

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **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. Ratification of Mike Armstrong Landscaping Irrigation Proposal
3. Ratification of Bay Area Bobcat Proposal to Redo Mulch Rails at Morgan's Glenn Playground
4. Ratification of Bay Area Bobcat Proposal for Brightwood Concrete Slab/Walkway
5. Ratification of Lester M Neely III Proposal for Brightwood Tree Removal
6. Ratification of Woodruff & Sons Proposal for The Outpost Water Service at Ft. Hamer 2nd Extension
7. Ratification of Woodruff & Sons Change Order No. 3 for Ft. Hamer 2nd Extension
8. Ratification of Woodruff & Sons Change Order No. 4 for Ft. Hamer 2nd Extension
9. Ratification of Woodruff & Sons Change Order No. 5 for Ft. Hamer 2nd Extension
10. Ratification of GeoPoint Surveying, Inc. Proposal for Wildleaf, Phase 4B
11. Ratification of Payment Authorizations Nos. 032 – 034
12. Ratification of Funding Requests Nos. 285 – 301
13. Review of District Financial Statements

Other Business

Staff Reports

District Counsel
District Engineer
District Manager
Field Manager *(provided under separate cover)*



Lifestyle Director *(provided under separate cover)*

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

District Counsel –	No report.
District Engineer –	No report.
District Manager –	Ms. Carvalho reminded the Board that their Form 1s are due by July 1.
Field Manager –	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.
Lifestyle Manager –	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

Mike Armstrong Landscaping
Irrigation Proposal

Mike Armstrong Landscaping Inc.

Palmetto, FL 34221

Estimate

Date	Estimate #
6/21/2023	332

LANCDDWL - Irrigation

Name / Address
NRR IMPROVEMENTS STEWARDSHIP DISTRICT 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817

Project
NRR 4A/4B-DRAIN...

Description	Qty	Rate	Total
NRR 4A & 4B DRAINAGE BY NORTH ENTRANCE		0.00	0.00
66' 6" SOLID DRAIN PIPE	1	1,950.00	1,950.00
2-9" CATCH BASINS			
LABOR			
Sales Tax		7.00%	0.00
SW 6/22/23			
Total			\$1,950.00

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
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Redo mulch rails	\$4,350.00
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Site location: Morgan Glen playground - Bluestone Court.

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.

- Dismantle entire mulch rails around swing set area approximately 32'x30'
- Dig out trench to drop mulch rails into ground about 10"-12" possibly with mini excavator some digging maybe with trenching shovel.
- Put extra dirt on side of hill that was cut out for mulch rails south side of swings.
- Reinstall mulch rails set lower into ground so the top of mulch rails are just above the grass line.
- Rake all mulch downwards towards top of mulch rails.

-Exclusions-

- * Not responsible for broken irrigation or landscaping plants.
- * Not responsible for sod or final grading.
- * 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
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Total	\$4,350.00
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A handwritten signature in blue ink, followed by the date '6/26/23' also in blue ink.

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.	

Subtotal	\$1,250.00
Total	\$1,250.00

Handwritten signature: JW 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

Lester M Neely III Proposal
for Brightwood Tree Removal

Lester M Neely III, LLC

9107 68th Ave E
Bradenton FL 34202

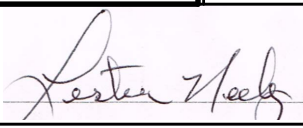

Proposal

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

NRR ISD - O&M

Name / Address
Neal Land & Neighborhoods 5800 Lakewood Ranch Blvd Sarasota FL 34240

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

			Project
Description	Qty	Rate	Total
BRIGHTWOOD TRAIL TREE REMOVAL			
Removal trees along Brightwood Trail per Andy Richardson 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
ALL BIDS ARE VALID FOR TWO (2) WEEKS			
Phone #			Total \$1,660.00
941-741-1924			Approved by: 
E-mail	LLCLMN3@gmail.com		

North River Ranch Improvement Stewardship District

Woodruff & Sons Proposal
for The Outpost Water Service
at Ft. Hamer 2nd 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

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

Change Order No. 3

HAVCDDFHR - Roadwork

Date of Issuance: June 2, 2023

Effective Date: June 2, 2023

Project: Ft. Hamer 2 nd 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: [Signature]
Engineer (Authorized Signature)

Date: 6/20/2023

ACCEPTED:

By: [Signature]
Owner (Authorized Signature)

Date: June 2, 2023

ACCEPTED:

By: [Signature]
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 2nd Extension

HAVCDDFHR - ROADWORK

Change Order

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

Project: Ft. Hamer 2 nd 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. 1 to No. 11:

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: [Signature]
Engineer (Authorized Signature)Date: 6/20/2023

ACCEPTED:

By: [Signature]
Owner (Authorized Signature)Date: 6/21/23

ACCEPTED:

By: [Signature]
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. 5
for Ft. Hamer 2nd 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

☐ Job No: 2763

☐ Control No: P013 (May Extras)

☐ Log Date: 6/7/2023

☐ Invoice No:

☐ Change Order CO.05

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

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>Woodruff & Sons, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Scott Russell (scottr@woodruffandsons.com)</p>
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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 28th, 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 28th, 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

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	Ballenger Irrigation June Irrigation Consulting	23267	\$ 750.00	FY 2023
2	Bliss Products and Services Round Rack Installation (O&M)	67241	\$ 4,617.45	FY 2023
3	Daystar Exterior Cleaning June Riverfield Cleaning June Brightwood Cleaning	18335 18350	\$ 800.00 \$ 1,250.00	FY 2023 FY 2023
4	Deluxe Corporation Check Order	591416	\$ 519.00	FY 2023
5	Eco-Logic Services December Maintenance (NRR) December Maintenance (Riverfield)	2496 2504	\$ 9,900.00 \$ 825.00	FY 2023 FY 2023
6	Frontier Pavilion Services 06/03/2023 - 07/02/2023	Acct: 941-776-0433-093021-5	\$ 713.47	FY 2023
7	Jan-Pro of Manasota Brightwood Janitorial Services	1159	\$ 257.08	FY 2023
8	Jones & Sons Brightwood Pest Control Riverfield Pest Control	-- --	\$ 145.00 \$ 80.00	FY 2023 FY 2023
9	Kathryn Fetzer Yoga class 06/04/2023	--	\$ 130.00	FY 2023
10	McClatchy Legal Advertising on 05/03/2023 (Ad: IPL01198100)	195156	\$ 72.54	FY 2023
11	PFM Group Consulting DM Fee: June 2023 Field Services Fee: June 2023 April Reimbursables May Reimbursables	DM-06-2023-35 DM-06-2023-36 OE-EXP-05-2023-35 OE-EXP-06-2023-29	\$ 5,833.33 \$ 2,083.33 \$ 5.71 \$ 0.60	FY 2023 FY 2023 FY 2023 FY 2023
12	Peace River Electric Cooperative 11362 Rolling Fork Trl ; Service 4/27/2023 - 5/27/2023	Acct: 168751025	\$ 29.34	FY 2023
13	Premier Portables 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	Securiteam Proximity/LF Key Fob (200)	16949	\$ 960.00	FY 2023
15	Sunrise Landscape 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	VGlobalTech June Website Maintenance	5099	\$ 150.00	FY 2023
17	WTS International 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

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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	Advanced Aquatic Services Midge Control in Pond 21	10549888	\$ 3,100.00	FY 2023
2	Aqua Plumbing & Air Backflow Certification Test	564913	\$ 675.67	FY 2023
3	Ballenger Irrigation April Irrigation Consulting	23186	\$ 750.00	FY 2023
4	Clearview Land Design Reimbursables Through 06/09/2023	23-04702	\$ 1,131.69	FY 2023
5	Discount Awnings Brightwood Amenity Shade Fabrice Replacement	--	\$ 25,000.00	FY 2023
6	Doody Free 941 Dog Station Maintenance	24281	\$ 390.00	FY 2023
7	Kutak Rock General Counsel Through 05/31/2023	3238091	\$ 808.00	FY 2023
8	Southern Land Services of Southwest Florida Dog Park Mowing & Weedeating	052623-89	\$ 900.00	FY 2023
9	Spectrum 11510 Little River Way Services 05/28/2023 - 06/27/2023 8414 Arrow Creek Drive Services 06/15/2023 - 07/14/2023	0125330052823 0126098061523	\$ 127.28 \$ 118.58	FY 2023 FY 2023
10	Stantec Consulting Services Engineering Services Through 06/02/2023	2094042	\$ 4,838.00	FY 2023
11	Supervisor Fees - 06/14/2023 Meeting Dale Weidemiller John Leinaweaver Pete Williams Janice Snow John Blakley	-- -- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
12	WTS International Payroll 06/01/2023 - 06/15/2023	12373421	\$ 3,221.82	FY 2023

TOTAL \$ 42,061.04

Vivian Carvalho

Secretary / Assistant Secretary

Board Member

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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	Frontier Pavilion Services 06/23/2023 - 07/22/2023	Acct: 941-776-9088-032320-5	\$ 731.30	FY 2023
2	Manatee County Utilities Department 11510 Little River Way ; Service 05/18/2023 - 06/21/2023 8905 Grand River Parkway 11539 Little River Way 8410 Arrow Creek Drive 8475 Fort Hamer Road 11706 Sawyer Lane 8414 Arrow Creek Drive ; Service 05/18/2023 - 06/21/2023 11812 Camp Creek Trail 9903 Cross River Trail 11775 Little River Way 9545 Weymouth Terrace 10148 Spruce River Trail	Acct: 338845-162425 Acct: 338845-164615 Acct: 338845-164711 Acct: 338845-168938 Acct: 338845-169394 Acct: 338845-169395 Acct: 338845-170584 Acct: 342099-178426 Acct: 342099-178427 Acct: 342099-178473 Acct: 342099-179510 Acct: 342099-180541	\$ 1,993.76 \$ 225.29 \$ 320.30 \$ 382.87 \$ 219.81 \$ 240.10 \$ 255.22 \$ 365.56 \$ 680.24 \$ 1,568.43 \$ 161.46 \$ 92.55	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
3	Peace River Electric Cooperative 11510 Little River Way ; Service 05/19/2023 - 06/19/2023 Grande River Parkway ; Service 05/19/2023 - 06/19/2023 11539 Little River Way ; Service 05/19/2023 - 06/19/2023 8905 Grand River Pkwy ; Service 05/19/2023 - 06/19/2023 Lot Decorative Lights ; Service 05/19/2023 - 06/19/2023 8410 Arrow Creek Dr ; Service 05/19/2023 - 06/19/2023 11705 Sawyer Ln ; Service 05/19/2023 - 06/19/2023 8404 Canyon Creek Trl ; Service 05/19/2023 - 06/19/2023 11712 Moccasin Wallow Rd ; Service 05/19/2023 - 06/19/2023 11750 Little River Way ; Service 05/19/2023 - 06/19/2023 8414 Arrow Creek Dr ; Service 05/19/2023 - 06/19/2023 8010 Ft Hamer Rd ; Service 05/19/2023 - 06/19/2023 Grande Reserve Ph1A-2 Lot Lights ; Service 05/19/2023 - 06/19/2023 Morgan's Glen Decorative Lights PH 1; Service 05/19/2023 - 06/19/2023 Morgan's Glen Decorative Lighting Ph3A ; Service 05/19/2023 - 06/19/2023 Decorative Lighting NRR Ph1D East ; Service 05/19/2023 - 06/19/2023 Decorative Lighting NRR Ph1B2 ; Service 05/19/2023 - 06/19/2023 11812 Camp Creek Trail ; Service 05/19/2023 - 06/19/2023 9903 Cross River Trail ; Service 05/19/2023 - 06/19/2023 8699 Canyon Creek Trl Gate ; Service 05/17/2023 - 06/19/2023 8806 Arrow Creek Dr Gate ; Service 05/17/2023 - 06/19/2023 11854 Camp Creek Trl Outpost ; Service 05/24/2023 - 06/19/2023	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011 Acct: 168751013 Acct: 168751014 Acct: 168751015 Acct: 168751016 Acct: 168751017 Acct: 168751020 Acct: 168751021 Acct: 168751023 Acct: 168751024 Acct: 168751030 Acct: 168751031 Acct: 168751032 Acct: 168751033 Acct: 168751035	\$ 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	FY 2023 FY 2023
4	Verizon Wireless Acct. 642468079-00001	9938007644	\$ 98.04	FY 2023
5	WTS International July Benefits June Background Checks	12373901 12374073	\$ 682.50 \$ 28.62	FY 2023 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
285			
Dog Park	Bliss Products and Services	\$ 1,026.10	
			\$1,026.10
286			
Phases 4A & 4B	Bliss Products and Services	\$ 3,591.35	
	GeoPoint Surveying Inc.	\$ 705.00	
	RIPA & Associates	\$ 38,406.95	
	Stewart's Tree Service	\$ 13,375.00	
			\$56,078.30
287			
Phase 2	RIPA & Associates	\$ 27,983.47	
	Stantec Consulting Services	\$ 4,307.71	
			\$32,291.18
288			
Ft Hamer	WillIScot	\$ 1,391.46	
			\$1,391.46
289			
Morgan's Glen	A+ Backbone and Utilities	\$ 20,328.75	
			\$20,328.75
290			
Phases 4A & 4B	Bay Area Bobcat	\$ 16,574.00	
			\$16,574.00
291			
Phase 2	Kimley-Horn and Associates	\$ 2,667.30	
			\$2,667.30
292			
Phase 4	Clearview Land Design	\$ 1,523.00	
		\$ 315.00	
	Driggers Engineering Services	\$ 366.50	
	Onsight Industries	\$ 125.00	
	Stewart's Tree Service	\$ 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 No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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DOG PARK

1	Bliss Products and Services Round Rack Installation (Dog Park)	67241	\$ 1,026.10	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,026.10

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 286

6/9/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASES 4A & 4B</u>				
1	Bliss Products and Services Round Rack Installation (Phase 4A, 4B)	67241	\$ 3,591.35	FY 2023
2	GeoPoint Surveying Inc. Miscellaneous Surveying Services (Phase 4A, 4B)	77948-1	\$ 705.00	FY 2023
3	RIPA & Associates Phase 4B Pay Application 15 Through 05/31/2023	01-2083-15	\$ 38,406.95	FY 2023
4	Stewart's Tree Service 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 No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 2</u>				
1	RIPA & Associates Phase 2 MG Pay Application 1 Through 05/31/2023	23-2158-01	\$ 27,983.47	FY 2023
2	Stantec Consulting Services Phase 2 Engineering Services Through 05/26/2023	2087762	\$ 4,307.71	FY 2023

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



Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 288

6/9/2023

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

1	WillScot 60x12 Mobile Office Rental 06/7/2023 - 07/04/2023	9017921878	\$ 1,391.46	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,391.46



Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 289

6/9/2023

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

1	A+ Backbone and Utilities Conduit Install	1002-MG-1C	\$ 20,328.75	FY 2023
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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 No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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PHASES 4A & 4B

1	Bay Area Bobcat			
	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 No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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PHASE 2

1	Kimley-Horn and Associates Phase 2 Native Species Survey Through 03/31/2023	24420014	\$ 2,667.30	FY 2023
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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
PHASE 4				
1	Clearview Land Design			
	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
2	Driggers Engineering Services			
	Phase 4B Services Through 05/31/2023	SAL16360	\$ 366.50	FY 2023
3	Onsight Industries			
	Phase 4A Punch List	006-23-344022-1	\$ 125.00	FY 2023
4	Stewart's Tree Service			
	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
5	Woodruff & Sons			
	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

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**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 293

6/23/2023

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

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

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 294

6/23/2023

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

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 295

6/23/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE AMENITY</u>				
1	Fortiline			
	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
<u>PHASE MORGAN'S GLEN</u>				
1	BKS Partners Phase IIB Landscaping Insurance	141670	\$ 914.00	FY 2023
2	CRS Building Corporation Phase 1B & 3B Gates	2022-04-08	\$ 7,500.00	FY 2023
3	Stantec 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	Terracon Consultants 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

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

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 297

6/26/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE FT HAMER</u>				
1	Halff			
	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

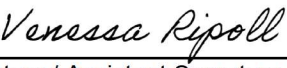
6/30/2023


Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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WILDLEAF

1	Premier Outdoor Lighting Wildleaf 4A 4B Lighting - Remaining Balance Due	22826	\$ 10,800.00	FY 2023
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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 No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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PHASE 2

1	Driggers Engineering Services Phase 2 Services Through 06/20/2023	EO13152	\$ 5,900.00	FY 2023
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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 No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE MORGAN'S GLEN</u>				
1	BKS Partners Phase IC Private Improvements Insurance	141647	\$ 3,808.00	FY 2023
2	Stantec Phase 1C & 2B Utility/Drainage Record Drawings	1990891	\$ 6,222.00	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 10,030.00	

Vanessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 301

6/30/2023

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

1	Fortiline Waterworks			
	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
<u>Assets</u>											
<u>Current Assets</u>											
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	<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>\$0.00</u>	<u>\$24,842,335.37</u>
<u>Investments</u>											
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	<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>
Total Assets	<u><u>\$755,027.72</u></u>	<u><u>\$1,628,616.47</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>\$1,878,764.44</u></u>	<u><u>\$154.92</u></u>	<u><u>\$14,758,720.09</u></u>	<u><u>\$74,640.42</u></u>	<u><u>\$65,400,000.00</u></u>	<u><u>\$90,242,335.37</u></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
<u>Liabilities and Net Assets</u>											
<u>Current Liabilities</u>											
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>
<u>Long Term Liabilities</u>											
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>
Total 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>\$65,400,000.00</u>	<u>\$71,839,899.60</u>
<u>Net Assets</u>											
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
											0.00
Current Year Net Assets, Unrestricted		1,626,368.44									1,626,368.44
											0.00
Current Year Net Assets, Unrestricted			1,313,668.15								1,313,668.15
				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)
Total Net Assets	<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>
Total Liabilities and Net Assets	<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
<u>Revenues</u>											
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
<u>Expenses</u>											
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
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
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>
Change In Net Assets	\$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
Net Assets At Beginning Of Year	<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>
Net Assets At End Of Year	<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
(provided under separate cover)

North River Ranch Improvement Stewardship District

Lifestyle Director Report
(provided under separate cover)