,611.55</u>	<u>\$204,406.66</u>	<u>\$588,807.05</u>	<u>\$0.00</u>	<u>\$9,470,629.77</u>
<u>Long Term Liabilities</u>									
Revenue Bonds Payable - Long-Term								\$33,140,000.00	\$33,140,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$33,140,000.00</u>	<u>\$33,140,000.00</u>
Total Liabilities	<u>\$425,315.87</u>	<u>\$167,463.55</u>	<u>\$112,025.09</u>	<u>\$0.00</u>	<u>\$7,972,611.55</u>	<u>\$204,406.66</u>	<u>\$588,807.05</u>	<u>\$33,140,000.00</u>	<u>\$42,610,629.77</u>
<u>Net Assets</u>									
Net Assets, Unrestricted	\$0.03								\$0.03
Current Year Net Assets, Unrestricted	(62,985.03)								(62,985.03)
Net Assets - General Government	(97,881.39)								(97,881.39)
Current Year Net Assets - General Government	772,481.87								772,481.87
									0.00
Current Year Net Assets, Unrestricted		1,209,585.20							1,209,585.20
									0.00
Current Year Net Assets, Unrestricted			1,448,885.02						1,448,885.02
Current Year Net Assets, Unrestricted				177,645.45					177,645.45
Net Assets, Unrestricted					(\$1,131,275.13)				(1,131,275.13)
Current Year Net Assets, Unrestricted					(2,826,938.13)				(2,826,938.13)
									0.00
Current Year Net Assets - General Government						(201,659.25)			(201,659.25)
Current Year Net Assets, Unrestricted							(501,562.31)		(501,562.31)
Total Net Assets	<u>\$611,615.48</u>	<u>\$1,209,585.20</u>	<u>\$1,448,885.02</u>	<u>\$177,645.45</u>	<u>(\$3,958,213.26)</u>	<u>(\$201,659.25)</u>	<u>(\$501,562.31)</u>	<u>\$0.00</u>	<u>(\$1,213,703.67)</u>
Total Liabilities and Net Assets	<u>\$1,036,931.35</u>	<u>\$1,377,048.75</u>	<u>\$1,560,910.11</u>	<u>\$177,645.45</u>	<u>\$4,014,398.29</u>	<u>\$2,747.41</u>	<u>\$87,244.74</u>	<u>\$33,140,000.00</u>	<u>\$41,396,926.10</u>

North River Ranch Improvement SD
Statement of Activities
As of 3/31/2023

	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>Revenues</u>									
On-Roll Assessments	\$897,467.51								\$897,467.51
Off-Roll Assessments	454,684.74								454,684.74
Developer Contributions	155,299.45								155,299.45
Other Income & Other Financing Sources	52,033.00								52,033.00
Inter-Fund Transfers In	114.97								114.97
On-Roll Assessments		\$894,841.12							894,841.12
Off-Roll Assessments		157,560.00							157,560.00
Other Assessments		377,534.93							377,534.93
Other Income & Other Financing Sources		890,820.09							890,820.09
Off-Roll Assessments			\$1,028,572.26						1,028,572.26
Other Assessments			1,135,535.27						1,135,535.27
Other Income & Other Financing Sources			429,379.19						429,379.19
Off-Roll Assessments				\$12,475.41					12,475.41
Other Assessments				373,592.92					373,592.92
Other Income & Other Financing Sources				158,323.31					158,323.31
Developer Contributions					\$5,910,841.84				5,910,841.84
Other Income & Other Financing Sources					129,234.40				129,234.40
Inter-Fund Transfers In					(114.97)				(114.97)
Other Income & Other Financing Sources							\$149,296.00		149,296.00
Total Revenues	<u>\$1,559,599.67</u>	<u>\$2,320,756.14</u>	<u>\$2,593,486.72</u>	<u>\$544,391.64</u>	<u>\$6,039,961.27</u>	<u>\$0.00</u>	<u>\$149,296.00</u>	<u>\$0.00</u>	<u>\$13,207,491.44</u>
<u>Expenses</u>									
Supervisor Fees	\$7,000.00								\$7,000.00
Public Officials' Liability Insurance	7,807.00								7,807.00
Trustee Services	22,150.03								22,150.03
Management	34,999.98								34,999.98
Engineering	30,090.39								30,090.39
Disclosure	3,750.00								3,750.00
Property Appraiser	26,924.03								26,924.03
District Counsel	10,918.82								10,918.82
Arbitrage Calculation	1,000.00								1,000.00
Travel and Per Diem	1,342.88								1,342.88
Telephone	127.36								127.36
Postage & Shipping	2,165.18								2,165.18
Copies	1,329.95								1,329.95
Legal Advertising	682.11								682.11
Bank Fees	15.00								15.00
Miscellaneous	2,427.78								2,427.78
Office Supplies	370.00								370.00
Property Taxes	245.13								245.13
Web Site Maintenance	2,150.00								2,150.00
Dues, Licenses, and Fees	205.00								205.00
Lifestyle Staff	18,834.32								18,834.32
Resident Services	23,278.47								23,278.47
Electric	117.52								117.52
Clubhouse Electric	10,864.78								10,864.78

North River Ranch Improvement SD
Statement of Activities
As of 3/31/2023

	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
Water Reclaimed	11,691.51								11,691.51
Amenity - Cable TV	10,317.13								10,317.13
Amenity - Landscape Maintenance	27,620.22								27,620.22
Amenity - Irrigation Repairs	3,080.94								3,080.94
Amenity - Pool Maintenance	9,600.00								9,600.00
Amenity - Janitorial	14,694.87								14,694.87
Amenity - Pest Control	395.00								395.00
Amenity - Fitness Equipment Leasing	4,517.50								4,517.50
Amenity - Envera Security	28,934.23								28,934.23
Amenity - Firepits	1,125.24								1,125.24
Amenity - Capital Outlay	2,234.75								2,234.75
Amenity - Miscellaneous	3,500.00								3,500.00
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	24,141.33								24,141.33
Lake Maintenance	33,206.00								33,206.00
Landscaping Maintenance & Material	179,844.79								179,844.79
Landscape Improvements	65,504.95								65,504.95
Fertilizer / Pesticides	17,571.64								17,571.64
Flower & Plant Replacement	875.00								875.00
Contingency	41,688.32								41,688.32
Equipment Repair & Maintenance	2,993.02								2,993.02
Capital Expenditures	63,100.00								63,100.00
Cleaning	13,001.00								13,001.00
Lighting	6,623.78								6,623.78
Streetlight Leasing	40,971.42								40,971.42
Property Appraiser		\$26,845.23							26,845.23
Principal Payment - Series 2019-MG		630,000.00							630,000.00
Interest Payment - Series 2019		246,695.00							246,695.00
Interest Payment - Series 2019-MG		207,650.00							207,650.00
Principal Payments - Series 2020			\$780,000.00						780,000.00
Interest Payment - Series 2020 A1			151,112.50						151,112.50
Interest Payment - Series 2020 A2			113,400.00						113,400.00
Interest Payment - Series 2020 A3			100,106.25						100,106.25
Principal Payment - Series 2021B				\$350,000.00					350,000.00
Interest Payment - Series 2021B				16,750.00					16,750.00
Engineering					\$479,763.38				479,763.38
District Counsel					26,481.75				26,481.75
Contingency					8,360,657.70				8,360,657.70
Engineering						\$440.00			440.00
Contingency						201,219.32			201,219.32
Contingency							\$650,859.39		650,859.39
Total Expenses	\$850,106.37	\$1,111,190.23	\$1,144,618.75	\$366,750.00	\$8,866,902.83	\$201,659.32	\$650,859.39	\$0.00	\$13,192,086.89

North River Ranch Improvement SD
Statement of Activities
As of 3/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>									
Interest Income	\$3.54								\$3.54
Interest Income		\$19.29							19.29
Interest Income			\$17.05						17.05
Interest Income				\$3.81					3.81
Interest Income					\$3.43				3.43
Interest Income						\$0.07			0.07
Interest Income							\$1.08		1.08
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3.54</u>	<u>\$19.29</u>	<u>\$17.05</u>	<u>\$3.81</u>	<u>\$3.43</u>	<u>\$0.07</u>	<u>\$1.08</u>	<u>\$0.00</u>	<u>\$48.27</u>
Change In Net Assets	\$709,496.84	\$1,209,585.20	\$1,448,885.02	\$177,645.45	(\$2,826,938.13)	(\$201,659.25)	(\$501,562.31)	\$0.00	\$15,452.82
Net Assets At Beginning Of Year	<u>(\$97,881.36)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,131,275.13)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,229,156.49)</u>
Net Assets At End Of Year	<u><u>\$611,615.48</u></u>	<u><u>\$1,209,585.20</u></u>	<u><u>\$1,448,885.02</u></u>	<u><u>\$177,645.45</u></u>	<u><u>(\$3,958,213.26)</u></u>	<u><u>(\$201,659.25)</u></u>	<u><u>(\$501,562.31)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$1,213,703.67)</u></u>

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 897,467.51	\$ 541,446.00	\$ 356,021.51	\$ 1,082,892.00	82.88%
Off-Roll Assessments	454,684.74	302,402.52	152,282.22	604,805.00	75.18%
Developer Contribution	155,299.45	-	155,299.45	-	
Other Income & Other Financing Sources	52,033.00	-	52,033.00	-	
Net Revenues	\$ 1,559,484.70	\$ 843,848.52	\$ 715,636.18	\$ 1,687,697.00	92.40%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 7,000.00	\$ 6,000.00	\$ 1,000.00	\$ 12,000.00	58.33%
POL Insurance	7,807.00	7,224.00	583.00	14,448.00	54.04%
Trustee Services	22,150.03	11,250.00	10,900.03	22,500.00	98.44%
District Management	34,999.98	34,999.98	-	70,000.00	50.00%
Engineering	30,090.39	17,500.02	12,590.37	35,000.00	85.97%
Field Management	-	12,499.98	(12,499.98)	25,000.00	0.00%
Disclosure	3,750.00	10,000.02	(6,250.02)	20,000.00	18.75%
Property Appraiser	26,924.03	16,920.00	10,004.03	33,840.00	79.56%
District Counsel	10,918.82	10,000.02	918.80	20,000.00	54.59%
Assessment Administration	-	5,500.02	(5,500.02)	11,000.00	0.00%
Audit	-	8,500.02	(8,500.02)	17,000.00	0.00%
Arbitrage Calculation	1,000.00	1,500.00	(500.00)	3,000.00	33.33%
Travel and Per Diem	1,342.88	-	1,342.88	-	
Telephone	127.36	100.02	27.34	200.00	63.68%
Postage & Shipping	2,165.18	250.02	1,915.16	500.00	433.04%
Copies	1,329.95	-	1,329.95	-	
Legal Advertising	682.11	2,500.02	(1,817.91)	5,000.00	13.64%
Bank Fees	15.00	-	15.00	-	
Miscellaneous	2,427.78	10,000.02	(7,572.24)	20,000.00	12.14%
Office Supplies	370.00	-	370.00	-	
Property Taxes	245.13	49.98	195.15	100.00	245.13%
Web Site Maintenance	2,150.00	457.50	1,692.50	915.00	234.97%
Dues, Licenses, and Fees	205.00	387.48	(182.48)	775.00	26.45%
Maintenance Staff	-	29,250.00	(29,250.00)	58,500.00	0.00%
Lifestyle Staff	18,834.32	69,258.48	(50,424.16)	138,517.00	13.60%
Resident Services	23,278.47	10,999.98	12,278.49	22,000.00	105.81%
Total General & Administrative Expenses	\$ 197,813.43	\$ 265,147.56	\$ (67,334.13)	\$ 530,295.00	37.30%
Field Operations					
Electric	\$ 117.52	\$ 25,000.02	\$ (24,882.50)	\$ 50,000.00	0.24%
Water Reclaimed	-	10,500.00	(10,500.00)	21,000.00	0.00%
Wetland Monitoring	-	4,999.98	(4,999.98)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	12,499.98	(12,499.98)	25,000.00	0.00%
Wetland Mitigation	-	600.00	(600.00)	1,200.00	0.00%
Equipment Rental	-	4,170.00	(4,170.00)	8,340.00	0.00%
General Insurance	9,544.00	-	9,544.00	-	
Property & Casualty Insurance	22,782.00	18,706.98	4,075.02	37,414.00	60.89%
Other Insurance	1,752.00	-	1,752.00	-	
Irrigation	24,141.33	9,000.00	15,141.33	18,000.00	134.12%

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
Field Operations - Continued					
Lake Maintenance	\$ 33,206.00	\$ 67,056.48	\$ (33,850.48)	\$ 134,113.00	24.76%
Landscape Maintenance & Material	179,844.79	135,000.00	44,844.79	270,000.00	66.61%
Landscape Improvements	65,504.95	60,000.00	5,504.95	120,000.00	54.59%
Fertilizer / Pesticides	17,571.64	-	17,571.64	-	
Flower & Plant Replacement	875.00	-	875.00	-	
Contingency	41,688.32	4,999.98	36,688.34	10,000.00	416.88%
Equipment Repair and Maintenance	2,993.02	4,200.00	(1,206.98)	8,400.00	35.63%
Pest Control	-	17,500.02	(17,500.02)	35,000.00	0.00%
Capital Expenditures	63,100.00	15,000.00	48,100.00	30,000.00	210.33%
Street Sweeping	13,001.00	13,000.02	0.98	26,000.00	50.00%
Lighting	6,623.78	499.98	6,123.80	1,000.00	662.38%
Streetlights - Leasing	40,971.42	25,000.02	15,971.40	50,000.00	81.94%
Shared Bike Maintenance	-	7,500.00	(7,500.00)	15,000.00	0.00%
Total Field Operations	\$ 523,716.77	\$ 435,233.46	\$ 88,483.31	\$ 870,467.00	60.17%
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 6,781.71	\$ 6,000.00	\$ 781.71	\$ 12,000.00	56.51%
Clubhouse Water	9,589.50	1,249.98	8,339.52	2,500.00	383.58%
Clubhouse Phone	-	124.98	(124.98)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	5,277.60	6,499.98	(1,222.38)	13,000.00	40.60%
Amenity - Landscape Maintenance	21,190.68	25,000.02	(3,809.34)	50,000.00	42.38%
Amenity - Irrigation Repairs	2,535.00	10,000.02	(7,465.02)	20,000.00	12.68%
Amenity - Pool Maintenance	5,400.00	5,400.00	-	10,800.00	50.00%
Pool equipment	-	750.00	(750.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	7,500.00	(7,500.00)	15,000.00	0.00%
Amenity - Interior Cleaning	9,565.25	8,554.98	1,010.27	17,110.00	55.90%
Amenity - Pest Control	235.00	16,000.02	(15,765.02)	32,000.00	0.73%
Amenity - Fitness Equipment Leasing	4,517.50	4,170.00	347.50	8,340.00	54.17%
Amenity - Security Monitoring	16,163.20	2,700.00	13,463.20	5,400.00	299.32%
Firepits	1,125.24	3,000.00	(1,874.76)	6,000.00	18.75%
Capital outlay	2,234.75	1,125.00	1,109.75	2,250.00	99.32%
Miscellaneous	3,500.00	512.52	2,987.48	1,025.00	341.46%
Total Brightwood Pavilion - Amenity Expenses	\$ 88,115.43	\$ 98,587.50	\$ (10,472.07)	\$ 197,175.00	44.69%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 4,083.07	\$ 3,250.02	\$ 833.05	\$ 6,500.00	62.82%
Clubhouse Water	2,102.01	135.00	1,967.01	270.00	778.52%
Amenity - Cable TV / Internet / Wi-Fi	5,039.53	4,500.00	539.53	9,000.00	55.99%
Amenity - Landscape Maintenance	6,429.54	2,250.00	4,179.54	4,500.00	142.88%
Amenity - Irrigation Repairs	545.94	-	545.94	-	
Amenity - Pool Maintenance	4,200.00	4,200.00	-	8,400.00	50.00%
Pool equipment	-	750.00	(750.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	4,122.00	(4,122.00)	8,244.00	0.00%
Amenity - Interior Cleaning	5,129.62	4,924.02	205.60	9,848.00	52.09%
Amenity - Pest Control	160.00	-	160.00	-	
Amenity - Security Monitoring	12,771.03	2,700.00	10,071.03	5,400.00	236.50%

North River Ranch Improvement SD

Budget to Actual

For the Month Ending 3/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
Riverfield Verandah - Amenity - Continued					
Gate monitoring	\$ -	\$ 16,498.98	\$ (16,498.98)	\$ 32,998.00	0.00%
Capital outlay	-	1,050.00	(1,050.00)	2,100.00	0.00%
Miscellaneous	-	499.98	(499.98)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 40,460.74	\$ 44,880.00	\$ (4,419.26)	\$ 89,760.00	45.08%
Total Expenses	\$ 850,106.37	\$ 843,848.52	\$ 6,257.85	\$ 1,687,697.00	50.37%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 3.54	\$ -	\$ 3.54	\$ -	
Total Other Income (Expenses)	\$ 3.54	\$ -	\$ 3.54	\$ -	
Net Income (Loss)	\$ 709,381.87	\$ -	\$ 709,381.87	\$ -	

North River Ranch Improvement Stewardship District

Field Report
(provided under separate cover)

North River Ranch Improvement Stewardship District

Lifestyle Report



NORTH RIVER
RANCH

Monthly Summary Report

May 2023



Submitted by:
Crystal Scherer, Lifestyle Director
Alex Murphy, Senior Regional Director

PROGRAMMING

Mother's Day Mini Market



NRR
NORTH RIVER RANCH

Mother's day
MINI MARKET

Shop local for Mom!

Peace of Pita Food Truck - Ryan's Coffee House
Ahava Wood Design - Aviella Creations - Bali Creatives - Beach N Braids
Beach Blossom Studio - Billi Kay Designs & Candles - Eat Clean Foodz
Evolving Art - Fancy Leaf Plant Co - Fossil Savages - Jewelry by Renie
Kinspoke - Knot Art by Victoria - Mary Kay - Sarasota Beauty Club
The Wooden Fence - Crafts - Games

BRIGHTWOOD PAVILION EVENT LAWN
SATURDAY, MAY 13TH
10:00AM-12:00PM

A NEW HOMETOWN

Residents shopped from 16 local vendors for mom, kids made crafts and the whole family enjoyed food trucks and games.

NRR Connects



NRR *Connects*
NORTH RIVER RANCH

NETWORK WITH NEIGHBORS

Own a business or want to connect your neighbors to the one you work for?
Join us for coffee and build valuable connections!
Bring business cards for a chance to win a door prize.

Wednesdays
8:30am-10am
Riverfield Verandah

COFFEE HOUSE
305 Willow
Sup. Drink. 100%

Every Wednesday, residents gather for coffee and network with neighbors. They promote their business and build relationships with potential customers.

Splash into Summer



NRR
NORTH RIVER RANCH

Splash INTO SUMMER

FRIDAY, MAY 26TH
4:00-6:00PM
BRIGHTWOOD PAVILION POOL

LET'S CELEBRATE
THE LAST DAY OF SCHOOL!

Complimentary Popsicles, Games and Contests
DK Eats Food Truck at Event Lawn from 4-8pm
RSVP Requested: NorthRiverRanch.com/FunGuide

COLLECT MOMENTS

To celebrate the last day of school, residents received complimentary popsicles, competed in hula hoop and belly flop contests for prizes, games, a food truck, and snapped memories at our photo wall.

Rubber Duck Regatta



NRR
NORTH RIVER RANCH

Memorial Day
RUBBER DUCK REGATTA

Monday, May 29th
10am - 12pm

Will Your Duck Win?
Participants will place their duck in the pool and splash as hard as they can to move their duck across the pool!

Games & Contests
Challenge your family to a friendly game of JENGA or compete against your neighbors to the best belly flop and longest hula hooping!

Food Trucks
Gram Slam BBQ & Pelican's Snoballs

Crafts & More!
Kids can create their own patriotic magnet.

Brightwood Pavilion
POOL DECK

COLLECT MOMENTS

The Brightwood pool was buzzing with music, a photo wall, contests and games. Kids and parents alike cheered on the rubber duck race for prizes.

EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Fitness Circuit Class	Weekly: Monday & Friday 9:00-10:00am Tuesday & Thursday from 5:30-6:30pm	Average 8 attendees
Yoga in the Park	Monthly: 1st Sunday 9:00-10:00am	6 attendees
NRR Connects	Weekly: Wednesday 8:30-10:00am	5 attendees
Mother's Day Mini Market	Saturday, May 13th 10:00am-12:00pm	~125 attended
Food Truck Friday	Friday, April 28th from 5:00-8:00pm	~75 attended
Splash Into Summer	Friday, May 26th 4:00-6:00pm	~75 attended
Rubber Duck Regatta	Monday, May 29th 10:00am-12:00pm	~125 attended
Resident Orientation	Wednesday, May 31st 6:00-7:00pm	25 attended

EVENTS & PROGRAMMING HIGHLIGHTS



FEEDBACK

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
POSITIVE	Crystal Chan regarding fob issues via email: "Thanks for following up. And also for everything you pour in to the community! The events have been so great and it's been awesome having you as the lifestyle director. Thank you! "	N/A
NEGATIVE	From Peter Morrow via Email "At any point is the CDD planning to address the rampant drinking and loud partying going on at the community pool?? It is almost impossible to visit the pool anymore without seeing multiple people drinking alcohol and with loud disruptive music playing. We are at the pool now it looks like we are at a drinking party in Mexico instead of a family friendly community pool."	<p>Sent email reply thanking resident for reporting and advised him security is being updated and activities attendant has been hired. Encouraged resident to continue reporting incidents and to assist in reminding his neighbors of the rules.</p> <p>Activities attendant was hired on 5/19 and works Thurs - Sun monitoring pools and amenities.</p>

REQUESTS

REQUEST	JUSTIFICATION
Dog Park Open	Residents are ready for the dog park to be open and usable. Water fountains, waste stations, trash cans, benches and shade structures need to be installed.
Cement path be installed between playground and event lawn	Residents have created a natural pathway through the landscaping and mulch.
Large Battery Operated Fans	To be used at Brightwood FitPod to provide safer environment for the fitness classes that take place in direct sunlight due to no shade structure.
Riverfield Park Shade Structure have movable tables	This is an ideal location to hold Riverfield Fitness Classes.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Fitness Circuit Classes	Mon/Fri at 9am, Tues/Thurs at 5:30pm
Yoga in the Park	1st Sunday from 9:00-10:00am
NRR Connects: Networking and Coffee Truck	Wednesdays 8:30-10am
NRR Clubs: Resident Social Clubs including Running, Volleyball, Cornhole, Cycle, Soccer, Book, Moms, BREW, and Homeschool	Varies
Food Truck Fridays at Brightwood event lawn; games out	6/2 & 6/16 from 5-8pm
Meals on Wheels Food Drive: Bounce houses, games, food donation collection, food trucks	6/9 from 5-8pm
Workshop: Charcuterie	6/15 from 6:00-8:30pm
Father's Day Mini Market: 15 Vendors, Putt Putt Course, Bradenton Marauders, 2 food trucks, Crafts and Games	6/17 from 10am-12pm
Summer Solstice Celebration & Mini Market: 15 Vendors, Yoga, Sidewalk Science Center, Games, Food Trucks	6/23 from 5-8pm
SPLASH Day: Pool games and contests	6/24 from 2-4pm
New Resident Orientation: Overview of NRR, Amenities, Policy and Q&A with Lifestyle Director and HOA	6/28 from 6-7pm
Club Kick Off: Resident clubs promote themselves, food truck, games	6/30 from 5-8pm
CURRENT ACTION ITEMS	STATUS
Updating and troubleshooting FOBs after Security update at Amenity Centers	In Progress
Finalizing July - Sept events and program planning and advertising plans	In Progress

THANK YOU.

