

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **July 12, 2023, at 1:00 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

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

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

**Participant Code: 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 June 14, 2023, Board of Supervisors' Meeting

### **Business Matters**

2. Consideration of Woodruff & Sons CO No. 7 for Morgan's Glen Phases IC & IIB
3. Ratification of Mike Armstrong Landscaping Irrigation Proposal
4. Ratification of Bay Area Bobcat Proposal to Redo Mulch Rails at Morgan's Glen Playground
5. Ratification of Bay Area Bobcat Proposal for Brightwood Concrete Slab/Walkway
6. Ratification Bay Area Bobcat Proposal for Add On Work at Playground
7. Ratification of Lester M Neely III Proposal for Brightwood Tree Removal
8. Ratification of Woodruff & Sons Proposal for The Outpost Water Service at Ft. Hamer 2<sup>nd</sup> Extension
9. Ratification of Woodruff & Sons Change Order No. 3 for Ft. Hamer 2<sup>nd</sup> Extension
10. Ratification of Woodruff & Sons Change Order No. 4 for Ft. Hamer 2<sup>nd</sup> Extension
11. Ratification of Woodruff & Sons Change Order No. 5 for Ft. Hamer 2<sup>nd</sup> Extension
12. Ratification of GeoPoint Surveying, Inc. Proposal for Wildleaf, Phase 4B
13. Ratification of Payment Authorizations Nos. 032 – 034
14. Ratification of Funding Requests Nos. 285 – 301
15. 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 June 14, 2023,  
Board of Supervisors' Meeting

## **MINUTES OF MEETING**

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

**Wednesday, June 14, 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 |
| Dale Weidemiller | Assistant Secretary |

Also present via phone or in person:

|                  |   |             |
|------------------|---|-------------|
| Vivian Carvalho  | PFM Group Consulting LLC – District Manager |             |
| Venessa Ripoll   | PFM Group Consulting LLC – District Manager | (via phone) |
| Jorge Jimenez    | PFM Group Consulting LLC – ADM              | (via phone) |
| Jonathan Johnson | Kutak Rock LLP- District Counsel            | (via phone) |
| Tom Panaseny     | Neal Land & Neighborhoods                   | (via phone) |
| Rob Engel        | Stantec                                     | (via phone) |
| Jim Schier       | Neal Communities                            |             |
| John McKay       | J.H. McKay LLC                              |             |
| Andy Richardson  | Neal Land & Neighborhoods                   | (via phone) |
| Crystal Scherer  | Lifestyle Director                          |             |
| Chris Fisher     | Clearview Land                              | (via phone) |

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

#### **Call to Order and Roll Call**

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:02 pm. 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 May 10, 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 May 10, 2023 Board of Supervisors Meeting.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Fort Hamer 2nd Extension Project Letter of Recommendation of Award**

Mr. Engle reviewed this item for the Board. He stated that they had received a bid from Mike Armstrong for both landscape and irrigation and a bid from Irrigation Design Associates for only irrigation. He recommended that the Board pursue Mike Armstrong with their bid of \$910,748.66.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Fort Hamer 2nd Extension Project Letter of Recommendation of Award to Mike Armstrong.

**Consideration of Advanced Aquatic Waterway Management Proposal for Additional Ponds**

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Advanced Aquatic Waterway Management Proposal for Additional Ponds.

**Ratification of Bay Area Bobcat Proposal for Brightwood French Drain, Wildleaf Sidewalk/Trail, Brightwood/ Warms Springs Washouts, Wildleaf Sod, Swing Set Sod Removal, GeoPoint Proposal for NRR, Morgan's Glen 1C, Amenity Pump Track, Mike Armstrong CO No. 5 for NRR 4A & 4B, Aqua Plumbing and Air Proposal for Dog Park, Advanced Aquatic Services Midge Fly Larval Application Proposal,**

**Woodruff & Sons CO for Ft. Hamer 2nd Extension, and Trimmers Holiday Décor Proposal**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Bay Area Bobcat Proposal for Brightwood French Drain, Wildleaf Sidewalk/Trail, Brightwood/ Warms Springs Washouts, Wildleaf Sod, Swing Set Sod Removal, GeoPoint Proposal for NRR, Morgan's Glen 1C, Amenity Pump Track, Mike Armstrong CO No. 5 for NRR 4A & 4B, Aqua Plumbing and Air Proposal for Dog Park, Advanced Aquatic Services Midge Fly Larval Application Proposal, Woodruff & Sons CO for Ft. Hamer 2nd Extension, and Trimmers Holiday Décor Proposal.

There was some further discussion concerning the Trimmers Holiday Décor Proposal.

**Ratification of Payment Authorizations  
Nos. 027 – 031**

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified Payment Authorizations Nos. 027 – 031.

**Ratification of Funding Requests Nos.  
275 – 284**

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Funding Request Nos. 275 – 284.

**Review of District Financial Statements**

The Board reviewed the District Financial Statements.

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

### **THIRD ORDER OF BUSINESS**

### **Other Business**

#### **Staff Reports**

|                            |  |
|----------------------------|--|
| <b>District Counsel –</b>  | No report.   |
| <b>District Engineer –</b> | No report.   |
| <b>District Manager –</b>  | Ms. Carvalho reminded the Board that their Form 1s are due by July 1.  |
| <b>Field Manager –</b>     | Ms. Carvalho stated that when staff goes out to do the inspection, they will be monitoring the work orders and determine whether there are recurring issues. |
| <b>Lifestyle Manager –</b> | No report.   |

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

Mr. Weidemiller asked about the litigation situation, Mr. Johnson stated that there were no updates as of today.

### **FOURTH ORDER OF BUSINESS**

### **Adjournment**

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the June 14, 2023 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:13 p.m.

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

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

**North River Ranch Improvement  
Stewardship District**

Woodruff & Sons CO No.7  
For Morgan's Glen Phases IC & IIB

# Change Order

No. 7

Date of Issuance: July 5, 2023

Effective Date: July 12, 2023

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

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

Description:

**Morgan's Glen Replace Walk & Ramps 2A; fuel surcharges; berms and Subconsultant Price Increases.**

Attachments: (List documents supporting change):

**Woodruff Worksheet POR 4 (Feb Extras) and POR 5 dated 6/2/23 and 5/1/23.**

| CHANGE IN CONTRACT PRICE:   | CHANGE IN CONTRACT TIMES:  |
|---|--|
| Original Contract Price:  | Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days |
| <b>\$ 2,449,875.87</b>  | Substantial completion (days or date): <b>IIB-150/ IC-180 Days</b>   |
|   | Ready for final payment (days or date): <b>IIB-180/ IC-210 Days</b>  |
| [Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>6</u> : | [Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>6</u> :                      |
| <b>\$ 263,893.59</b>  | Substantial completion (days or date): <b>IIB-17 Days/ IC-17 Days</b>  |
|   | Ready for final payment (days or date): <b>IIB-15/ IC-15 Days</b>  |
| Contract Price prior to this Change Order:  | Contract Times prior to this Change Order:   |
| <b>\$ 2,713,769.46</b>  | Substantial completion (days or date): <b>IIB-167/ IC-197 Days</b>   |
|   | Ready for final payment (days or date): <b>IIB-197/ IC-227 Days</b>  |
| [Increase] [Decrease] of this Change Order:   | [Increase] [Decrease] of this Change Order:  |
| <b>\$ 66,714.62</b>   | Substantial completion (days or date):   |
|   | Ready for final payment (days or date):  |
| Contract Price incorporating this Change Order:   | Contract Times with all approved Change Orders:  |
| <b>\$ 2,780,484.08</b>  | Substantial completion (days or date): <b>IIB-167/ IC-197 Days</b>   |
|   | Ready for final payment (days or date): <b>IIB-197/ IC-227 Days</b>  |

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: \_\_\_\_\_  
Engineer (Authorized Signature)

By: \_\_\_\_\_  
Owner (Authorized Signature)

By: \_\_\_\_\_  
Contractor (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Funding Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

V:\2156\active\215614811\civil\construction\_phase\_documents\change\_orders\Phases 1C-2B\received\con\_morgans-glen-1c-2b\_co-7\_66714-62\_add-scope\_sub-price-incrs\_woodruff\_rae\_20230705.docx



# 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](http://www.woodruffandsons.com)

## Proposal

### OFFICIAL USE ONLY

☐ Job No: **2758**  
☐ Control No: **P004 (Feb. Extras)**  
☐ Log Date: **3/9/2023**  
☐ Invoice No: \_\_\_\_\_  
☐ Change Order: \_\_\_\_\_

|   |   |
|---|---|
| To: Fieldstone Community Development District<br>Address: 12051 Corporate Blvd.<br>Orlando, FL. 32817             | Contact: Andy Richardson<br>Tel No: 941-724-2819<br>Email: arichardson@nealland.com |
| Project Name: Morgan's Glen Ph 1C - 2B<br>Project Location: Fort Hamer Road off Moccasin Wallow Road, Parrish, FL | Bid No: P21-041<br>Bid Date: Tuesday, June 22, 2021                                 |

| Item # | Item Description:                                   | Estimated Quantity | Unit | Unit Price                               | Total Price            |
|--------|---|--------------------|------|--|------------------------|
|        | This is a Change Order Request                      |                    |      |  |                        |
| 1.     | Replace Walk and Ramps In Phase 2A                  | 1.00               | ls   | \$4,708.00                               | \$ 4,708.00            |
| 2.     | Subcontractor Price Increase Mod F Curb             | 100.00             | lf   | \$29.46                                  | \$ 2,946.00            |
| 3.     | Subcontractor Price Increase Valley Curb            | 4,141.00           | lf   | <del>\$3.65</del> <del>-\$4.01</del>     | <del>\$15,114.65</del> |
| 4.     | Subcontractor Price Increase F Curb                 | 1,493.00           | lf   | <del>\$2.00</del> <del>-\$2.20</del>     | <del>\$2,986.00</del>  |
| 5.     | Subcontractor Price Increase VG Tie In              | 6.00               | ea   | <del>\$15.00</del> <del>-\$16.50</del>   | <del>\$90.00</del>     |
| 6.     | Subcontractor Price Increase Throat Inlet           | 3.00               | ea   | <del>\$100.00</del> <del>-\$110.00</del> | <del>\$300.00</del>    |
| 7.     | Subcontractor Price Increase 4" Concrete Walk       | 687.00             | sy   | <del>\$6.39</del> <del>-\$7.03</del>     | <del>\$4,389.93</del>  |
| 8.     | Subcontractor Price Increase Handicap Ramp          | 6.00               | ea   | <del>\$55.00</del> <del>-\$60.50</del>   | <del>\$330.00</del>    |
| 9.     | Pour Valve Pad In Sidewalk                          | 1.00               | ea   | \$82.50                                  | \$ 82.50               |
| 10.    | Material Price Increase For Med. Washed Shell Trail | 216.83             | tn   | \$10.26                                  | \$ 2,224.68            |
| 11.    | Trucking Fuel Surcharge For Med. Washed Shell       | 1.00               | ls   | \$344.96                                 | \$ 344.96              |
| 12.    | Trucking Fuel Surcharge For Road Base Material      | 1.00               | ls   | \$194.50                                 | \$ 194.50              |
| 13.    | Woodruff and Sons Fuel Surcharge For February       | 1.00               | ls   | \$356.85                                 | \$ 356.85              |
| 14.    | Remove Walk and Ramps In Phase 2A                   | 1.00               | ls   | \$1,137.50                               | \$ 1,137.50            |
| 15.    | Built and Extended Berms In 1C with Additional Dirt | 1.00               | ls   | \$8,520.00                               | \$ 8,520.00            |
| 16.    | Tensar Geogrid Material                             | 1.00               | ls   | \$2,232.25                               | \$ 2,232.25            |
| 17.    | Project Manager                                     | 4.25               | hr   | \$125.00                                 | \$ 531.25              |

Total Price for above Items: \$ ~~48,790.11~~  
**\$46,489.07**

- Notes:
- Prices may be withdrawn, if not accepted within 45 days as of the date of this proposal.
  - This proposal includes labor and material
  - 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: _____</p> | <p>CONFIRMED:</p> <p><b>Woodruff &amp; Sons, Inc.</b></p> <p>Authorized Signature: _____</p> <p><b>Donald P. Woodruff, President</b></p> <p>Estimator: Scott Russell (scottr@woodruffandsons.com)</p> |
|---|---|

# 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: 2758  
☐ Control No: P005  
☐ Log Date: \_\_\_\_\_  
☐ Invoice No: \_\_\_\_\_  
☐ Change Order \_\_\_\_\_

|   |   |
|---|---|
| To: Fieldstone Community Development District<br>Address: 12051 Corporate Blvd.<br>Orlando, FL. 32817             | Contact: Andy Richardson<br>Tel No: 941-724-2819<br>Email: arichardson@nealland.com |
| Project Name: Morgan's Glen Ph 1C - 2B<br>Project Location: Fort Hamer Road off Moccasin Wallow Road, Parrish, FL | Bid No: P21-041<br>Bid Date: Tuesday, June 22, 2021                                 |

| Invoice #                    | Item Description:                                      | Estimated Quantity | Unit | Unit Price | Total Price  |
|------------------------------|--|--------------------|------|------------|--------------|
|                              | This is a Change Order Request                         |                    |      |            |              |
|                              | Lower Storm Structure 14-3 and Re-grade Swale          | 1.00               | ls   | \$8,339.72 | \$ 8,339.72  |
| 30686.                       | Sod Quantity Overrun (Swale / Additional Berms)        | 1,040.00           | sy   | \$2.39     | \$ 2,485.60  |
| 8969.                        | 4" Concrete Walk Quantity Overrun                      | 224.22             | sy   | \$34.66    | \$ 7,771.47  |
| 8969.                        | Subcontractor Price Increase For Walk Quantity Overrun | 224.22             | sy   | \$7.03     | \$ 1,576.27  |
| 8969.                        | Pour Valve Pad In Sidewalk                             | 1.00               | ea   | \$82.50    | \$ 82.50     |
|                              |  |                    |      |            |              |
|                              |  |                    |      |            |              |
|                              |  |                    |      |            |              |
|                              |  |                    |      |            |              |
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|                              |  |                    |      |            |              |
|                              |  |                    |      |            |              |
|                              |  |                    |      |            |              |
|                              |  |                    |      |            |              |
| Total Price for above Items: |  |                    |      |            | \$ 20,255.55 |

Total Price for above Items: \$ 20,255.55

- Notes:
- Prices may be withdrawn, if not accepted within 45 days as of the date of this proposal.
  - This proposal includes labor and material only
  - This proposal does not includes fuel surcharges
  - 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: _____</p> | <p>CONFIRMED:</p> <p><b>Woodruff &amp; Sons, Inc.</b></p> <p>Authorized Signature: _____</p> <p><b>Donald P. Woodruff, President</b></p> <p>Project Mngr: Scott Russell (scottr@woodruffandsons.com)</p> |
|---|--|

# **North River Ranch Improvement Stewardship District**

Mike Armstrong Landscaping  
Irrigation Proposal



Palmetto, FL 34221

| Date      | Estimate # |
|-----------|------------|
| 6/21/2023 | 332        |

| Name / Address  |
|---|
| <p>NRR IMPROVEMENTS STEWARDSHIP DISTRICT</p> <p>3501 Quadrangle Boulevard</p> <p>Suite 270</p> <p>Orlando, FL 32817</p> |

[illegible]

# **North River Ranch Improvement Stewardship District**

Bay Area Bobcat Proposal  
to Redo Mulch Rails  
at Morgan's Glenn Playground

# ESTIMATE

Mocwal CDD - Play/Exerc



## 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 # 32

Date 06/25/2023

| Description  | Total      |
|--|------------|
| Redo mulch rails   | \$4,350.00 |
| Site location: Morgan Glen playground - Bluestone Court.<br>Site work: Pull all mulch back with hand rake and shovel from mulch rails 1'-2' in swing set area. South side will half to be pulled back 5'-6' to take link of mulch railing out.<br>- Dismantle entire mulch rails around swing set area approximately 32'x30'<br>- Dig out trench to drop mulch rails into ground about 10"-12" possibly with mini excavator some digging maybe with trenching shovel.<br>- Put extra dirt on side of hill that was cut out for mulch rails south side of swings.<br>- Reinstall mulch rails set lower into ground so the top of mulch rails are just above the grass line.<br>- Rake all mulch downwards towards top of mulch rails.<br><br>-Exclusions-<br><br>* Not responsible for broken irrigation or landscaping plants.<br>* Not responsible for sod or final grading.<br>* If extra dirt is needed to fill in and grade side of landscape hill that was originally cut out it can be done for additional cost. |            |

**Subtotal** \$4,350.00

**Total** **\$4,350.00**

 6/26/23

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 Brightwood Concrete Slab/Walkway

# ESTIMATE

NRR ISD - O&M



## 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 # 31

Date 06/25/2023

| Description  | Total      |
|--|------------|
| Concrete slab/ Walkway   | \$1,250.00 |
| Site location: Brightwood amenity center                                     |            |
| Site work: Dig out mulch and dirt between existing sidewalk and grass field. |            |
| - Place form boards approximately 5' deep x 6' wide in location.             |            |
| - Pour and finish concrete slab in location for walkway.                     |            |

|                 |                   |
|-----------------|-------------------|
| <b>Subtotal</b> | \$1,250.00        |
| <b>Total</b>    | <b>\$1,250.00</b> |

*John W* 6/26/23

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 Add On Work at Playground



# ESTIMATE

MOCCDD - 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 # 34

Date 07/06/2023

| Description   | Total    |
|---|----------|
| Add on work: load, haul & dump  | \$350.00 |
| Site location: Playground @Blustone Court Rd. Canyon Creek Trail Townhomes.<br>Add on site work: Load, haul and dump material on site of excess mulch from resetting the rails around the swing set area of the playground. Left job site drove to Riverview hooked up to the dump trailer and drove back to North River Ranch to finish the job.<br>Loaded approximately 6-8yds of excess mulch. |          |

**Subtotal** \$350.00

**Total** **\$350.00**

*Handwritten signature: BW 7/6/23*

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

**North River Ranch Improvement  
Stewardship District**

Lester M Neely III Proposal  
for Brightwood Tree Removal

Lester M Neely III, LLC

9107 68th Ave E  
Bradenton FL 34202

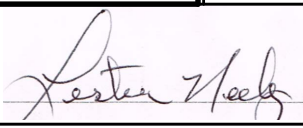

# Proposal

|               |           |
|---------------|-----------|
| Proposal Date | 6/26/2023 |
| Proposal #    | P2023-14  |

**NRR ISD - O&M**

|  |
|--|
| Name / Address   |
| Neal Land & Neighborhoods<br>5800 Lakewood Ranch Blvd<br>Sarasota FL 34240 |

PLEASE SEND COPY OF APPROVED PROPOSAL TO  
LLCLMN3@gmail.com

|   |   |                   | Project  |
|---|---|-------------------|--|
| Description   | Qty   | Rate              | Total  |
| <b>BRIGHTWOOD TRAIL TREE REMOVAL</b>  |   |                   |  |
| Removal trees along Brightwood Trail per Andy Richardson<br>Manhours - 3 men 1 day = 24 hrs @ \$40 per hour | 24  | 40.00             | 960.00   |
| Special equipment & operator  | 1   | 600.00            | 600.00   |
| Equipment chg \$100 - chain saws,4 wheeler, trailer, fuel for all   | 1   | 100.00            | 100.00   |
| <b>ALL BIDS ARE VALID FOR TWO (2) WEEKS</b>   |   |                   |  |
| Phone #   |  |                   | <b>Total</b>   |
| 941-741-1924  |   |                   | \$1,660.00   |
| E-mail  |   | LLCLMN3@gmail.com | Approved by:  |

# **North River Ranch Improvement Stewardship District**

Woodruff & Sons Proposal  
for The Outpost Water Service  
at Ft. Hamer 2<sup>nd</sup> Extension



## Woodruff & Sons, Inc.

P.O. Box 10127  
Bradenton, FL 34282-0127

(941) 756-1871 fax (941) 755-1379

### Lansdowne NP Land Sec 6 - 300 Wildleaf 4A 4B CDD - 1010 - Potable Water

|                          |  |                    |                 |
|--------------------------|--|--------------------|-----------------|
| <b>To:</b>               | NRR ISD  | <b>Contact:</b>    | Andy Richardson |
| <b>Address:</b>          | 5824 Lakewood Ranch Blvd.<br>Sarasota, FL. 34240     | <b>Phone:</b>      | 941-328-1140    |
| <b>Project Name:</b>     | The Outpost Water Service At Ft. Hamer 2nd Extension | <b>Fax:</b>        |                 |
| <b>Project Location:</b> | 11854 Camp Creek Trail, Parrish, FL.                 | <b>Bid Number:</b> | 2763-P005       |
|                          |  | <b>Bid Date:</b>   | 1/24/2023       |

Thank you for the opportunity to quote.

| Item # | Item Description                    | Total Price |
|--------|-------------------------------------|-------------|
| 1      | F&I 1" Water Service For 5/8" Meter | \$7,654.35  |

**Total Bid Price: \$7,654.35**

#### Notes:

- 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 the proposal.
- Any item not specifically listed in this proposal is not included.
- The items within this proposal are presented as the entire project, whereby an individual line item may not be removed or eliminated without prior approval.
- This proposal is for a standard 5/8"x3/4" meter service installed within County R/W.
- Backflow assembly if required, to be installed by others.
- Woodruff & Sons, Inc. will not be responsible for identifying or handling any hazardous or contaminated material that may be encountered.
- Prices may be withdrawn by Woodruff & Sons, Inc. if not accepted within 45 days of receiving this proposal.

#### Payment Terms:

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

#### ACCEPTED:

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

Buyer: \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

#### CONFIRMED:

**Woodruff & Sons, Inc.**

Authorized Signature: \_\_\_\_\_

Estimator: Scott Russell

(941) 756-1871 scottr@woodruffandsons.com

**North River Ranch Improvement  
Stewardship District**

Woodruff & Sons Change Order No. 3  
for Ft. Hamer 2<sup>nd</sup> Extension

**Change Order  
No. 3****HAVCDDFHR - Roadwork**Date of Issuance: June 2, 2023Effective Date: June 2, 2023

|  |   |                                    |
|--|---|------------------------------------|
| Project: Ft. Hamer 2 <sup>nd</sup> Extension | Owner: North River Ranch Improvement Stewardship District | Owner's Contract No.: 941-724-2819 |
| Contract: Andy Richardson                    |   | Date of Contract:                  |
| Contractor: Woodruff & Sons, Inc.            |   | Engineer's Project No.:            |

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

Description: Furnish and Install 9" Concrete Base for Roundabout

Attachments: (List documents supporting change): Detail for new roundabout concrete base.

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$ 10,599,215.68

[Increase] [Decrease] from previously approved Change Orders No. 1 \_\_\_\_\_ to No. 10 \_\_\_\_\_:

\$ 160,269.07

Contract Price prior to this Change Order:

\$ 10,759,484.75

[Increase] [Decrease] of this Change Order:

\$ 37,693.43

Contract Price incorporating this Change Order:

\$ 10,797,178.18**CHANGE IN CONTRACT TIMES:**Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] from previously approved Change Orders No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial completion (days): \_\_\_\_\_

Ready for final payment (days): \_\_\_\_\_

Contract Times prior to this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

Contract Times with all approved Change Orders:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

**RECOMMENDED:**By: 

Engineer (Authorized Signature)

Date: 6/20/2023**ACCEPTED:**By: 

Owner (Authorized Signature)

Date: June 2, 2023**ACCEPTED:**By: 

Contractor (Authorized Signature)

Date: 06-22-2023

Approved by Funding Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

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**North River Ranch Improvement  
Stewardship District**

Woodruff & Sons Change Order No. 4  
for Ft. Hamer 2<sup>nd</sup> Extension

## HAVCDDFHR - ROADWORK

## Change Order

No. 4  
P011bDate of Issuance: June 6, 2023Effective Date: June 6, 2023

|  |   |                                    |
|--|---|------------------------------------|
| Project: Ft. Hamer 2 <sup>nd</sup> Extension | Owner: North River Ranch Improvement Stewardship District | Owner's Contract No.: 941-724-2819 |
| Contract: Andy Richardson                    |   | Date of Contract:                  |
| Contractor: Woodruff & Sons, Inc.            |   | Engineer's Project No.:            |

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

Description: Furnish Brick Pavers for Roundabout – Pavers to Match Roundabout at Parrish High School/Previous Phase

Attachments: (List documents supporting change):

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$ 10,599,215.68

[Increase] [Decrease] from previously approved Change Orders No. 1 \_\_\_\_\_ to No. 11 \_\_\_\_\_:

\$ 197,962.43

Contract Price prior to this Change Order:

\$ 10,797,178.18

[Increase] [Decrease] of this Change Order:

\$ 35,055.81

Contract Price incorporating this Change Order:

\$ 10,832,233.99**CHANGE IN CONTRACT TIMES:**Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] from previously approved Change Orders No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial completion (days): \_\_\_\_\_

Ready for final payment (days): \_\_\_\_\_

Contract Times prior to this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

Contract Times with all approved Change Orders:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

**RECOMMENDED:**

By: \_\_\_\_\_

Engineer (Authorized Signature)

Date: 6/20/2023**ACCEPTED:**

By: \_\_\_\_\_

Owner (Authorized Signature)

Date: 6/21/23**ACCEPTED:**

By: \_\_\_\_\_

Contractor (Authorized Signature)

Date: 06-22-2023

Approved by Funding Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

V:\2156\resource\archive\_20171009\specs\EJCDC\SPEC\_EJCDC\_C941Change\_Order\_42150v1.docx

**North River Ranch Improvement  
Stewardship District**

Woodruff & Sons Change Order No. 5  
for Ft. Hamer 2<sup>nd</sup> Extension

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*

## OFFICIAL USE ONLY

|                          |              |                          |
|--------------------------|--------------|--------------------------|
| <input type="checkbox"/> | Job No:      | <u>2763</u>              |
| <input type="checkbox"/> | Control No:  | <u>P013 (May Extras)</u> |
| <input type="checkbox"/> | Log Date:    | <u>6/7/2023</u>          |
| <input type="checkbox"/> | Invoice No:  |                          |
| <input type="checkbox"/> | Change Order | <u>CO.05</u>             |

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

Total Price for above Items:      \$      9,708.26

**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: _____</p> | <p>CONFIRMED:</p> <p><b>Woodruff &amp; Sons, Inc.</b></p> <p>Authorized Signature: _____</p> <p>Estimator: Scott Russell (scottr@woodruffandsons.com)</p> |
|---|---|

# **North River Ranch Improvement Stewardship District**

GeoPoint Surveying Proposal for  
Wildleaf, Phase 4B



## PROPOSAL/AUTHORIZATION FOR WORK

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

**Date:** June 28<sup>th</sup>, 2023

**Attn:** Andy Richardson


**Re:** North River Ranch aka Wildleaf, Phase 4B

**We hereby propose to do the following work:**

| Task | Description:                                 | Lump Sum |
|------|--|----------|
| 1    | Stake Lot Corners and Right-of-Way for Power | \$4,550  |

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, June 28<sup>th</sup>, 2023.

**GeoPoint Surveying, Inc.**

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

**ACCEPTANCE: North River Ranch  
ISD**

By:   
(Authorized Signature)

Date: June 28, 2023

Pete Williams, Chairman  
(Print Name & Title)

**Please return one signed copy to: [Proposals@geopointsurvey.com](mailto:Proposals@geopointsurvey.com)**

File Name: J:\North River Ranch\Contracts\Nealland\Wildleaf, Phase 4B Stake Lot Corners & ROW for Power aw.JOB  
06.28.2023

## 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.



**North River Ranch Improvement  
Stewardship District**

Payment Authorizations Nos. 032 – 034

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorization 032 - 034

| PA # | Description                      | Amount      | Total |
|------|----------------------------------|-------------|-------|
| 32   | Ballenger Irrigation             | \$ 750.00   |       |
|      |                                  |             |       |
|      | Bliss Products and Services      | \$ 4,617.45 |       |
|      |                                  |             |       |
|      | Daystar Exterior Cleaning        | \$ 800.00   |       |
|      |                                  | \$ 1,250.00 |       |
|      |                                  |             |       |
|      | Deluxe Corporation               | \$ 519.00   |       |
|      |                                  |             |       |
|      | Eco-Logic Services               | \$ 9,900.00 |       |
|      |                                  | \$ 825.00   |       |
|      |                                  |             |       |
|      | Frontier                         | \$ 713.47   |       |
|      |                                  |             |       |
|      | Jan-Pro of Manasota              | \$ 257.08   |       |
|      |                                  |             |       |
|      | Jones and Sons                   | \$ 145.00   |       |
|      |                                  | \$ 80.00    |       |
|      |                                  |             |       |
|      | Kathryn Fetzer                   | \$ 130.00   |       |
|      |                                  |             |       |
|      | McClatchy                        | \$ 72.54    |       |
|      |                                  |             |       |
|      | PFM Group Consulting             | \$ 5,833.33 |       |
|      |                                  | \$ 2,083.33 |       |
|      |                                  | \$ 5.71     |       |
|      |                                  | \$ 0.60     |       |
|      |                                  |             |       |
|      | Peace River Electric Cooperative | \$ 29.34    |       |
|      |                                  |             |       |
|      | Premier Portables                | \$ 560.00   |       |
|      |                                  |             |       |
|      | Securiteam                       | \$ 960.00   |       |
|      |                                  |             |       |
|      | Sunrise Landscape                | \$ 813.36   |       |
|      |                                  | \$ 931.09   |       |
|      |                                  | \$ 1,668.75 |       |

|    |   |              |             |
|----|---|--------------|-------------|
|    |   | \$ 1,761.50  |             |
|    |   |              |             |
|    | VGlobalTech                                 | \$ 150.00    |             |
|    |   |              |             |
|    | WTS International                           | \$ 465.00    |             |
|    |   | \$ 57.24     |             |
|    |   | \$ 3,113.91  |             |
|    |   |              |             |
|    |   |              | \$38,492.70 |
|    |   |              |             |
| 33 | Advanced Aquatic Services                   | \$ 3,100.00  |             |
|    |   |              |             |
|    | Aqua Plumbing & Air                         | \$ 675.67    |             |
|    |   |              |             |
|    | Ballenger Irrigation                        | \$ 750.00    |             |
|    |   |              |             |
|    | Clearview Land Design                       | \$ 1,131.69  |             |
|    |   |              |             |
|    | Discount Awnings                            | \$ 25,000.00 |             |
|    |   |              |             |
|    | Doody Free 941                              | \$ 390.00    |             |
|    |   |              |             |
|    | Kutak Rock                                  | \$ 808.00    |             |
|    |   |              |             |
|    | Southern Land Services of Southwest Florida | \$ 900.00    |             |
|    |   |              |             |
|    | Spectrum                                    | \$ 127.28    |             |
|    |   | \$ 118.58    |             |
|    |   |              |             |
|    | Stantec Consulting Services                 | \$ 4,838.00  |             |
|    |   |              |             |
|    | Supervisor Fees - 6/14/23                   |              |             |
|    | Dale Weidemiller                            | \$ 200.00    |             |
|    | John Leinaweaver                            | \$ 200.00    |             |
|    | Pete Williams                               | \$ 200.00    |             |
|    | Janice Snow                                 | \$ 200.00    |             |
|    | John Blakley                                | \$ 200.00    |             |
|    |   |              |             |
|    | WTS International                           | \$ 3,221.82  |             |
|    |   |              |             |
|    |   |              | \$42,061.04 |
|    |   |              |             |
| 34 | Frontier                                    | \$ 731.30    |             |
|    |   |              |             |
|    | Manatee County Utilities Department         | \$ 1,993.76  |             |

|  |                                  |             |             |
|--|----------------------------------|-------------|-------------|
|  |                                  | \$ 225.29   |             |
|  |                                  | \$ 320.30   |             |
|  |                                  | \$ 382.87   |             |
|  |                                  | \$ 219.81   |             |
|  |                                  | \$ 240.10   |             |
|  |                                  | \$ 255.22   |             |
|  |                                  | \$ 365.56   |             |
|  |                                  | \$ 680.24   |             |
|  |                                  | \$ 1,568.43 |             |
|  |                                  | \$ 161.46   |             |
|  |                                  | \$ 92.55    |             |
|  |                                  |             |             |
|  | Peace River Electric Cooperative | \$ 1,233.32 |             |
|  |                                  | \$ 1,502.41 |             |
|  |                                  | \$ 30.34    |             |
|  |                                  | \$ 77.81    |             |
|  |                                  | \$ 1,154.96 |             |
|  |                                  | \$ 48.26    |             |
|  |                                  | \$ 53.32    |             |
|  |                                  | \$ 60.26    |             |
|  |                                  | \$ 99.46    |             |
|  |                                  | \$ 42.19    |             |
|  |                                  | \$ 633.88   |             |
|  |                                  | \$ 41.34    |             |
|  |                                  | \$ 760.77   |             |
|  |                                  | \$ 933.67   |             |
|  |                                  | \$ 34.58    |             |
|  |                                  | \$ 795.35   |             |
|  |                                  | \$ 1,383.22 |             |
|  |                                  | \$ 29.34    |             |
|  |                                  | \$ 30.71    |             |
|  |                                  | \$ 89.84    |             |
|  |                                  | \$ 65.55    |             |
|  |                                  | \$ 98.21    |             |
|  |                                  |             |             |
|  | Verizon Wireless                 | \$ 98.04    |             |
|  |                                  |             |             |
|  | WTS International                | \$ 682.50   |             |
|  |                                  | \$ 28.62    |             |
|  |                                  |             |             |
|  |                                  |             | \$17,244.84 |
|  |                                  |             |             |
|  |                                  |             |             |
|  |                                  | Total       | \$97,798.58 |

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 032

6/9/2023

| Item No. | Vendor  | Invoice Number   | General Fund                                     | Fiscal Year                              |
|----------|---|--|--|--|
| 1        | <b>Ballenger Irrigation</b><br>June Irrigation Consulting   | 23267  | \$ 750.00  | FY 2023                                  |
| 2        | <b>Bliss Products and Services</b><br>Round Rack Installation (O&M)   | 67241  | \$ 4,617.45                                      | FY 2023                                  |
| 3        | <b>Daystar Exterior Cleaning</b><br>June Riverfield Cleaning<br>June Brightwood Cleaning                                      | 18335<br>18350   | \$ 800.00<br>\$ 1,250.00                         | FY 2023<br>FY 2023                       |
| 4        | <b>Deluxe Corporation</b><br>Check Order  | 591416   | \$ 519.00  | FY 2023                                  |
| 5        | <b>Eco-Logic Services</b><br>December Maintenance (NRR)<br>December Maintenance (Riverfield)                                  | 2496<br>2504   | \$ 9,900.00<br>\$ 825.00                         | FY 2023<br>FY 2023                       |
| 6        | <b>Frontier</b><br>Pavilion Services 06/03/2023 - 07/02/2023  | Acct: 941-776-0433-093021-5  | \$ 713.47  | FY 2023                                  |
| 7        | <b>Jan-Pro of Manasota</b><br>Brightwood Janitorial Services  | 1159   | \$ 257.08  | FY 2023                                  |
| 8        | <b>Jones &amp; Sons</b><br>Brightwood Pest Control<br>Riverfield Pest Control   | --<br>--   | \$ 145.00<br>\$ 80.00                            | FY 2023<br>FY 2023                       |
| 9        | <b>Kathryn Fetzer</b><br>Yoga class 06/04/2023  | --   | \$ 130.00  | FY 2023                                  |
| 10       | <b>McClatchy</b><br>Legal Advertising on 05/03/2023 (Ad: IPL01198100)   | 195156   | \$ 72.54   | FY 2023                                  |
| 11       | <b>PFM Group Consulting</b><br>DM Fee: June 2023<br>Field Services Fee: June 2023<br>April Reimbursables<br>May Reimbursables | DM-06-2023-35<br>DM-06-2023-36<br>OE-EXP-05-2023-35<br>OE-EXP-06-2023-29 | \$ 5,833.33<br>\$ 2,083.33<br>\$ 5.71<br>\$ 0.60 | FY 2023<br>FY 2023<br>FY 2023<br>FY 2023 |
| 12       | <b>Peace River Electric Cooperative</b><br>11362 Rolling Fork Trl ; Service 4/27/2023 - 5/27/2023                             | Acct: 168751025  | \$ 29.34   | FY 2023                                  |
| 13       | <b>Premier Portables</b><br>Sanitation Pumping Services   | A-155218   | \$ 560.00  | FY 2023                                  |

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 032**

6/9/2023

| Item No. | Vendor   | Invoice Number | General Fund | Fiscal Year |
|----------|--|----------------|--------------|-------------|
| 14       | <b>Securiteam</b><br>Proximity/LF Key Fob (200)                          | 16949          | \$ 960.00    | FY 2023     |
| 15       | <b>Sunrise Landscape</b><br>Brightwood Irrigation Repairs (Lift Station) | 11073          | \$ 813.36    | FY 2023     |
|          | Brightwood Irrigation Repairs  | 11190          | \$ 931.09    | FY 2023     |
|          | Brightwood Entry Flower Installation                                     | 11229          | \$ 1,668.75  | FY 2023     |
|          | Riverfield Annuals Replacement   | 11233          | \$ 1,761.50  | FY 2023     |
| 16       | <b>VGlobalTech</b><br>June Website Maintenance                           | 5099           | \$ 150.00    | FY 2023     |
| 17       | <b>WTS International</b><br>May Expenses                                 | 12371808       | \$ 465.00    | FY 2023     |
|          | May Background Checks  | 12371889       | \$ 57.24     | FY 2023     |
|          | May Payroll  | 12372256       | \$ 3,113.91  | FY 2023     |

**TOTAL \$ 38,492.70**

*Venessa Ripoll*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 3:54 pm, Jun 14, 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 033**

6/23/2023

| Item No. | Vendor  | Invoice Number                 | General Fund  | Fiscal Year   |
|----------|---|--------------------------------|---|---|
| 1        | <b>Advanced Aquatic Services</b><br>Midge Control in Pond 21  | 10549888                       | \$ 3,100.00   | FY 2023   |
| 2        | <b>Aqua Plumbing &amp; Air</b><br>Backflow Certification Test   | 564913                         | \$ 675.67   | FY 2023   |
| 3        | <b>Ballenger Irrigation</b><br>April Irrigation Consulting  | 23186                          | \$ 750.00   | FY 2023   |
| 4        | <b>Clearview Land Design</b><br>Reimbursables Through 06/09/2023  | 23-04702                       | \$ 1,131.69   | FY 2023   |
| 5        | <b>Discount Awnings</b><br>Brightwood Amenity Shade Fabrice Replacement   | --                             | \$ 25,000.00  | FY 2023   |
| 6        | <b>Doody Free 941</b><br>Dog Station Maintenance  | 24281                          | \$ 390.00   | FY 2023   |
| 7        | <b>Kutak Rock</b><br>General Counsel Through 05/31/2023   | 3238091                        | \$ 808.00   | FY 2023   |
| 8        | <b>Southern Land Services of Southwest Florida</b><br>Dog Park Mowing & Weedeating  | 052623-89                      | \$ 900.00   | FY 2023   |
| 9        | <b>Spectrum</b><br>11510 Little River Way Services 05/28/2023 - 06/27/2023<br>8414 Arrow Creek Drive Services 06/15/2023 - 07/14/2023 | 0125330052823<br>0126098061523 | \$ 127.28<br>\$ 118.58  | FY 2023<br>FY 2023                                  |
| 10       | <b>Stantec Consulting Services</b><br>Engineering Services Through 06/02/2023   | 2094042                        | \$ 4,838.00   | FY 2023   |
| 11       | <b>Supervisor Fees - 06/14/2023 Meeting</b><br>Dale Weidemiller<br>John Leinaweaver<br>Pete Williams<br>Janice Snow<br>John Blakley   | --<br>--<br>--<br>--<br>--     | \$ 200.00<br>\$ 200.00<br>\$ 200.00<br>\$ 200.00<br>\$ 200.00 | FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023 |
| 12       | <b>WTS International</b><br>Payroll 06/01/2023 - 06/15/2023   | 12373421                       | \$ 3,221.82   | FY 2023   |

**TOTAL \$ 42,061.04**

*Vivian Carvalho*

Secretary / Assistant Secretary

Board Member

**RECEIVED**

By Amanda Lane at 6:17 pm, Jun 26, 2023



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


Payment Authorization No. 034

6/30/2023

| Item No. | Vendor   | Invoice Number   | General Fund   | Fiscal Year  |
|----------|--|--|--|--|
| 1        | <b>Frontier</b><br>Pavilion Services 06/23/2023 - 07/22/2023   | Acct: 941-776-9088-032320-5  | \$ 731.30  | FY 2023  |
| 2        | <b>Manatee County Utilities Department</b><br>11510 Little River Way ; Service 05/18/2023 - 06/21/2023<br>8905 Grand River Parkway<br>11539 Little River Way<br>8410 Arrow Creek Drive<br>8475 Fort Hamer Road<br>11706 Sawyer Lane<br>8414 Arrow Creek Drive ; Service 05/18/2023 - 06/21/2023<br>11812 Camp Creek Trail<br>9903 Cross River Trail<br>11775 Little River Way<br>9545 Weymouth Terrace<br>10148 Spruce River Trail   | Acct: 338845-162425<br>Acct: 338845-164615<br>Acct: 338845-164711<br>Acct: 338845-168938<br>Acct: 338845-169394<br>Acct: 338845-169395<br>Acct: 338845-170584<br>Acct: 342099-178426<br>Acct: 342099-178427<br>Acct: 342099-178473<br>Acct: 342099-179510<br>Acct: 342099-180541   | \$ 1,993.76<br>\$ 225.29<br>\$ 320.30<br>\$ 382.87<br>\$ 219.81<br>\$ 240.10<br>\$ 255.22<br>\$ 365.56<br>\$ 680.24<br>\$ 1,568.43<br>\$ 161.46<br>\$ 92.55  | FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023   |
| 3        | <b>Peace River Electric Cooperative</b><br>11510 Little River Way ; Service 05/19/2023 - 06/19/2023<br>Grande River Parkway ; Service 05/19/2023 - 06/19/2023<br>11539 Little River Way ; Service 05/19/2023 - 06/19/2023<br>8905 Grand River Pkwy ; Service 05/19/2023 - 06/19/2023<br>Lot Decorative Lights ; Service 05/19/2023 - 06/19/2023<br>8410 Arrow Creek Dr ; Service 05/19/2023 - 06/19/2023<br>11705 Sawyer Ln ; Service 05/19/2023 - 06/19/2023<br>8404 Canyon Creek Trl ; Service 05/19/2023 - 06/19/2023<br>11712 Moccasin Wallow Rd ; Service 05/19/2023 - 06/19/2023<br>11750 Little River Way ; Service 05/19/2023 - 06/19/2023<br>8414 Arrow Creek Dr ; Service 05/19/2023 - 06/19/2023<br>8010 Ft Hamer Rd ; Service 05/19/2023 - 06/19/2023<br>Grande Reserve Ph1A-2 Lot Lights ; Service 05/19/2023 - 06/19/2023<br>Morgan's Glen Decorative Lights PH 1; Service 05/19/2023 - 06/19/2023<br>Morgan's Glen Decorative Lighting Ph3A ; Service 05/19/2023 - 06/19/2023<br>Decorative Lighting NRR Ph1D East ; Service 05/19/2023 - 06/19/2023<br>Decorative Lighting NRR Ph1B2 ; Service 05/19/2023 - 06/19/2023<br>11812 Camp Creek Trail ; Service 05/19/2023 - 06/19/2023<br>9903 Cross River Trail ; Service 05/19/2023 - 06/19/2023<br>8699 Canyon Creek Trl Gate ; Service 05/17/2023 - 06/19/2023<br>8806 Arrow Creek Dr Gate ; Service 05/17/2023 - 06/19/2023<br>11854 Camp Creek Trl Outpost ; Service 05/24/2023 - 06/19/2023 | Acct: 168751001<br>Acct: 168751003<br>Acct: 168751004<br>Acct: 168751005<br>Acct: 168751007<br>Acct: 168751008<br>Acct: 168751009<br>Acct: 168751011<br>Acct: 168751013<br>Acct: 168751014<br>Acct: 168751015<br>Acct: 168751016<br>Acct: 168751017<br>Acct: 168751020<br>Acct: 168751021<br>Acct: 168751023<br>Acct: 168751024<br>Acct: 168751030<br>Acct: 168751031<br>Acct: 168751032<br>Acct: 168751033<br>Acct: 168751035 | \$ 1,233.32<br>\$ 1,502.41<br>\$ 30.34<br>\$ 77.81<br>\$ 1,154.96<br>\$ 48.26<br>\$ 53.32<br>\$ 60.26<br>\$ 99.46<br>\$ 42.19<br>\$ 633.88<br>\$ 41.34<br>\$ 760.77<br>\$ 933.67<br>\$ 34.58<br>\$ 795.35<br>\$ 1,383.22<br>\$ 29.34<br>\$ 30.71<br>\$ 89.84<br>\$ 65.55<br>\$ 98.21 | FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023<br>FY 2023 |
| 4        | <b>Verizon Wireless</b><br>Acct. 642468079-00001   | 9938007644   | \$ 98.04   | FY 2023  |
| 5        | <b>WTS International</b><br>July Benefits<br>June Background Checks  | 12373901<br>12374073   | \$ 682.50<br>\$ 28.62  | FY 2023<br>FY 2023   |

**TOTAL \$ 17,244.84**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member



# **North River Ranch Improvement Stewardship District**

Funding Requests Nos. 285 – 301

**Funding Requests 285 - 301**

| FR #                      | Description                          | Amount       | Total              |
|---------------------------|--------------------------------------|--------------|--------------------|
| <b>285</b>                |                                      |              |                    |
| <b>Dog Park</b>           | <b>Bliss Products and Services</b>   | \$ 1,026.10  |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$1,026.10</b>  |
| <b>286</b>                |                                      |              |                    |
| <b>Phases 4A &amp; 4B</b> | <b>Bliss Products and Services</b>   | \$ 3,591.35  |                    |
|                           |                                      |              |                    |
|                           | <b>GeoPoint Surveying Inc.</b>       | \$ 705.00    |                    |
|                           |                                      |              |                    |
|                           | <b>RIPA &amp; Associates</b>         | \$ 38,406.95 |                    |
|                           |                                      |              |                    |
|                           | <b>Stewart's Tree Service</b>        | \$ 13,375.00 |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$56,078.30</b> |
| <b>287</b>                |                                      |              |                    |
| <b>Phase 2</b>            | <b>RIPA &amp; Associates</b>         | \$ 27,983.47 |                    |
|                           |                                      |              |                    |
|                           | <b>Stantec Consulting Services</b>   | \$ 4,307.71  |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$32,291.18</b> |
| <b>288</b>                |                                      |              |                    |
| <b>Ft Hamer</b>           | <b>WillIScot</b>                     | \$ 1,391.46  |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$1,391.46</b>  |
| <b>289</b>                |                                      |              |                    |
| <b>Morgan's Glen</b>      | <b>A+ Backbone and Utilities</b>     | \$ 20,328.75 |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$20,328.75</b> |
| <b>290</b>                |                                      |              |                    |
| <b>Phases 4A &amp; 4B</b> | <b>Bay Area Bobcat</b>               | \$ 16,574.00 |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$16,574.00</b> |
| <b>291</b>                |                                      |              |                    |
| <b>Phase 2</b>            | <b>Kimley-Horn and Associates</b>    | \$ 2,667.30  |                    |
|                           |                                      |              |                    |
|                           |                                      |              | <b>\$2,667.30</b>  |
| <b>292</b>                |                                      |              |                    |
| <b>Phase 4</b>            | <b>Clearview Land Design</b>         | \$ 1,523.00  |                    |
|                           |                                      | \$ 315.00    |                    |
|                           |                                      |              |                    |
|                           | <b>Driggers Engineering Services</b> | \$ 366.50    |                    |
|                           |                                      |              |                    |
|                           | <b>Onsight Industries</b>            | \$ 125.00    |                    |
|                           |                                      |              |                    |
|                           | <b>Stewart's Tree Service</b>        | \$ 12,725.00 |                    |
|                           |                                      | \$ 11,225.00 |                    |
|                           |                                      | \$ 1,625.00  |                    |

|               |                               |               |               |
|---------------|-------------------------------|---------------|---------------|
|               |                               |               |               |
|               | Woodruff & Sons               | \$ 7,654.35   |               |
|               |                               |               |               |
|               |                               |               | \$35,558.85   |
|               |                               |               |               |
| 293           |                               |               |               |
| Ft Hamer      | Atwell                        | \$ 235.50     |               |
|               |                               |               |               |
|               | Clearview Land Design         | \$ 1,500.00   |               |
|               |                               |               |               |
|               | Terracon Consultants          | \$ 11,967.50  |               |
|               |                               |               |               |
|               | Woodruff & Sons               | \$ 586,055.69 |               |
|               |                               |               |               |
|               |                               |               | \$599,758.69  |
|               |                               |               |               |
| 294           |                               |               |               |
| NRR ISD       | Kutak Rock                    | \$ 1,905.33   |               |
|               |                               |               |               |
|               |                               |               | \$1,905.33    |
|               |                               |               |               |
| 295           |                               |               |               |
| Amenity       | Fortiline                     | \$ 1,883.40   |               |
|               |                               | \$ 30,372.00  |               |
|               |                               | \$ 7,948.80   |               |
|               |                               | \$ 30,372.00  |               |
|               |                               | \$ 28,111.40  |               |
|               |                               | \$ 27,266.20  |               |
|               |                               | \$ 26,935.20  |               |
|               |                               | \$ 4,397.40   |               |
|               |                               | \$ 28,022.40  |               |
|               |                               |               |               |
|               |                               |               | \$ 185,308.80 |
|               |                               |               |               |
| 296           |                               |               |               |
| Morgan's Glen | BKS Partners                  | \$ 914.00     |               |
|               |                               |               |               |
|               | CRS Building Corporation      | \$ 7,500.00   |               |
|               |                               |               |               |
|               | Stantec                       | \$ 163.72     |               |
|               |                               | \$ 353.88     |               |
|               |                               |               |               |
|               | Terracon Consultants          | \$ 2,011.25   |               |
|               |                               |               |               |
|               |                               |               | \$ 10,942.85  |
|               |                               |               |               |
| 297           |                               |               |               |
| Ft Hamer      | Halff                         | \$ 69.62      |               |
|               |                               |               |               |
|               |                               |               | \$ 69.62      |
|               |                               |               |               |
| 298           |                               |               |               |
| Wildleaf      | Premier Outdoor Lighting      | \$ 10,800.00  |               |
|               |                               |               |               |
|               |                               |               | \$ 10,800.00  |
|               |                               |               |               |
| 299           |                               |               |               |
| Phase 2       | Driggers Engineering Services | \$ 5,900.00   |               |

|               |                      |              |                |
|---------------|----------------------|--------------|----------------|
|               |                      |              |                |
|               |                      |              | \$ 5,900.00    |
|               |                      |              |                |
| 300           |                      |              |                |
| Morgan's Glen | BKS Partners         | \$ 3,808.00  |                |
|               |                      |              |                |
|               | Stantec              | \$ 6,222.00  |                |
|               |                      |              |                |
|               |                      |              | \$ 10,030.00   |
|               |                      |              |                |
| 301           |                      |              |                |
| Amenity       | Fortiline Waterworks | \$ 14,630.00 |                |
|               |                      | \$ 14,768.60 |                |
|               |                      |              |                |
|               |                      |              | \$ 29,398.60   |
|               |                      |              |                |
|               |                      |              |                |
|               |                      | Grand Total  | \$1,020,029.83 |

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 285**

6/9/2023


| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**DOG PARK**

|          |  |       |             |         |
|----------|--|-------|-------------|---------|
| <b>1</b> | <b>Bliss Products and Services</b><br>Round Rack Installation (Dog Park) | 67241 | \$ 1,026.10 | FY 2023 |
|----------|--|-------|-------------|---------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,026.10**

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

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

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 286**

6/9/2023

| Item<br>No.                      | Vendor  | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|----------------------------------|---|-------------------|----------------------|----------------|
| <b><u>PHASES 4A &amp; 4B</u></b> |   |                   |                      |                |
| 1                                | <b>Bliss Products and Services</b><br>Round Rack Installation (Phase 4A, 4B)      | 67241             | \$ 3,591.35          | FY 2023        |
| 2                                | <b>GeoPoint Surveying Inc.</b><br>Miscellaneous Surveying Services (Phase 4A, 4B) | 77948-1           | \$ 705.00            | FY 2023        |
| 3                                | <b>RIPA &amp; Associates</b><br>Phase 4B Pay Application 15 Through 05/31/2023    | 01-2083-15        | \$ 38,406.95         | FY 2023        |
| 4                                | <b>Stewart's Tree Service</b><br>Elm & Sycamore Trees (Wildleaf 4A, 4B)           | 17869             | \$ 13,375.00         | FY 2023        |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 56,078.30**

*Venessa Ripoll*

Secretary / Assistant Secretary

Board Member

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By Amanda Lane at 3:54 pm, Jun 14, 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 287**

6/9/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASE 2**

|          |   |            |              |         |
|----------|---|------------|--------------|---------|
| <b>1</b> | <b>RIPA &amp; Associates</b><br>Phase 2 MG Pay Application 1 Through 05/31/2023       | 23-2158-01 | \$ 27,983.47 | FY 2023 |
| <b>2</b> | <b>Stantec Consulting Services</b><br>Phase 2 Engineering Services Through 05/26/2023 | 2087762    | \$ 4,307.71  | FY 2023 |

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    32,291.18**

*Venessa Ripoll*  
Secretary / Assistant Secretary

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

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 288**

6/9/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**FT. HAMER**

|          |  |            |             |         |
|----------|--|------------|-------------|---------|
| <b>1</b> | <b>WillScot</b><br>60x12 Mobile Office Rental 06/7/2023 - 07/04/2023 | 9017921878 | \$ 1,391.46 | FY 2023 |
|----------|--|------------|-------------|---------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,391.46**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 289**

6/9/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**MORGAN'S GLEN**

|          |   |            |              |         |
|----------|---|------------|--------------|---------|
| <b>1</b> | <b>A+ Backbone and Utilities</b><br>Conduit Install | 1002-MG-1C | \$ 20,328.75 | FY 2023 |
|----------|---|------------|--------------|---------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 20,328.75**

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

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

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 290**

6/22/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASES 4A & 4B**

|          |   |    |              |         |
|----------|---|----|--------------|---------|
| <b>1</b> | <b>Bay Area Bobcat</b>                      |    |              |         |
|          | Wildleaf 4A Concrete Re-Pour Sidewalk/Trail | 47 | \$ 16,574.00 | FY 2023 |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 16,574.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 291**

6/23/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASE 2**

|          |   |          |             |         |
|----------|---|----------|-------------|---------|
| <b>1</b> | <b>Kimley-Horn and Associates</b><br>Phase 2 Native Species Survey Through 03/31/2023 | 24420014 | \$ 2,667.30 | FY 2023 |
|----------|---|----------|-------------|---------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,667.30**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 292**

6/23/2023

| Item No.       | Vendor   | Invoice Number  | Construction Fund | Fiscal Year |
|----------------|--|-----------------|-------------------|-------------|
| <b>PHASE 4</b> |  |                 |                   |             |
| <b>1</b>       | <b>Clearview Land Design</b>                       |                 |                   |             |
|                | Wildleaf Phase IV Services Through 06/09/2023      | 23-04703        | \$ 1,523.00       | FY 2023     |
|                | Phase IV-A Services Through 06/09/2023             | 23-04705        | \$ 315.00         | FY 2023     |
| <b>2</b>       | <b>Driggers Engineering Services</b>               |                 |                   |             |
|                | Phase 4B Services Through 05/31/2023               | SAL16360        | \$ 366.50         | FY 2023     |
| <b>3</b>       | <b>Onsight Industries</b>                          |                 |                   |             |
|                | Phase 4A Punch List                                | 006-23-344022-1 | \$ 125.00         | FY 2023     |
| <b>4</b>       | <b>Stewart's Tree Service</b>                      |                 |                   |             |
|                | Phase 4B Buffer & Common Area Trees                | 17904           | \$ 12,725.00      | FY 2023     |
|                | Wildleaf Phase 4A/4B Trees                         | 17916           | \$ 11,225.00      | FY 2023     |
|                | Wildleaf Phase 4A/4B Trees                         | 17932           | \$ 1,625.00       | FY 2023     |
| <b>5</b>       | <b>Woodruff &amp; Sons</b>                         |                 |                   |             |
|                | Wildleaf Phase 4A/4B Water Services for 5/8" Meter | 24337           | \$ 7,654.35       | FY 2023     |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 35,558.85**

*Vivian Carvalho*

Secretary / Assistant Secretary

Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 293**

6/23/2023

| Item No.                     | Vendor   | Invoice Number | Construction Fund | Fiscal Year |
|------------------------------|--|----------------|-------------------|-------------|
| <b><u>PHASE FT HAMER</u></b> |  |                |                   |             |
| 1                            | <b>Atwell</b><br>Services Through 05/31/2023   | 307497         | \$ 235.50         | FY 2023     |
| 2                            | <b>Clearview Land Design</b><br>Inspection & Certification Services Through 06/09/2023 | 23-04704       | \$ 1,500.00       | FY 2023     |
| 3                            | <b>Terracon Consultants</b><br>Bella Lago to Road FF Services Through 06/03/2023       | TJ53885        | \$ 11,967.50      | FY 2023     |
| 4                            | <b>Woodruff &amp; Sons</b><br>Pay Application 13 Through 05/31/2023                    | 2763-13        | \$ 586,055.69     | FY 2023     |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 599,758.69**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 6:17 pm, Jun 26, 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 294**

6/23/2023

| Item<br>No. | Vendor  | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|---|-------------------|----------------------|----------------|
| 1           | <b>Kutak Rock</b><br>Jon M Hall Construction Dispute Counsel Through 05/31/2023 | 3238094           | \$ 1,905.33          | FY 2023        |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,905.33**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 6:17 pm, Jun 26, 2023



# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 295

6/23/2023

| Item<br>No.                 | Vendor                             | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-----------------------------|------------------------------------|-------------------|----------------------|----------------|
| <b><u>PHASE AMENITY</u></b> |                                    |                   |                      |                |
| <b>1</b>                    | <b>Fortiline</b>                   |                   |                      |                |
|                             | Construction Materials for Amenity | 6086004           | \$ 1,883.40          | FY 2023        |
|                             | Construction Materials for Amenity | 6058758           | \$ 30,372.00         | FY 2023        |
|                             | Construction Materials for Amenity | 6099739           | \$ 7,948.80          | FY 2023        |
|                             | Construction Materials for Amenity | 6100560           | \$ 30,372.00         | FY 2023        |
|                             | Construction Materials for Amenity | 6100568           | \$ 28,111.40         | FY 2023        |
|                             | Construction Materials for Amenity | 6102770           | \$ 27,266.20         | FY 2023        |
|                             | Construction Materials for Amenity | 6102764           | \$ 26,935.20         | FY 2023        |
|                             | Construction Materials for Amenity | 6106577           | \$ 4,397.40          | FY 2023        |
|                             | Construction Materials for Amenity | 6106575           | \$ 28,022.40         | FY 2023        |

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 185,308.80**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 296**

6/23/2023

| Item No.                          | Vendor   | Invoice Number | Construction Fund | Fiscal Year |
|-----------------------------------|--|----------------|-------------------|-------------|
| <b><u>PHASE MORGAN'S GLEN</u></b> |  |                |                   |             |
| 1                                 | <b>BKS Partners</b><br>Phase IIB Landscaping Insurance                   | 141670         | \$ 914.00         | FY 2023     |
| 2                                 | <b>CRS Building Corporation</b><br>Phase 1B & 3B Gates                   | 2022-04-08     | \$ 7,500.00       | FY 2023     |
| 3                                 | <b>Stantec</b><br>Engineering Services Through 06/02/2023                | 2094031        | \$ 163.72         | FY 2023     |
|                                   | Phase 3 Design & Permitting Services Through 06/02/2023                  | 2094033        | \$ 353.88         | FY 2023     |
| 4                                 | <b>Terracon Consultants</b><br>Phase 1C & 2B Services Through 02/11/2023 | TI10957        | \$ 2,011.25       | FY 2023     |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 10,942.85**

*Vivian Carvalho*

Secretary / Assistant Secretary

Board Member

**RECEIVED**

By Amanda Lane at 6:17 pm, Jun 26, 2023



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 297**

6/26/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASE FT HAMER**

|          |   |          |          |         |
|----------|---|----------|----------|---------|
| <b>1</b> | <b>Halff</b><br>Ft Hamer Road 2nd Extension Services Through 06/19/2022 | 10076317 | \$ 69.62 | FY 2022 |
|----------|---|----------|----------|---------|

**Total - DO NOT FUND \$ 69.62**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 298**

6/30/2023


| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**WILDLEAF**

|          |  |       |              |                |
|----------|--|-------|--------------|----------------|
| <b>1</b> | <b>Premier Outdoor Lighting</b><br>Wildleaf 4A 4B Lighting - Remaining Balance Due | 22826 | \$ 10,800.00 | <b>FY 2023</b> |
|----------|--|-------|--------------|----------------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 10,800.00**

  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Funding Request No. 299

6/30/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

### PHASE 2

|   |   |         |             |         |
|---|---|---------|-------------|---------|
| 1 | <b>Driggers Engineering Services</b><br>Phase 2 Services Through 06/20/2023 | EO13152 | \$ 5,900.00 | FY 2023 |
|---|---|---------|-------------|---------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 5,900.00**

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 300**

6/30/2023

| Item<br>No.                       | Vendor   | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-----------------------------------|--|-------------------|----------------------|----------------|
| <b><u>PHASE MORGAN'S GLEN</u></b> |  |                   |                      |                |
| 1                                 | <b>BKS Partners</b><br>Phase IC Private Improvements Insurance   | 141647            | \$ 3,808.00          | FY 2023        |
| 2                                 | <b>Stantec</b><br>Phase 1C & 2B Utility/Drainage Record Drawings | 1990891           | \$ 6,222.00          | FY 2023        |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 10,030.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 301**

6/30/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASE AMENITY**

|          |                                |         |              |         |
|----------|--------------------------------|---------|--------------|---------|
| <b>1</b> | <b>Fortiline Waterworks</b>    |         |              |         |
|          | Amenity Construction Materials | 6025597 | \$ 14,630.00 | FY 2023 |
|          | Amenity Construction Materials | 6109022 | \$ 14,768.60 | FY 2023 |

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    29,398.60**

*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 4/30/2023

|  | General Fund        | Debt Service Fund     | Debt Service Fund     | Debt Service Fund     | Debt Service Fund   | Capital Projects Fund | Capital Projects Fund | Capital Projects Fund  | Capital Projects Fund | Long-Term Debt Fund    | Total                  |
|--|---------------------|-----------------------|-----------------------|-----------------------|---------------------|-----------------------|-----------------------|------------------------|-----------------------|------------------------|------------------------|
| <b><u>Assets</u></b>                     |                     |                       |                       |                       |                     |                       |                       |                        |                       |                        |                        |
| <b><u>Current Assets</u></b>             |                     |                       |                       |                       |                     |                       |                       |                        |                       |                        |                        |
| General Checking Account                 | \$739,956.05        |                       |                       |                       |                     |                       |                       |                        |                       |                        | \$739,956.05           |
| Assessments Receivable                   | 1,626.33            |                       |                       |                       |                     |                       |                       |                        |                       |                        | 1,626.33               |
| Prepaid Expenses                         | 1,912.06            |                       |                       |                       |                     |                       |                       |                        |                       |                        | 1,912.06               |
| Deposits                                 | 11,533.28           |                       |                       |                       |                     |                       |                       |                        |                       |                        | 11,533.28              |
| Assessments Receivable                   |                     | \$2,248.03            |                       |                       |                     |                       |                       |                        |                       |                        | 2,248.03               |
| Debt Service Reserve (Series 2019)       |                     | 166,058.44            |                       |                       |                     |                       |                       |                        |                       |                        | 166,058.44             |
| Debt Service Reserve (Series 2019-MG)    |                     | 91,059.14             |                       |                       |                     |                       |                       |                        |                       |                        | 91,059.14              |
| Revenue (Series 2019)                    |                     | 687,224.63            |                       |                       |                     |                       |                       |                        |                       |                        | 687,224.63             |
| Revenue (Series 2019-MG)                 |                     | 445,755.25            |                       |                       |                     |                       |                       |                        |                       |                        | 445,755.25             |
| Prepayment A2 (Series 2019-MG)           |                     | 236,270.95            |                       |                       |                     |                       |                       |                        |                       |                        | 236,270.95             |
| Sinking Fund (Series 2019-MG)            |                     | 0.03                  |                       |                       |                     |                       |                       |                        |                       |                        | 0.03                   |
| Due From Other Funds                     |                     |                       | \$112,025.09          |                       |                     |                       |                       |                        |                       |                        | 112,025.09             |
| Debt Service Reserve A1 (Series 2020)    |                     |                       | 224,050.00            |                       |                     |                       |                       |                        |                       |                        | 224,050.00             |
| Debt Service Reserve A2 (Series 2020)    |                     |                       | 88,830.00             |                       |                     |                       |                       |                        |                       |                        | 88,830.00              |
| Revenue A1, A2 (Series 2020)             |                     |                       | 428,527.74            |                       |                     |                       |                       |                        |                       |                        | 428,527.74             |
| Revenue A3 (Series 2020)                 |                     |                       | 5.89                  |                       |                     |                       |                       |                        |                       |                        | 5.89                   |
| Prepayment A2 (Series 2020)              |                     |                       | 360,123.12            |                       |                     |                       |                       |                        |                       |                        | 360,123.12             |
| Sinking Fund (Series 2020)               |                     |                       | 0.06                  |                       |                     |                       |                       |                        |                       |                        | 0.06                   |
| Redemption A3 (Series 2020)              |                     |                       | 100,106.25            |                       |                     |                       |                       |                        |                       |                        | 100,106.25             |
| Debt Service Reserve A1 (Series 2023)    |                     |                       |                       | \$744,675.00          |                     |                       |                       |                        |                       |                        | 744,675.00             |
| Debt Service Reserve A2 (Series 2023)    |                     |                       |                       | 1,257,237.50          |                     |                       |                       |                        |                       |                        | 1,257,237.50           |
| Capitalized Interest A1 (Series 2023)    |                     |                       |                       | 944,508.64            |                     |                       |                       |                        |                       |                        | 944,508.64             |
| Capitalized Interest A2 (Series 2023)    |                     |                       |                       | 1,302,637.74          |                     |                       |                       |                        |                       |                        | 1,302,637.74           |
| Revenue (Series 2021B)                   |                     |                       |                       |                       | \$7,800.01          |                       |                       |                        |                       |                        | 7,800.01               |
| Prepayment (Series 2021B)                |                     |                       |                       |                       | 175,884.27          |                       |                       |                        |                       |                        | 175,884.27             |
| Accounts Receivable - Due from Developer |                     |                       |                       |                       |                     | \$1,659,850.70        |                       |                        |                       |                        | 1,659,850.70           |
| Due From Other Funds                     |                     |                       |                       |                       |                     | 81,266.14             |                       |                        |                       |                        | 81,266.14              |
| Acquisition/Constr (Series 2019)         |                     |                       |                       |                       |                     | 130,758.64            |                       |                        |                       |                        | 130,758.64             |
| Acquisition/Constr (Series 2019-MG)      |                     |                       |                       |                       |                     | 6,885.93              |                       |                        |                       |                        | 6,885.93               |
| Restricted Acq/Constr (Series 2019-MG)   |                     |                       |                       |                       |                     | 3.03                  |                       |                        |                       |                        | 3.03                   |
| Acquisition/Constr A1, A2 (Series 2020)  |                     |                       |                       |                       |                     |                       | \$144.87              |                        |                       |                        | 144.87                 |
| Acquisition/Constr A3 (Series 2020)      |                     |                       |                       |                       |                     |                       | 10.05                 |                        |                       |                        | 10.05                  |
| Acquisition/Constr - Neighborhood Infras |                     |                       |                       |                       |                     |                       |                       | \$14,136,582.52        |                       |                        | 14,136,582.52          |
| Acquisition/Constr - Master Infrastructu |                     |                       |                       |                       |                     |                       |                       | 609,173.32             |                       |                        | 609,173.32             |
| Cost of Issuance (Series 2023)           |                     |                       |                       |                       |                     |                       |                       | 12,964.25              |                       |                        | 12,964.25              |
| Acquisition/Constr (Series 2021B)        |                     |                       |                       |                       |                     |                       |                       |                        | \$74,640.42           |                        | 74,640.42              |
| Total Current Assets                     | \$755,027.72        | \$1,628,616.47        | \$1,313,668.15        | \$4,249,058.88        | \$183,684.28        | \$1,878,764.44        | \$154.92              | \$14,758,720.09        | \$74,640.42           | \$0.00                 | \$24,842,335.37        |
| <b><u>Investments</u></b>                |                     |                       |                       |                       |                     |                       |                       |                        |                       |                        |                        |
| Amount Available in Debt Service Funds   |                     |                       |                       |                       |                     |                       |                       |                        |                       | \$7,260,754.66         | \$7,260,754.66         |
| Amount To Be Provided                    |                     |                       |                       |                       |                     |                       |                       |                        |                       | 58,139,245.34          | 58,139,245.34          |
| Total Investments                        | \$0.00              | \$0.00                | \$0.00                | \$0.00                | \$0.00              | \$0.00                | \$0.00                | \$0.00                 | \$0.00                | \$65,400,000.00        | \$65,400,000.00        |
| <b>Total Assets</b>                      | <u>\$755,027.72</u> | <u>\$1,628,616.47</u> | <u>\$1,313,668.15</u> | <u>\$4,249,058.88</u> | <u>\$183,684.28</u> | <u>\$1,878,764.44</u> | <u>\$154.92</u>       | <u>\$14,758,720.09</u> | <u>\$74,640.42</u>    | <u>\$65,400,000.00</u> | <u>\$90,242,335.37</u> |

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 4/30/2023

|  | General Fund        | Debt Service Fund     | Debt Service Fund     | Debt Service Fund     | Debt Service Fund   | Capital Projects Fund   | Capital Projects Fund | Capital Projects Fund  | Capital Projects Fund | Long-Term Debt Fund    | Total                  |
|--|---------------------|-----------------------|-----------------------|-----------------------|---------------------|-------------------------|-----------------------|------------------------|-----------------------|------------------------|------------------------|
| <b><u>Liabilities and Net Assets</u></b>     |                     |                       |                       |                       |                     |                         |                       |                        |                       |                        |                        |
| <b><u>Current Liabilities</u></b>            |                     |                       |                       |                       |                     |                         |                       |                        |                       |                        |                        |
| Accounts Payable                             | \$16,826.92         |                       |                       |                       |                     |                         |                       |                        |                       |                        | \$16,826.92            |
| Deferred Revenue                             | 1,626.33            |                       |                       |                       |                     |                         |                       |                        |                       |                        | 1,626.33               |
| Deferred Revenue                             |                     | \$2,248.03            |                       |                       |                     |                         |                       |                        |                       |                        | 2,248.03               |
| Accounts Payable                             |                     |                       |                       |                       |                     | \$1,660,324.31          |                       |                        |                       |                        | 1,660,324.31           |
| Retainage Payable                            |                     |                       |                       |                       |                     | 391,400.13              |                       |                        |                       |                        | 391,400.13             |
| Deferred Revenue                             |                     |                       |                       |                       |                     | 1,706,320.70            |                       |                        |                       |                        | 1,706,320.70           |
| Retainage Payable                            |                     |                       |                       |                       |                     |                         | \$204,406.66          |                        |                       |                        | 204,406.66             |
| Accounts Payable                             |                     |                       |                       |                       |                     |                         |                       | \$1,715,272.73         |                       |                        | 1,715,272.73           |
| Retainage Payable                            |                     |                       |                       |                       |                     |                         |                       | 149,141.74             |                       |                        | 149,141.74             |
| Retainage Payable                            |                     |                       |                       |                       |                     |                         |                       |                        | \$588,807.05          |                        | 588,807.05             |
| Accounts Payable                             |                     |                       |                       |                       |                     |                         |                       |                        | 3,525.00              |                        | 3,525.00               |
| Total Current Liabilities                    | <u>\$18,453.25</u>  | <u>\$2,248.03</u>     | <u>\$0.00</u>         | <u>\$0.00</u>         | <u>\$0.00</u>       | <u>\$3,758,045.14</u>   | <u>\$204,406.66</u>   | <u>\$1,864,414.47</u>  | <u>\$592,332.05</u>   | <u>\$0.00</u>          | <u>\$6,439,899.60</u>  |
| <b><u>Long Term Liabilities</u></b>          |                     |                       |                       |                       |                     |                         |                       |                        |                       |                        |                        |
| Revenue Bonds Payable - Long-Term            |                     |                       |                       |                       |                     |                         |                       |                        |                       | \$65,400,000.00        | \$65,400,000.00        |
| 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>\$0.00</u>          | <u>\$0.00</u>         | <u>\$65,400,000.00</u> | <u>\$65,400,000.00</u> |
| <b>Total Liabilities</b>                     | <u>\$18,453.25</u>  | <u>\$2,248.03</u>     | <u>\$0.00</u>         | <u>\$0.00</u>         | <u>\$0.00</u>       | <u>\$3,758,045.14</u>   | <u>\$204,406.66</u>   | <u>\$1,864,414.47</u>  | <u>\$592,332.05</u>   | <u>\$65,400,000.00</u> | <u>\$71,839,899.60</u> |
| <b><u>Net Assets</u></b>                     |                     |                       |                       |                       |                     |                         |                       |                        |                       |                        |                        |
| Net Assets, Unrestricted                     | \$0.03              |                       |                       |                       |                     |                         |                       |                        |                       |                        | \$0.03                 |
| Current Year Net Assets, Unrestricted        | (62,985.02)         |                       |                       |                       |                     |                         |                       |                        |                       |                        | (62,985.02)            |
| Net Assets - General Government              | (97,881.39)         |                       |                       |                       |                     |                         |                       |                        |                       |                        | (97,881.39)            |
| Current Year Net Assets - General Government | 897,440.85          |                       |                       |                       |                     |                         |                       |                        |                       |                        | 897,440.85             |
| Current Year Net Assets, Unrestricted        |                     | 1,626,368.44          |                       |                       |                     |                         |                       |                        |                       |                        | 1,626,368.44           |
| Current Year Net Assets, Unrestricted        |                     |                       | 1,313,668.15          |                       |                     |                         |                       |                        |                       |                        | 1,313,668.15           |
| Current Year Net Assets, Unrestricted        |                     |                       |                       | 4,249,058.88          |                     |                         |                       |                        |                       |                        | 4,249,058.88           |
| Current Year Net Assets, Unrestricted        |                     |                       |                       |                       | 183,684.28          |                         |                       |                        |                       |                        | 183,684.28             |
| Net Assets, Unrestricted                     |                     |                       |                       |                       |                     | (\$1,131,275.13)        |                       |                        |                       |                        | (1,131,275.13)         |
| Current Year Net Assets, Unrestricted        |                     |                       |                       |                       |                     | (748,005.57)            |                       |                        |                       |                        | (748,005.57)           |
| Current Year Net Assets, Unrestricted        |                     |                       |                       |                       |                     |                         | (\$204,251.74)        |                        |                       |                        | (204,251.74)           |
| Current Year Net Assets, Unrestricted        |                     |                       |                       |                       |                     |                         |                       | \$12,894,305.62        |                       |                        | 12,894,305.62          |
| Current Year Net Assets, Unrestricted        |                     |                       |                       |                       |                     |                         |                       |                        | (\$517,691.63)        |                        | (517,691.63)           |
| <b>Total Net Assets</b>                      | <u>\$736,574.47</u> | <u>\$1,626,368.44</u> | <u>\$1,313,668.15</u> | <u>\$4,249,058.88</u> | <u>\$183,684.28</u> | <u>(\$1,879,280.70)</u> | <u>(\$204,251.74)</u> | <u>\$12,894,305.62</u> | <u>(\$517,691.63)</u> | <u>\$0.00</u>          | <u>\$18,402,435.77</u> |
| <b>Total Liabilities and Net Assets</b>      | <u>\$755,027.72</u> | <u>\$1,628,616.47</u> | <u>\$1,313,668.15</u> | <u>\$4,249,058.88</u> | <u>\$183,684.28</u> | <u>\$1,878,764.44</u>   | <u>\$154.92</u>       | <u>\$14,758,720.09</u> | <u>\$74,640.42</u>    | <u>\$65,400,000.00</u> | <u>\$90,242,335.37</u> |



**North River Ranch Improvement SD**  
Statement of Activities  
As of 4/30/2023

|  | General Fund   | Debt Service Fund | Debt Service Fund | Debt Service Fund | Debt Service Fund | Capital Projects Fund | Capital Projects Fund | Capital Projects Fund | Capital Projects Fund | Lont-Term Debt Fund | Total           |
|--|----------------|-------------------|-------------------|-------------------|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|-----------------|
| <b><u>Revenues</u></b>                 |                |                   |                   |                   |                   |                       |                       |                       |                       |                     |                 |
| On-Roll Assessments                    | \$1,079,820.23 |                   |                   |                   |                   |                       |                       |                       |                       |                     | \$1,079,820.23  |
| Off-Roll Assessments                   | 604,804.78     |                   |                   |                   |                   |                       |                       |                       |                       |                     | 604,804.78      |
| Developer Contributions                | 155,297.67     |                   |                   |                   |                   |                       |                       |                       |                       |                     | 155,297.67      |
| Other Income & Other Financing Sources | 54,624.65      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 54,624.65       |
| Inter-Fund Transfers In                | 114.98         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 114.98          |
| On-Roll Assessments                    |                | \$1,065,166.39    |                   |                   |                   |                       |                       |                       |                       |                     | 1,065,166.39    |
| Off-Roll Assessments                   |                | 157,560.00        |                   |                   |                   |                       |                       |                       |                       |                     | 157,560.00      |
| Other Assessments                      |                | 629,097.58        |                   |                   |                   |                       |                       |                       |                       |                     | 629,097.58      |
| Other Income & Other Financing Sources |                | 890,820.09        |                   |                   |                   |                       |                       |                       |                       |                     | 890,820.09      |
| Off-Roll Assessments                   |                |                   | \$448,100.38      |                   |                   |                       |                       |                       |                       |                     | 448,100.38      |
| Other Assessments                      |                |                   | 1,580,786.95      |                   |                   |                       |                       |                       |                       |                     | 1,580,786.95    |
| Other Income & Other Financing Sources |                |                   | 429,379.19        |                   |                   |                       |                       |                       |                       |                     | 429,379.19      |
| Debt Proceeds                          |                |                   |                   | \$9,202,135.23    |                   |                       |                       |                       |                       |                     | 9,202,135.23    |
| Off-Roll Assessments                   |                |                   |                   |                   | \$12,475.41       |                       |                       |                       |                       |                     | 12,475.41       |
| Other Assessments                      |                |                   |                   |                   | 379,630.99        |                       |                       |                       |                       |                     | 379,630.99      |
| Other Income & Other Financing Sources |                |                   |                   |                   | 158,323.31        |                       |                       |                       |                       |                     | 158,323.31      |
| Developer Contributions                |                |                   |                   |                   |                   | \$9,465,154.40        |                       |                       |                       |                     | 9,465,154.40    |
| Other Income & Other Financing Sources |                |                   |                   |                   |                   | 129,234.40            |                       |                       |                       |                     | 129,234.40      |
| Inter-Fund Transfers In                |                |                   |                   |                   |                   | 45,962.35             |                       |                       |                       |                     | 45,962.35       |
| Inter-Fund Transfers In                |                |                   |                   |                   |                   |                       |                       | (\$46,077.33)         |                       |                     | (46,077.33)     |
| Debt Proceeds                          |                |                   |                   |                   |                   |                       |                       | 23,157,971.02         |                       |                     | 23,157,971.02   |
| Other Income & Other Financing Sources |                |                   |                   |                   |                   |                       |                       |                       | \$149,296.00          |                     | 149,296.00      |
| Total Revenues                         | \$1,894,662.31 | \$2,742,644.06    | \$2,458,266.52    | \$9,202,135.23    | \$550,429.71      | \$9,640,351.15        | \$0.00                | \$23,111,893.69       | \$149,296.00          | \$0.00              | \$49,749,678.67 |
| <b><u>Expenses</u></b>                 |                |                   |                   |                   |                   |                       |                       |                       |                       |                     |                 |
| Supervisor Fees                        | \$8,800.00     |                   |                   |                   |                   |                       |                       |                       |                       |                     | \$8,800.00      |
| Public Officials' Liability Insurance  | 7,807.00       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 7,807.00        |
| Trustee Services                       | 22,150.03      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 22,150.03       |
| Management                             | 46,666.64      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 46,666.64       |
| Field Management                       | 4,166.66       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 4,166.66        |
| Engineering                            | 39,260.91      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 39,260.91       |
| Disclosure                             | 12,500.00      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 12,500.00       |
| Property Appraiser                     | 32,394.61      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 32,394.61       |
| District Counsel                       | 15,081.28      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 15,081.28       |
| Arbitrage Calculation                  | 1,000.00       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 1,000.00        |
| Travel and Per Diem                    | 2,157.70       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 2,157.70        |
| Telephone                              | 127.36         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 127.36          |
| Postage & Shipping                     | 2,704.48       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 2,704.48        |
| Copies                                 | 1,974.26       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 1,974.26        |
| Legal Advertising                      | 1,081.21       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 1,081.21        |
| Bank Fees                              | 15.00          |                   |                   |                   |                   |                       |                       |                       |                       |                     | 15.00           |
| Miscellaneous                          | 5,976.78       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 5,976.78        |
| Office Supplies                        | 554.47         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 554.47          |
| Property Taxes                         | 245.13         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 245.13          |
| Web Site Maintenance                   | 3,200.00       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 3,200.00        |
| Dues, Licenses, and Fees               | 705.35         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 705.35          |
| Maintenance Staff                      | 40,000.00      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 40,000.00       |
| Lifestyle Staff                        | 32,070.26      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 32,070.26       |
| Resident Services                      | 28,214.28      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 28,214.28       |
| Electric                               | 176.20         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 176.20          |
| Clubhouse Electric                     | 12,832.25      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 12,832.25       |
| Water Reclaimed                        | 16,429.31      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 16,429.31       |
| Amenity - Cable TV                     | 13,590.25      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 13,590.25       |
| Amenity - Landscape Maintenance        | 33,268.74      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 33,268.74       |
| Amenity - Irrigation Repairs           | 4,432.71       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 4,432.71        |

**North River Ranch Improvement SD**  
Statement of Activities  
As of 4/30/2023

|                                     | General Fund   | Debt Service Fund | Debt Service Fund | Debt Service Fund | Debt Service Fund | Capital Projects Fund | Capital Projects Fund | Capital Projects Fund | Capital Projects Fund | Lont-Term Debt Fund | Total           |
|-------------------------------------|----------------|-------------------|-------------------|-------------------|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|-----------------|
| Amenity - Pool Maintenance          | 12,800.00      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 12,800.00       |
| Amenity - Janitorial                | 19,284.02      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 19,284.02       |
| Amenity - Pest Control              | 450.00         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 450.00          |
| Amenity - Fitness Equipment Leasing | 5,377.50       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 5,377.50        |
| Amenity - Envera Security           | 32,850.41      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 32,850.41       |
| Amenity - Firepits                  | 1,125.24       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 1,125.24        |
| Amenity - Capital Outlay            | 2,234.75       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 2,234.75        |
| Amenity - Miscellaneous             | 3,599.99       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 3,599.99        |
| 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                          | 32,729.71      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 32,729.71       |
| Lake Maintenance                    | 37,956.00      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 37,956.00       |
| Landscaping Maintenance & Material  | 231,562.76     |                   |                   |                   |                   |                       |                       |                       |                       |                     | 231,562.76      |
| Landscape Improvements              | 66,712.45      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 66,712.45       |
| Fertilizer / Pesticides             | 20,533.58      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 20,533.58       |
| Flower & Plant Replacement          | 875.00         |                   |                   |                   |                   |                       |                       |                       |                       |                     | 875.00          |
| Contingency                         | 42,858.32      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 42,858.32       |
| Equipment Repair & Maintenance      | 3,639.33       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 3,639.33        |
| Capital Expenditures                | 63,100.00      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 63,100.00       |
| Cleaning                            | 17,066.00      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 17,066.00       |
| Lighting                            | 7,906.13       |                   |                   |                   |                   |                       |                       |                       |                       |                     | 7,906.13        |
| Streetlight Leasing                 | 33,887.96      |                   |                   |                   |                   |                       |                       |                       |                       |                     | 33,887.96       |
| Property Appraiser                  |                | \$31,954.98       |                   |                   |                   |                       |                       |                       |                       |                     | 31,954.98       |
| 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      |
| Other Debt Service Costs            |                |                   |                   | \$4,953,076.35    |                   |                       |                       |                       |                       |                     | 4,953,076.35    |
| Principal Payment - Series 2021B    |                |                   |                   |                   | \$350,000.00      |                       |                       |                       |                       |                     | 350,000.00      |
| Interest Payment - Series 2021B     |                |                   |                   |                   | 16,750.00         |                       |                       |                       |                       |                     | 16,750.00       |
| Engineering                         |                |                   |                   |                   |                   | \$562,118.82          |                       |                       |                       |                     | 562,118.82      |
| District Counsel                    |                |                   |                   |                   |                   | 33,939.25             |                       |                       |                       |                     | 33,939.25       |
| Contingency                         |                |                   |                   |                   |                   | 9,796,598.58          |                       |                       |                       |                     | 9,796,598.58    |
| Engineering                         |                |                   |                   |                   |                   |                       | \$1,455.50            |                       |                       |                     | 1,455.50        |
| Contingency                         |                |                   |                   |                   |                   |                       | 202,796.32            |                       |                       |                     | 202,796.32      |
| Engineering                         |                |                   |                   |                   |                   |                       |                       | \$47,319.75           |                       |                     | 47,319.75       |
| Other Debt Service Costs            |                |                   |                   |                   |                   |                       |                       | 256,250.00            |                       |                     | 256,250.00      |
| Contingency                         |                |                   |                   |                   |                   |                       |                       | 5,993,001.07          |                       |                     | 5,993,001.07    |
| Developer Repayment                 |                |                   |                   |                   |                   |                       |                       | 3,921,017.25          |                       |                     | 3,921,017.25    |
| Engineering                         |                |                   |                   |                   |                   |                       |                       |                       | \$8,510.50            |                     | 8,510.50        |
| Contingency                         |                |                   |                   |                   |                   |                       |                       |                       | 658,478.47            |                     | 658,478.47      |
| Total Expenses                      | \$1,060,210.02 | \$1,116,299.98    | \$1,144,618.75    | \$4,953,076.35    | \$366,750.00      | \$10,392,656.65       | \$204,251.82          | \$10,217,588.07       | \$666,988.97          | \$0.00              | \$30,122,440.61 |

**North River Ranch Improvement SD**

Statement of Activities

As of 4/30/2023

|  | General Fund               | Debt Service Fund            | Debt Service Fund            | Debt Service Fund            | Debt Service Fund          | Capital Projects Fund          | Capital Projects Fund        | Capital Projects Fund         | Capital Projects Fund        | Lont-Term Debt Fund  | Total                         |
|--|----------------------------|------------------------------|------------------------------|------------------------------|----------------------------|--------------------------------|------------------------------|-------------------------------|------------------------------|----------------------|-------------------------------|
| <b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b> |                            |                              |                              |                              |                            |                                |                              |                               |                              |                      |                               |
| Interest Income  | \$3.54                     |                              |                              |                              |                            |                                |                              |                               |                              |                      | \$3.54                        |
| Interest Income  |                            | \$24.36                      |                              |                              |                            |                                |                              |                               |                              |                      | 24.36                         |
| Interest Income  |                            |                              | \$20.38                      |                              |                            |                                |                              |                               |                              |                      | 20.38                         |
| Interest Income  |                            |                              |                              |                              | \$4.57                     |                                |                              |                               |                              |                      | 4.57                          |
| Interest Income  |                            |                              |                              |                              |                            | \$4,299.93                     |                              |                               |                              |                      | 4,299.93                      |
| Interest Income  |                            |                              |                              |                              |                            |                                | \$0.08                       |                               |                              |                      | 0.08                          |
| Interest Income  |                            |                              |                              |                              |                            |                                |                              | \$1.34                        |                              |                      | 1.34                          |
| Total Other Revenues (Expenses) & Gains (Losses)             | <u>\$3.54</u>              | <u>\$24.36</u>               | <u>\$20.38</u>               | <u>\$0.00</u>                | <u>\$4.57</u>              | <u>\$4,299.93</u>              | <u>\$0.08</u>                | <u>\$0.00</u>                 | <u>\$1.34</u>                | <u>\$0.00</u>        | <u>\$4,354.20</u>             |
| <b>Change In Net Assets</b>                                  | \$834,455.83               | \$1,626,368.44               | \$1,313,668.15               | \$4,249,058.88               | \$183,684.28               | (\$748,005.57)                 | (\$204,251.74)               | \$12,894,305.62               | (\$517,691.63)               | \$0.00               | \$19,631,592.26               |
| <b>Net Assets At Beginning Of Year</b>                       | <u>(\$97,881.36)</u>       | <u>\$0.00</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>\$0.00</u>        | <u>(\$1,229,156.49)</u>       |
| <b>Net Assets At End Of Year</b>                             | <u><u>\$736,574.47</u></u> | <u><u>\$1,626,368.44</u></u> | <u><u>\$1,313,668.15</u></u> | <u><u>\$4,249,058.88</u></u> | <u><u>\$183,684.28</u></u> | <u><u>(\$1,879,280.70)</u></u> | <u><u>(\$204,251.74)</u></u> | <u><u>\$12,894,305.62</u></u> | <u><u>(\$517,691.63)</u></u> | <u><u>\$0.00</u></u> | <u><u>\$18,402,435.77</u></u> |

# **North River Ranch Improvement Stewardship District**

Field Manager Report





(1)



Brightwood Community Center

(2)



Fire Pit area

(3)



Dead Grass Patches by the fire pit walk way  
Work Order # 1398  
Lanscaper was notified and will address on the next service. Will be doing a walk through with landscapers on 7/5/23.

(4)



Dead grass patches by the side entrance to enter the pool  
Work Order # 1398  
Landscaper was notified and will address on the next service.





(5)



Weeds growing in through the shells at the fire pit  
Work order # 1455  
Landscaper was notified and will address on the next service.

(6)



Brightwood pool

(7)



Brightwood bathrooms  
Caution wet floor signs have been added to the bathrooms  
Work order # 1504 has been closed

(8)



Foosball table was broken in the game room at Brightwood  
Work order # 1511  
At the meeting on 6/27/23, it was mentioned that the purchase of a new table was previously discussed and is being revisted. Please confirm if the district would like to replace or repair the existing table.





(9)



Brightwood game room  
Work order #1511 opened for a broken foosball table and work order # 1402 opened to refill sand in the shuffle board table.

(10)



Brightwood Playground  
Work order # 1367 opened for the broken playground equipment.

(11)



Pond behind the playground  
work order # 1405 has been opened and advanced aquatics was notified and treated the ponds. Vendor advised that results should be apparent within 5-7 days.

(12)



Soccer field at Brightwood





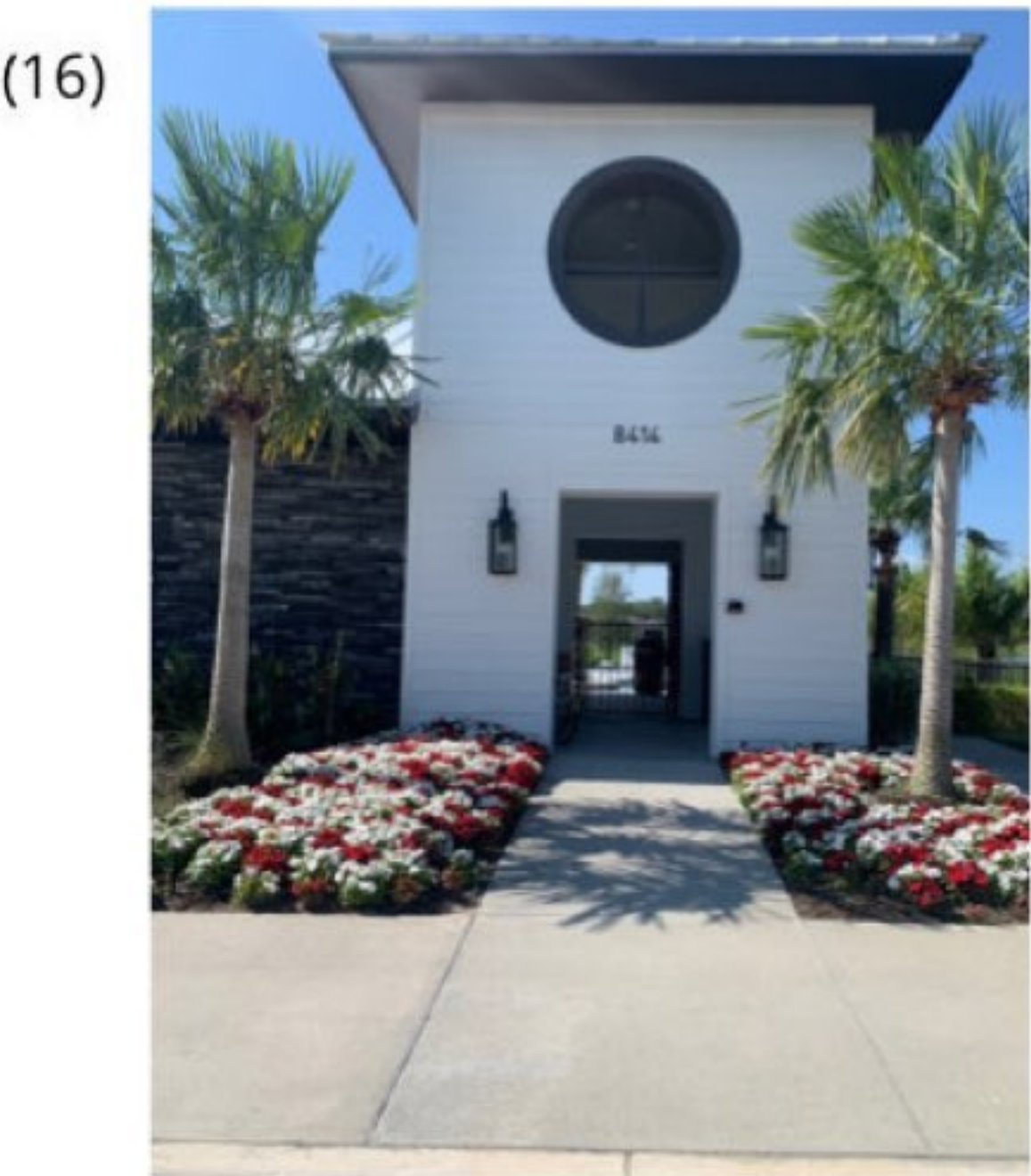
Rock refill in tree beds  
Work order # 1369 was opened. Tom Gough was emailed and wating on a response.



Mulitple bees were seen in the bush at Brightwood  
Work order # 1515 was opened  
Requested service conract from PFM and once recived I will be contacting pest control accordingly.



Riverfield Monument



Riverfield Pool Entrance





(17)



Riverfield seating area

(18)



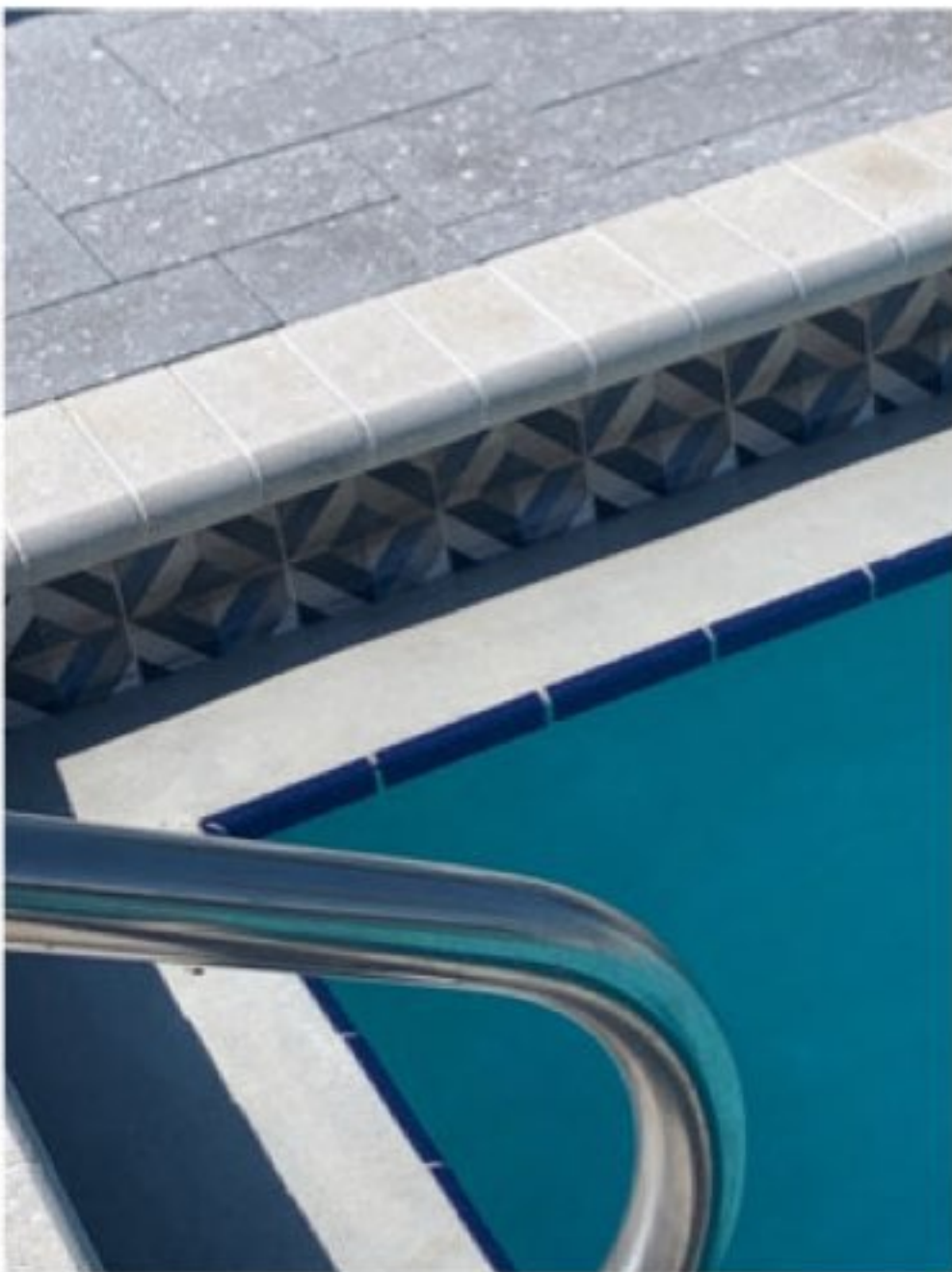
Riverfield pool

(19)



Dirt at the bottom on Riverfield pool  
Work order # 1478 opened and S&G pool have been asked to address this on the next service.

(20)



Black marks on the edge of river  
Work order #1478 was opened and S&G pool have been asked to address this on the next service.





(21)



Bushes missing around Riverfield pool  
Work order #1514 was opened  
Noticed a landscaped area that was missing plants, asked the landscaper to review at their next service.

(22)



Broken light around palm tree Work order # 1409  
The light is being replaced by Premier outdoor lighting.

(23)



Dead Palm at Riverfield pool  
Work order # 1513 opened and Bryan advised that the landscapers were made aware.

(24)



Bushes outside of Riverfield in need of mulch  
Work order # 1512 was opened.  
There is little to no mulch around the plants.  
Asked landscaper for a proposal for the mulch installation.





(25)



Bushes outside of Riverfield in need of mulch  
Work order # 1512 was opened.

(26)



Riverfield Townhome Monument

(27)



Riverfield Townhome Swing Set

(28)



Riverfield Townhomes Playground





(29)



Algae build up in ponds at Riverfield Townhomes  
Work order # 1405 was opened and Advanced Aquatics was notified and ponds have been treated. Vendor advised that results should be apparent within 5-7 days.

(30)



Algae build up in ponds at Riverfield Townhomes  
Work order # 1405 was opened and Advanced Aquatics was notified and ponds have been treated. Vendor advised that results should be apparent within 5-7 days.

# **North River Ranch Improvement Stewardship District**

Lifestyle Director Report





**NORTH RIVER**  
RANCH

## Monthly Summary Report

### June 2023



ARCH  
AMENITIES  
GROUP

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



# PROGRAMMING

## Meals on Wheels Food Drive



We kicked off our June Food Drive for Meals on Wheels with bounce houses, food trucks, games and raffle prizes for those who donated!

## Charcuterie Workshop



During our monthly workshop, residents learned how to make Charcuterie cups and other tips to be the host with the most at their next block party or wine night.

## Father's Day Mini Market



Residents shopped from local vendors for dad, kids made crafts, took pictures with props and the whole family enjoyed food trucks and games.

## Summer Solstice Celebration



The Sidewalk Science Center brought telescopes to look at the sun, residents shopped eco-friendly vendors, ate from food trucks and played games.

# EVENTS & PROGRAMMING

| PROGRAM                        | DATE                                     | ATTENDANCE          |
|--------------------------------|--|---------------------|
| Fitness Classes & Yoga         | 4x /Week & Monthly 1st Sunday Yoga       | Average 8 attendees |
| Food Truck Fridays             | Friday, June 2nd & June 16th 5:00-8:00pm | ~75 attendees       |
| M.O.W. Summer Food Drive       | Friday, June 9th 5:00-8:00pm             | ~100 attendees      |
| Charcuterie Workshop           | Thursday, June 15th 6:30-8:00pm          | 9 attendees         |
| Father's Day Mini Market       | Saturday, June 17th 10:00am-12:00pm      | ~125 attendees      |
| Summer Solstice Celebration    | Friday, June 23rd 5:00-8:00pm            | ~100 attendees      |
| Splash Day with Ice Cream Cart | Saturday, June 24th 2:00-4:00pm          | ~75 attendees       |
| Resident Orientation           | Wednesday, June 28th 6:00-7:00pm         | 20 attendees        |
| NRR Club Kickoff Night         | Friday, June 30th 5:00-8:00pm            | ~75 attendees       |



# EVENTS & PROGRAMMING HIGHLIGHTS





# FEEDBACK

|  | COMMENT   | ACTION TAKEN   |
|--|---|--|
|  | "Our family has been having so much fun at all of the recent events. Thank you for all you have been doing!"                          | N/A  |
|  | Cleanliness of Riverfield Verandah pool has been mentioned in person and over email by several residents. Algae and mold are present. | Worked with Developer team to contact pool company. Spoke in person to the pool cleaner on two occasions asking to address concerns. |
|  | Rodent spotted at Brightwood Pavilion Pool  | Worked with ISD team to get pest control out to place poison boxes around facility to correct issue.                                 |
|  | With recent closure of local park, non-resident coaches are training clients at Brightwood Event Lawn.                                | Went to lawn when coaching was reportedly occurring and advised training was unpermitted and restricted.                             |

# 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 the only location is a large cement pad and an ideal location to hold Riverfield Fitness Classes.   |
| Permanent "Slippery When Wet" Signs in restrooms           | Recent incident with resident falling. Due to these restrooms being near the pools, permanent signs would be preferred over temporary yellow signs.         |

# FORECAST

| DESCRIPTION OF UPCOMING PROGRAM OR EVENT  | DATE(S)                             |
|---|-------------------------------------|
| Fitness Circuit Classes: Zumba, Pool Fit, Tone, Yoga  | Monday - Thursday 6-7pm; 1st Sunday |
| NRR Connects: Networking and Coffee & Bagel Truck   | Wednesdays 7:30-10am                |
| NRR Clubs: Resident Social Clubs including Running, Volleyball, Cornhole, Cycle, Soccer, Book, Moms, BREW, and Homeschool | Varies                              |
| NRR Day Out at Bradenton Marauders  | 7/3 at 6pm                          |
| Independence Day Golf Cart Parade & Celebration   | 7/4 9:30am-12pm                     |
| Blood Drive by David Weekley; Food Truck Friday & BINGO   | 7/7 12-6pm; 5-8pm; 6-8pm            |
| Hurricane Preparedness Expo with Manatee County & Local EMS   | 7/14 from 5-8pm                     |
| Adult Swim: Swim & Sip for 18+ only   | 7/15 6-8pm                          |
| Wilted Twig Flower Arranging Workshop   | 7/20 from 6:30-8pm                  |
| Food Truck Friday & Trivia  | 7/21 from 5-8pm; 6-8pm              |
| Splash Day with Popsicle Cart & Games; Food Truck   | 7/22 from 2-4pm; 2-6pm              |
| CPR Training & Food Truck Friday at Brightwood event lawn; games out  | 7/28 2-5pm; 5-8pm                   |
| CURRENT ACTION ITEMS  | STATUS                              |
| Updating and troubleshooting FOBs, cameras after Security update at Amenity Centers                                       | In Progress                         |
| Planning Oct-Dec events & programming, including signature events   | In Progress                         |

**THANK YOU.**

