

# 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 **August 9, 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. Consent Agenda
  - a. Minutes of the July 12, 2023, Board of Supervisors' Meeting
  - b. Clearview Land Design Proposal for NRR Phase IV-C1 Modifications
  - c. Clearview Land Design Proposal for NRR Phases IV-E & IV-F
  - d. Woodruff & Sons Proposal for Ft. Hamer 2<sup>nd</sup> Extension
  - e. RIPA Proposal for NRR Ph IV-C Infrastructure
  - f. RIPA Proposal for NRR Ph IV-C1 (Mass Earthwork) – Storm Structures
  - g. RIPA Proposal for NRR Ph IV-C1 (Mass Earthwork)
  - h. RIPA Proposal for NRR Ph IV-C – Amenity Center
  - i. Avid Trails Proposal for Pump Track Construction
  - j. A+ Backbone and Utilities CO 1 for Morgan's Glen
  - k. A+ Backbone and Utilities CO 2 for Morgan's Glen
  - l. Bay Area Bobcat Proposal for Brightwood Sidewalk
  - m. Midge Fly Treatment Proposals for Pond 21
  - n. Bliss Products Playground Repairs Proposal

### **Business Matters**

- 2. Public Hearing on the Adoption of the District's Annual Budget
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of **Resolution 2023-20, Adopting the Fiscal Year 2024 Budget and Appropriating Funds**
- 3. Public Hearing on the Imposition of Special Assessments
  - a. Public Comments and Testimony



- b. Board Comments
- c. Consideration of **Resolution 2023-21, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection**
- 4. Consideration of **Resolution 2023-22, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024**
- 5. Consideration of **Resolution 2023-23, Authorizing an Amendment of the District's Boundaries**
- 6. Discussion Pertaining to FY 2022 Audit Report
- 7. Ratification of Payment Authorizations Nos. 035 – 038
- 8. Ratification of Funding Requests Nos. 302 – 315
- 9. Review of District Financial Statements (*provided under separate cover*)

### **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**

Consent Agenda

# **North River Ranch Improvement Stewardship District**

Minutes of the July 12, 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	(via phone)
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)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jonathan Johnson	Kutak Rock LLP- District Counsel	(via phone)
Tom Panaseney	Neal Land & Neighborhoods	(via phone)
Rob Engel	Stantec	(via phone)
Jim Schier	Neal Communities	
Crystal Scherer	Lifestyle Director	(via phone)
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 1:01 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 June 14, 2023, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Minutes of the June 14, 2023 Board of Supervisors Meeting.

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Consideration of Woodruff & Sons CO No. 7 for Morgan's Glen Phases IC & IIB**

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Woodruff & Sons CO No. 7 for Morgan's Glen Phases IC & IIB.

#### **Ratification of Mike Armstrong Landscaping Irrigation Proposal**

#### **Ratification of Bay Area Bobcat Proposal to Redo Mulch Rails at Morgan's Glen Playground**

#### **Ratification of Bay Area Bobcat Proposal for Brightwood Concrete Slab/Walkway**

#### **Ratification Bay Area Bobcat Proposal for Add On Work at Playground**

#### **Ratification of Lester M Neely III Proposal for Brightwood Tree Removal**

#### **Ratification of Woodruff & Sons Proposal for The Outpost Water Service at Ft. Hamer 2nd Extension**

#### **Ratification of Woodruff & Sons Change Order No. 3 for Ft. Hamer 2nd Extension**

#### **Ratification of Woodruff & Sons Change Order No. 4 for Ft. Hamer 2nd Extension**

**Ratification of Woodruff & Sons Change  
Order No. 5 for Ft. Hamer 2nd Extension**

**Ratification of GeoPoint Surveying, Inc.  
Proposal for Wildleaf, Phase 4B**

**Ratification of Payment Authorizations  
Nos. 032 – 034**

**Ratification of Funding Requests Nos.  
285 – 301**

Ms. Carvalho noted that moving forward items will be grouped as a Consent Agenda.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board ratified the Mike Armstrong Landscaping Irrigation Proposal, the Bay Area Bobcat Proposal to Redo Mulch Rails at Morgan's Glen Playground, the Bay Area Bobcat Proposal for Brightwood Concrete Slab/Walkway, the Bay Area Bobcat Proposal for Add On Work at Playground, the Lester M Neely III Proposal for Brightwood Tree Removal, the Woodruff & Sons Proposal for The Outpost Water Service at Ft. Hamer 2<sup>nd</sup> Extension, the Woodruff & Sons Change Order No. 3, 4, & 5 for Ft. Hamer 2nd Extension, the GeoPoint Surveying, Inc. Proposal for Wildleaf, Phase 4B, Payment Authorizations Nos. 032 – 034, and Funding Requests Nos. 285 – 301.

**Review of District Financial Statements**

The Board reviewed the District Financial Statements as of April 30, 2023.

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

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** No report.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho stated that the next Board meeting is scheduled for August 9, 2023 at 1:00 p.m. which is the Budget meeting that will require quorum.

**Field Manager –** No report.

**Lifestyle Manager –** No report.

**Audience Comments and Supervisor Requests**

There were no additional comments at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the July 12, 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**

Clearview Land Design Proposal for  
NRR Ph IV-C1 Modifications



## PROPOSAL / AUTHORIZATION FOR WORK

---

July 19, 2023

To: North River Ranch Improvement  
Stewardship District  
3501 Quadrangle Blvd, Suite 270  
Orlando, Florida 32817

Project Name: North River Ranch Phase IV-C1  
Modifications  
CLD Job Number: CDD-NR-077

We hereby propose to do the following work:

Description of Work


1. Process a plan modification for North River Ranch Phase IV-C1 FSP and CP through Manatee County.

**Hourly NTE: \$10,000.00**

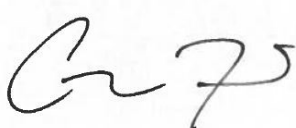
All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

**ACCEPTANCE: NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**CLEARVIEW LAND DESIGN, P.L.**

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

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

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

Christopher Fisher, P.E.

Project Manager

Please return one signed copy to: [maryrobin.thiele@clearviewland.com](mailto:maryrobin.thiele@clearviewland.com)

CC: File

P:\North River Ranch\Master Plan\Contracts\Drafted\2023.07.19\_CDD-NR-077\_NRR Phase IV-C1 Modificaitons CP FSP.docx

## ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

Work will be billed at the end of each month under the terms of this Work Order, and we shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Work Order and the terms of said statement and invoice. If Client fails to make any payment due Clearview Land Design, P.L. for services within 30 days of the invoice date, the amount(s) due shall include an interest charge at the rate of 1 ½ percent per month for the thirtieth day.

Additionally, notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Clearview Land Design, P.L., at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Clearview Land Design, P.L. harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

All rates and fees are subject to renegotiation after a one month period from the date of this Work Order if it has not been accepted.

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. 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), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

In the event this contract is terminated prior to completion, Clearview Land Design, P.L. shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., 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 Clearview Land Design, P.L.

Your acceptance of this proposal shall constitute a contract between the Client and Clearview Land Design, P.L.

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.

Opinions of probable construction costs provided by Clearview Land Design, P.L. represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard.

Client acknowledges that the work described herein will constitute a lien against the property. The signature on this Work Order authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Clearview Land Design, P.L. shall be entitled to a lien on all property abutting said improvements.

### Limitation of Liability

To the maximum extent permitted by law, CLEARVIEW LAND DESIGN, P.L.'s liability for CLIENT's damages will not exceed the compensation received by CLEARVIEW LAND DESIGN, P.L. under this Agreement. CLEARVIEW LAND DESIGN, P.L. is not responsible for the duties and responsibilities that belong to the borrower(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project (currently, in the past or in the future) not in the employ of or a subcontractor to CLEARVIEW LAND DESIGN, P.L. The limitations of liability and indemnities will apply whether CLEARVIEW LAND DESIGN, P.L.'s liability arises under breach of contract or warranty; tort; including negligence (but not sole negligence); strict liability; statutory liability; or any other causes of action; and shall apply to CLEARVIEW LAND DESIGN, P.L.'s officers, employees, and subcontractors. Due to the inherent risk involved in the type of work in this agreement, at the Client's discretion, and upon payment of an additional fee to be negotiated, CLEARVIEW LAND DESIGN, P.L.'s liability for the work can be increased.

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design, P.L. to those individuals and entities that Clearview Land Design, P.L. retains for performance of the services

under this Agreement, including but limited to the Clearview Land Design , P.L.'s current or former officers and employees and their heirs and assigns.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

Revised 09/29/15





**2023 Fee Schedule**  
**Effective 4/1/23**

<b>Description - Employee Type</b>	<b>2023 Hourly Rate</b>
Principal	\$ 260.00
Senior Professional Engineer	\$ 215.00
Professional Engineer	\$ 190.00
Design Engineer	\$ 175.00
Senior Field Engineer	\$ 155.00
Field Engineer	\$ 125.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 170.00
Senior Environmental Scientist	\$ 205.00
Environmental Scientist	\$ 130.00
Senior Entitlement Planner	\$ 195.00
Entitlement Planner	\$ 135.00
Senior Professional Surveyor & Mapper	\$ 175.00
GIS Specialist	\$ 180.00
Senior CADD Designer	\$ 160.00
CADD Designer	\$ 140.00
Senior Project Coordinator	\$ 155.00
Project Coordinator	\$ 135.00
Graphic Designer	\$ 130.00
Project CPA	\$ 190.00
Administrative Assistant	\$ 85.00

# **North River Ranch Improvement Stewardship District**

Clearview Land Design Proposal for  
NRR Phases IV-E & IV-F



## PROPOSAL / AUTHORIZATION FOR WORK

---

July 17, 2023

To: North River Ranch Improvement  
Stewardship District  
3501 Quadrangle Blvd, Suite 270  
Orlando, Florida 32817

Project Name: North River Ranch Phases IV-E  
& IV-F

CLD Job Number: CDD-NR-075

**FORCDD - Const. Eng.**

We hereby propose to do the following work:

Description of Work

1. Quantities and Bid Assistance

Lump Sum: \$5,000.00

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

**ACCEPTANCE: NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**CLEARVIEW LAND DESIGN, P.L.**

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

Date: 7/18/23

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

Christopher Fisher, P.E.

Project Manager

Please return one signed copy to: [heather.meyer@clearviewland.com](mailto:heather.meyer@clearviewland.com)

CC: File

P:\North River Ranch\Master Plan\Contracts\Drafted\2022.05\_CDD-NR-044\_Quantities and Bid Assistance NRR MG.docx

## ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

Work will be billed at the end of each month under the terms of this Work Order, and we shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Work Order and the terms of said statement and invoice. If Client fails to make any payment due Clearview Land Design, P.L. for services within 30 days of the invoice date, the amount(s) due shall include an interest charge at the rate of 1 ½ percent per month for the thirtieth day.

Additionally, notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Clearview Land Design, P.L., at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Clearview Land Design, P.L. harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

All rates and fees are subject to renegotiation after a one month period from the date of this Work Order if it has not been accepted.

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. 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), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

In the event this contract is terminated prior to completion, Clearview Land Design, P.L. shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., 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 Clearview Land Design, P.L.

Your acceptance of this proposal shall constitute a contract between the Client and Clearview Land Design, P.L.

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.

Opinions of probable construction costs provided by Clearview Land Design, P.L. represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard.

Client acknowledges that the work described herein will constitute a lien against the property. The signature on this Work Order authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Clearview Land Design, P.L. shall be entitled to a lien on all property abutting said improvements.

### Limitation of Liability

To the maximum extent permitted by law, CLEARVIEW LAND DESIGN, P.L.'s liability for CLIENT's damages will not exceed the compensation received by CLEARVIEW LAND DESIGN, P.L. under this Agreement. CLEARVIEW LAND DESIGN, P.L. is not responsible for the duties and responsibilities that belong to the borrower(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project (currently, in the past or in the future) not in the employ of or a subcontractor to CLEARVIEW LAND DESIGN, P.L. The limitations of liability and indemnities will apply whether CLEARVIEW LAND DESIGN, P.L.'s liability arises under breach of contract or warranty; tort; including negligence (but not sole negligence); strict liability; statutory liability; or any other causes of action; and shall apply to CLEARVIEW LAND DESIGN, P.L.'s officers, employees, and subcontractors. Due to the inherent risk involved in the type of work in this agreement, at the Client's discretion, and upon payment of an additional fee to be negotiated, CLEARVIEW LAND DESIGN, P.L.'s liability for the work can be increased.

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design, P.L. to those individuals and entities that Clearview Land Design, P.L. retains for performance of the services

under this Agreement, including but limited to the Clearview Land Design , P.L.'s current or former officers and employees and their heirs and assigns.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

Revised 09/29/15

# **North River Ranch Improvement Stewardship District**

Woodruff & Sons Proposal  
for Ft. Hamer 2nd Extension



# **North River Ranch Improvement Stewardship District**

RIPA Proposal for NRR Ph IV-C Infrastructure





<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	941-328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Ph IV-C Infrastructure	<b>Bid Number:</b>	22-194
<b>Project Location:</b>	Moccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	8/15/2022

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
--------	------------------	--------------------	------	------------	-------------

#### RCP TO HP

001	Materials Change RCP To HP <b>Storm</b>	1.00	LS	(\$85,000.00)	(\$85,000.00)
<b>Total Price for above RCP TO HP Items:</b>					<b>(\$85,000.00)</b>

#### PAD DENSITIES

002	EXCAVATOR OPERATOR/BUILDING PAD DENSITIES	192.00	HR	\$38.61	\$7,413.12
003	EXCAVATOR (MINI) <b>Earthwork</b>	192.00	HR	\$52.42	\$10,064.64
<b>Total Price for above PAD DENSITIES Items:</b>					<b>\$17,477.76</b>

**Total Bid Price: (\$67,522.24)**

**FORCDD**

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.  <b>Buyer:</b> _____  <b>Signature:</b> _____  <b>Date of Acceptance:</b> _____	<b>CONFIRMED:</b> <b>Ripa &amp; Associates</b>  <b>Authorized Signature:</b> _____  <b>Estimator:</b> Andrew Babchick 813-417-6920 ababchick@ripaconstruction.com
---	---

# **North River Ranch Improvement Stewardship District**

RIPA Proposal for NRR Ph IV-C1  
(Mass Earthwork) – Storm Structures



<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	941-328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Phase IV-C1 (MASS EARTHWORK PROJECT)	<b>Bid Number:</b>	22-133A
<b>Project Location:</b>	Mocassin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	9/23/2022

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>ATLANTIC</b>					
001	STORM STRUCTURES	1.00	LS	(\$119,979.67)	(\$119,979.67)
<b>Total Price for above ATLANTIC Items:</b>					<b>(\$119,979.67)</b>
<b>COUNTY</b>					
002	STORM PIPE	1.00	LS	(\$442,789.74)	(\$442,789.74)
<b>Total Price for above COUNTY Items:</b>					<b>(\$442,789.74)</b>

**Total Bid Price: (\$562,769.41)**

**Notes:**

- DPO Deduct for County and AAtlantic

**FORCDD - Storm**

<p><b>ACCEPTED:</b></p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b></p> <p><b>Ripa &amp; Associates</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Andrew Babchick 813-417-6920 ababchick@ripaconstruction.com</p>
--	---

# **North River Ranch Improvement Stewardship District**

RIPA Proposal for NRR Ph IV-C1  
(Mass Earthwork)



<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	941-328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Phase IV-C1 (MASS EARTHWORK PROJECT)	<b>Bid Number:</b>	22-133A
<b>Project Location:</b>	Mocassin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	9/23/2022

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	PLACE AND COMPACT POND X	8,600.00	CY	\$4.15	\$35,690.00
002	DISC EASTERN STOCKPILE AREA	10.00	ACRE	\$1,016.12	\$10,161.20
003	DISC WESTERN STOCKPILE AREA	15.00	ACRE	\$1,016.12	\$15,241.80
<b>Total Price for above Items:</b>					<b>\$61,093.00</b>

**Total Bid Price: \$61,093.00**

**Notes:**

- Haul place and compact pond x
- Disc stockpile area

**FORCDD - Earthwork**

<p><b>ACCEPTED:</b></p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b></p> <p><b>Ripa &amp; Associates</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Andrew Babchick 813-417-6920 ababchick@ripaconstruction.com</p>
--	---

# **North River Ranch Improvement Stewardship District**

RIPA Proposal for NRR  
Ph IV-C – Amenity Center



<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	941-328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Ph IV-C - Amenity Center	<b>Bid Number:</b>	22-194
<b>Project Location:</b>	Camp Creek Trail & Silver Creek Ave, Palmetto, FL	<b>Bid Date:</b>	7/26/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	EXCAVATE AND GRADE TREE WELLS & INSTALL IN REVISED BUILDING PADS	52,316.00	CY	\$1.32	\$69,057.12
<b>Total Price for above Items:</b>					<b>\$69,057.12</b>

**Total Bid Price:** **\$69,057.12**

**Notes:**

- Place & Compact Pond 8 Fill

**FORCDD - Earthwork**

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

# **North River Ranch Improvement Stewardship District**

Avid Trails Proposal for  
Pump Track Construction



## PUMP TRACK CONSTRUCTION

For: Tom Panaseny, VP Land Development, Neal Land & Neighborhoods  
By: Justin Lax, President, Avid Trails, LLC  
Project: North River Ranch Pump Track Construction  
Date: July 21, 2023

### INTRODUCTION

The following outlines our proposal for construction of the North River Ranch community pump track. Avid Trails has designed a progressive, approachable and exciting track for NRR that will appeal to a wide variety of riders and provide a fun experience for community residents for years to come.

### PUMP TRACK CONSTRUCTION

The Avid Trails North River Ranch Pump Track construction scope includes:

- Construction of approximately 4,200 square foot of intermediate to advanced level asphalt pump track, including:
  - ▶ Intermediate to advanced level pump track per plans
  - ▶ Compacted aggregate base material, shaped and compacted per Avid design
  - ▶ Flow testing and adjustments as needed following construction of track base
  - ▶ Minimum 3" thick asphalt top coat - surface mix or tennis court mix spec as available
  - ▶ Finish grading to connect elevated track features (berms and rollers) into surrounding base grades at maximum of 3:1 slope
  - ▶ Grading adjustments as necessary to achieve positive drainage in track interior and immediate perimeter
  - ▶ All travel, labor, equipment and material required to complete above items
- Construction of approximately 900 square foot beginner level asphalt pump track, including:
  - ▶ Small beginner track loop per plans
  - ▶ Compacted aggregate base and 3" thick asphalt surfacing as above.
  - ▶ Flow testing and grading as above.
  - ▶ All travel, labor, equipment and material required to complete above items

## BY OTHERS

- Permitting and approvals.
- Site prep and initial grading per plan.
- Subsurface drainage and irrigation system by others (including sleeves).
- Shade pergola construction and install.
- All finish landscape, hardscape and site furnishings.
- Installation of fencing, access control, etc as decided Lennar.
- Silt fence and erosion control mechanisms.

## TIMEFRAME

Pump track construction is expected to take roughly 3-5 weeks. Our team is prepared to complete this project in Q4 2023.

## FEES

Total bike park construction cost:

**\$218,700**



Justin Lax  
President

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

Client Approval

Date

# **North River Ranch Improvement Stewardship District**

A+ Backbone and Utilities CO 1  
for Morgan's Glen

## MOCCDD - Conduit



*Backbone and Utilities*

22211 Peachland Blvd

P: 941-883-4689

Port Charlotte, FL. 33954

F: 941-883-4706

Website:  
AplusBandU.com

Bill To: ISD North River Ranch  
5800 Lakewood Ranch Blvd.

Morgan Glen  
Road Crossing Issues/ Change Order

INVOICE #1002-MG-CO

Sarasota, FL. 34240

Woodruff installed RX

DATE:  
07/28/2023

Item #	Description	Qty	Unit Price	Price
1	Directional Drill 2-1/2" PRECO	260	\$ 20.00	\$ 5,200.00
2	Locate conduit ends	2	\$ 75.00	\$ 150.00
3	Extend 2-1/2" conduit	20	\$ 4.05	\$ 81.00
4	Trench and Backfill	140	\$ 3.45	\$ 483.00
5	2" conduit install	420	\$ 0.60	\$ 252.00
6	Tie-ins	6	\$ 75.00	\$ 450.00
				\$ -
				\$ -
				\$ -
Thank You! Please Make all checks payable to A+ Backbone and Utilities LLC Please contact Nichole Tindall with any questions and/or concerns at O: 941-883-4689, F: 941-883-4706, M: 941-286-8982. Email: Office@applusbandu.com				\$ 6,616.00

*EW 7/28/23*

.....

# **North River Ranch Improvement Stewardship District**

A+ Backbone and Utilities CO 2  
for Morgan's Glen

## MOCCDD - Conduit



*Backbone and Utilities*

22211 Peachland Blvd

P: 941-883-4689

Port Charlotte, FL. 33954

F: 941-883-4706

Website:  
AplusBandU.com

Bill to: ANDY RICHARDSON  
ISD NORTH RIVER RANCH

MORGAN GLEN Change order  
Damages and repairs by woodruff  
Missing conduit and structure from  
previous phase

INVOICE #1023-MG-1CO

DATE:6/13/23

Item #	Description	Qty	Unit Price	Price
1	DIRECTIONAL DRILLING 2 1/2"	220	\$ 23.00	\$ 5,060.00
2	WOODRUFF DAMAGE (Tx LOCATION)	1	\$ 600.00	\$ 600.00
3	WOODRUFF RX TIE IN RX LOCATIONS	20	\$ 150.00	\$ 3,000.00
4	TRENCH & BACKFILL (LOWER EXISITING CONDUIT)	40	\$ 7.25	\$ 290.00
5	3 PHASE JUNCTION Install	1	\$ 250.00	\$ 250.00
6	TRENCH & BACKFILL (MISSING CONDUIT)	160	\$ 4.25	\$ 680.00
				\$ -
				\$ -
				\$ -
Thank You! Please Make all checks payable to A+ Backbone and Utilities LLC Please contact Nichole Tindall with any questions and/or concerns at O: 941-883-4689, F: 941-883-4706, M: 941-286-8982. Email: Office@applusbandu.com				\$ 9,880.00

*Handwritten signature and date: 6/13/23*

.....



## **North River Ranch Improvement Stewardship District**

Bay Area Bobcat Proposal for Brightwood  
Sidewalk



**LANCDBW - Roadwork**

**Bay Area Bobcat**

Brightwood Ph 1C

Estimate # 35  
Date 07/15/2023

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

**Description**

**5' Sidewalk Brightwood**

\$3,550.00

Site work: Pour new concrete sidewalk along South side of Little River Way near Gallatin Trail.  
-Grade, Form, Pour and Finish concrete sidewalk 5'x33'x4" running east and west to connect existing sidewalks.  
-Will need to coordinate with Ripa 1 or 2 scoops of dry fill dirt to be dumped from pay loader in the wet area to help dry up the muddy spot so we can grade and form for sidewalk.  
Thank You, John Wolfe.

Exclusions-  
Not responsible for broken-  
\*Sod.  
\*Curbing.  
\*Irrigation.  
\*Sidewalks.  
\*Final grading near by.

**Subtotal**

\$3,550.00

**Total**

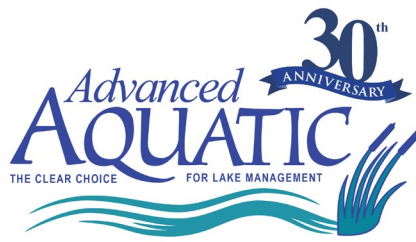
\$3,550.00

7/18/23

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

# **North River Ranch Improvement Stewardship District**

Midge Fly Treatment Proposals for Pond 21



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

**July 28, 2023**

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

**Item Description**

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

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

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

**Total \$3,100.00**

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

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

# **North River Ranch Improvement Stewardship District**

Bliss Products Playground Repairs Proposal



Bliss Products and  
Services, Inc  
6831 S. Sweetwater Rd.  
Lithia Springs, GA 30122  
(800) 248-2547  
(770) 920-1915 Fax

Quote #**67962**  
Sales Rep: Jim Carruthers  
jcarruthers@blissproducts.com  
O: (239) 248-7023  
F: (770) 920-1915  
C: (239) 248-7023

**North River Ranch  
Improvement  
Stewardship District**

**Date** 07-17-2023

**Project** MAX CLIMB ROPE  
INSTALLATION

**Bill To**

North River Ranch Improvement Stewardship District  
C/O PFM Group Consulting  
3501 Quadrangle Boulevard STE 270  
Orlando, Florida 32817

**Ship To**

North River Ranch Improvement Stewardship District  
North River Ranch Improvement Stewardship District

**Contact**

Andy Richardson  
Sr. L.D. Manager  
Phone: (941) 724-  
2819

**Approximate Ship Date**

**Ship Via**

BEST WAY

**Payment Terms**

Net 30

**\* Due to volatility in raw material pricing, this quote is only valid for 30 days unless otherwise noted.**

**\* Due to instability in material procurement and manufacturing, verbal or written lead times are subject to change.**

Vendor	Part #	Description	Qty	Unit Price	Extended Price
INS	INSTALLATION	INSTALLATION OF MAX CLIMB ROPE REPLACEMENT THAT IS NOT COVERED BY MANUFACTURER'S WARRANTY.  **PLEASE NOTE THAT THIS INSTALLATION WILL BE SCHEDULED WHEN THE INSTALLER IS IN THE AREA.	1	\$100.00	\$100.00

**Sub Total** \$100.00

**Freight** 0.00

**Taxable  
Subtotal**

**Tax** 0.00

Financing as low as **\$2.76** / month may be available pending credit approval.

**Grand Total** \$100.00

Quote valid for 30 days unless otherwise noted.

Installation prices are based on truck access to the site and normal soil conditions. Any buried rock or debris may be cause for additional charges. Any Site preparation or demolition not specified above must be completed prior to installation of the equipment. Site restoration, unless otherwise noted, is not included. Please refer to your installation agreement for further details. Sales tax if applicable is not included. Sales tax exempt certificate will be required for exemption. All orders are subject to approval and acceptance by the manufacturer.

Complete Terms and Conditions can be found at <https://blissproducts.com/terms-conditions/>

**Bliss Products and Services, Inc.**  
**Terms and Conditions Applying to the Sale of Goods and Services**

**Customer:** \_\_\_\_\_ **Address:** \_\_\_\_\_

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

**Quote Number:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**These Terms and Conditions constitute a material part of the agreement between Bliss Products and Services, Inc. ("Bliss") and Customer. Bliss objects to, and does not agree to be bound by, any documentation Customer submits to Bliss. These Terms and Conditions supersede any inconsistent terms and conditions in any documentation Customer submits to Bliss.**

**A. Definitions**

1. "Customer" means the party identified above placing the order to which these Terms and Conditions are attached.
2. "Goods" or "Services" means the items or services for which Customer has placed order with Bliss Products and Services.
3. "Supplier" refers to the manufacturer or vendor that provides to Bliss Products and Services the Goods or Services required to fulfill Customer's purchase order and complete Customer's project.

**B. Payment Terms**

1. Customer shall pay all invoices in full within 30 days of the date of Bliss's invoice unless Bliss agrees otherwise in writing. Bliss reserves the right to charge Customer interest in the amount of 1 ½ % per month on the unpaid balance of any invoice.
2. Customer may dispute in good faith the amount of any invoice by providing Bliss with a written notice describing the basis of its objection and the amount Customer is disputing. Bliss must receive this notice no later than close of business (5 p.m. Eastern time) on the 7<sup>th</sup> calendar day after Bliss or its designee or Supplier delivers and/or, if applicable, installs the Goods or Services to the location Customer specified in its purchase order. In addition, Customer must pay to Bliss all undisputed invoiced amounts in accordance with these payment terms.
3. Customer shall reimburse Bliss for the reasonable costs of any successful action to collect past due invoices or other fees or charges.

**C. Quotes and Change Orders**

Bliss reserves the right to increase a previously quoted price when the Customer requests any change in the Goods or Services described on Customer's purchase order, including changes in the number or types of Goods and a change in delivery date.

**D. Delivery/ Loss or Damage to Goods**

1. **TITLE, DELIVERY, AND RISK OF LOSS OF GOODS.**  
Unless otherwise specified delivery points and charges shall be the F.O.B. point specified by Customer, but title to the Goods and risk of loss or damage in transit or thereafter shall pass to Customer when Bliss delivers the Goods to a common carrier for shipment. Customer must deal directly with the common carrier regarding shipping dates and late deliveries; Bliss does not guarantee shipping dates and is not liable for late deliveries.

2. **DAMAGE TO GOODS IN TRANSIT.** Customer shall note any damage to Goods that occurs in transit on the freight bill presented by the delivering common carrier. Customer must make any claims for damage to Goods in transit directly to the delivering common carrier according to the carrier's policies and procedures. Bliss is not responsible and disclaims any liability for damage to Goods in transit.

3. **PROCESS TO RETURN GOODS.** The only returns of Goods Bliss will accept are either stock items or non-stock items the Supplier will accept on return. Customer may not return any Goods without first obtaining a written authorization from Bliss. Customer must return all Goods in new and unused condition within 30 days of the date of the return authorization. Bliss will not accept the return, and will refuse delivery of any Goods without a written authorization by Bliss. Customer must pay a restocking charge as determined by Bliss, which will not exceed 10 % of the invoiced prices, and Customer shall prepay all freight charges in connection with returning Goods. Bliss will issue a credit for freight charges when it makes incorrect shipments. **CUSTOMER MAY NOT CANCEL OR RETURN SPECIAL ORDERS.**

**E. Cancellation**

Due to the nature of the Goods and Services Bliss sells, Customer may not cancel any order after it is confirmed by Bliss without first requesting a written authorization from Bliss. Bliss will authorize a cancellation only on the following conditions:

1. Customer must pay all costs, charges, and expenses incurred by Bliss in connection with fulfilling the order, including any charges and fees charged by the Supplier of the Goods listed on the Customer's purchase order ("Cancellation Costs")
2. Bliss will issue an invoice to Customer itemizing the Cancellation Costs, which will be due 5 business days after Bliss is required to pay the Supplier of the cancelled Goods.

**F. DISCLAIMER OF WARRANTY**

**BLISS OFFERS NO WARRANTIES, EXPRESS OR IMPLIED, OF THE GOODS IT SELLS. CUSTOMER MUST LOOK SOLELY TO THE SUPPLIER OF THE GOODS FOR WARRANTIES OF THE GOODS CUSTOMER PURCHASES.**



**G. LIMITATION OF LIABILITY**

In no event shall Bliss be liable for

1. lost profits or indirect, consequential, incidental, special or other similar damages arising out of or in connection with the supply, installation, functioning, or use of the Goods, including accidents, regardless of the theory on which the claim is based; or
2. any claim by Customer arising out of or based upon the performance, non-performance, or delay in delivery of or defect in the Goods or Services.

**H. Customer's Indemnification of Bliss**

Customer shall indemnify and defend Bliss from any claim or loss, including reasonable attorney's fees, arising from or relating to any allegation or claim by any third party based on or arising out of one or any combination of the following: (1) Customer's installation of the Goods and any materials Customer provides in connection with the installation; (2) the use of the Goods by Customer or its invitees or guests; or (3) Customer's maintenance of the Goods.

**I. Set-off**

Customer has no right of set-off or deduction.

1. Customer must pay all costs, charges, and expenses incurred by Bliss in connection with fulfilling the order, including any charges and fees charged by the Supplier of the Goods listed on the Customer's purchase order ("Cancellation Costs")

2. Bliss will issue an invoice to Customer itemizing the Cancellation Costs, which will be due 5 business days after Bliss is required to pay the Supplier of the cancelled Goods.

**J. Credit Approval and Accuracy of Information**

All orders are subject to current credit approval. From time to time, Bliss may review Customer's creditworthiness. Customer shall provide Bliss with all credit information Bliss reasonably requests. Customer covenants that all information it provides shall be true and correct, and that Customer shall not omit any information necessary to make such information not misleading. Bliss may refuse to accept an order or refuse shipment if at any time Customer does not meet Bliss's current credit requirements.

**K. Pricing, Payment, and Acceptance of Shipment**

Bliss may change the price of any order that Customer does not accept for delivery within 90 days of the quotation date. Bliss reserves the right to invoice Customer for and Customer shall pay an amount equal to 90% of the contract price for any Goods Customer does not accept for delivery in a reasonable amount of time after fabrication.

**L. Applicable Law**

This document and any subsequent contract referred to herein shall be governed by and construed in accordance with the laws of the State of Georgia, including the Georgia Uniform Commercial Code.

Customer has duly authorized the person signing below to enter into this agreement, making it a valid and binding commitment of Customer.

**Acknowledged and agreed:**

**Customer's Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Street name & number**

\_\_\_\_\_  
**City, State, Zip code**

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

**Printed name:** \_\_\_\_\_

**Title:** \_\_\_\_\_



Peter Williams

Chair

**North River Ranch Improvement  
Stewardship District**

Resolution 2023-20,  
Adopting the Fiscal Year 2024 Budget  
and Appropriating Funds

## **RESOLUTION 2023-20**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the North River Ranch Improvement Stewardship District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2021-191, Laws of Florida, and Chapter 189, *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2021-191(6)(4)(c), Laws of Florida and Chapter 189, *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Chapter 2021-191, Laws of Florida and Chapter 189, *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, the Board, by passage of the Annual Appropriation Resolution, is required to adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2021-191(6)(4)(b), Laws of Florida and Section 189.016, *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the North River Ranch Improvement Stewardship District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2019A-1	\$_____
DEBT SERVICE FUND – SERIES 2019A-2	\$_____
DEBT SERVICE FUND – SERIES 2019A-1 MORGANS GLEN	\$_____
DEBT SERVICE FUND – SERIES 2019A-2 MORGANS GLEN	\$_____
DEBT SERVICE FUND – SERIES 2020A-1	\$_____
DEBT SERVICE FUND – SERIES 2020A-2	\$_____
DEBT SERVICE FUND – SERIES 2021B	\$_____
DEBT SERVICE FUND – 2023A-1	\$_____
DEBT SERVICE FUND – 2023A-2	\$_____

TOTAL ALL FUNDS

\$ \_\_\_\_\_

### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF AUGUST, 2023.**

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**  
Budget

**North River Ranch Improvement SD**  
FY 2024 Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 1,047,425.62	\$ 35,466.38	\$ 1,082,892.00	\$ 1,082,892.00	\$ 1,546,054.65
Off-Roll Assessments	454,684.74	150,120.26	604,805.00	604,805.00	710,041.45
Developer Contribution	155,299.47	-	155,299.47	-	-
Other Income & Other Financing Sources	53,679.65	-	53,679.65	-	45,920.00
Carryforward Cash	-	-	-	-	60,000.00
<b>Net Revenues</b>	<b>\$ 1,711,089.48</b>	<b>\$ 185,586.64</b>	<b>\$ 1,896,676.12</b>	<b>\$ 1,687,697.00</b>	<b>\$ 2,362,016.10</b>
<b><u>Expenditures</u></b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 8,000.00	\$ 5,000.00	\$ 13,000.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	7,807.00	-	7,807.00	14,448.00	14,448.00
Trustee Services	22,150.03	-	22,150.03	22,500.00	26,015.00
District Management	40,833.31	29,166.69	70,000.00	70,000.00	77,000.00
Field Management	2,083.33	10,416.65	12,499.98	25,000.00	25,000.00
Engineering	33,037.91	23,598.50	56,636.41	35,000.00	60,000.00
Disclosure	3,750.00	18,750.00	22,500.00	20,000.00	20,000.00
Property Appraiser	-	-	-	33,840.00	-
District Counsel	12,364.78	8,832.00	21,196.78	20,000.00	22,000.00
Assessment Administration	-	11,000.00	11,000.00	11,000.00	20,000.00
Reamortization Schedules	-	1,250.00	1,250.00	-	2,500.00
Audit	-	17,000.00	17,000.00	17,000.00	17,000.00
Arbitrage Calculation	1,000.00	2,000.00	3,000.00	3,000.00	3,000.00
Travel and Per Diem	2,157.70	1,541.20	3,698.90	-	4,000.00
Telephone	127.36	90.95	218.31	200.00	600.00
Postage & Shipping	2,527.89	1,805.65	4,333.54	500.00	5,000.00
Copies	1,915.83	1,368.45	3,284.28	-	3,000.00
Legal Advertising	1,008.67	720.50	1,729.17	5,000.00	5,000.00
Bank Fees	15.00	-	15.00	-	-
Miscellaneous	4,707.98	3,362.85	8,070.83	20,000.00	10,000.00
Office Supplies	370.00	245.00	615.00	-	2,500.00
Property Taxes	245.13	-	245.13	100.00	300.00
Web Site Maintenance	3,200.00	1,350.00	4,550.00	915.00	3,000.00
Dues, Licenses, and Fees	205.00	-	205.00	775.00	775.00
Holiday Decorations	-	-	-	-	15,000.00
Maintenance Staff	-	24,375.00	24,375.00	58,500.00	60,000.00
Lifestyle Staff	23,303.62	16,645.45	39,949.07	138,517.00	158,818.00
Resident Services	27,429.73	19,592.65	47,022.38	22,000.00	60,977.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 198,240.27</b>	<b>\$ 198,111.54</b>	<b>\$ 396,351.81</b>	<b>\$ 530,295.00</b>	<b>\$ 627,933.00</b>

**North River Ranch Improvement SD**  
FY 2024 Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Field Operations</b>					
Electric	\$ 146.86	\$ 104.90	\$ 251.76	\$ 50,000.00	\$ 10,000.00
Water Reclaimed	-	8,750.00	8,750.00	21,000.00	21,000.00
Wetland Monitoring	-	4,166.65	4,166.65	10,000.00	10,000.00
Stormwater - Repair and Maintenance	-	10,416.65	10,416.65	25,000.00	25,000.00
Wetland Mitigation	-	500.00	500.00	1,200.00	1,200.00
Equipment Rental	-	3,475.00	3,475.00	8,340.00	8,340.00
General Insurance	9,544.00	-	9,544.00	-	10,000.00
Property & Casualty Insurance	22,782.00	-	22,782.00	37,414.00	25,000.00
Other Insurance	1,752.00	-	1,752.00	-	2,000.00
Irrigation	25,735.58	18,382.55	44,118.13	18,000.00	55,000.00
Lake Maintenance	37,956.00	19,000.00	56,956.00	134,113.00	68,400.00
Landscape Maintenance & Material	206,589.76	147,564.10	354,153.86	270,000.00	500,000.00
Landscape Improvements / Replacement	65,504.95	46,789.25	112,294.20	120,000.00	150,000.00
Fertilizer / Pesticides	20,533.58	14,666.85	35,200.43	-	50,000.00
Flower & Plant Replacement	875.00	625.00	1,500.00	-	-
Miscellaneous	-	-	-	-	21,940.00
Contingency	41,988.32	29,991.65	71,979.97	10,000.00	150,000.00
Equipment Repair and Maintenance	3,150.02	2,250.00	5,400.02	8,400.00	8,400.00
Pest Control	-	14,583.35	14,583.35	35,000.00	-
Capital Expenditures	63,100.00	45,071.45	108,171.45	30,000.00	96,000.00
Street and Road Maintenance	14,791.00	10,565.00	25,356.00	26,000.00	26,000.00
Lighting	7,848.71	5,606.20	13,454.91	1,000.00	1,000.00
Streetlight Leasing	46,794.82	33,424.85	80,219.67	50,000.00	109,175.00
Shared Bike Maintenance	-	6,250.00	6,250.00	15,000.00	15,000.00
<b>Total Field Operations</b>	<b>\$ 569,092.60</b>	<b>\$ 422,183.45</b>	<b>\$ 991,276.05</b>	<b>\$ 870,467.00</b>	<b>\$ 1,363,455.00</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 8,019.18	\$ 5,728.00	\$ 13,747.18	\$ 12,000.00	\$ 15,000.00
Clubhouse Water	13,452.66	9,609.05	23,061.71	2,500.00	20,000.00
Clubhouse Phone	-	-	-	250.00	250.00
Amenity - Cable TV / Internet / Wi-Fi	6,082.68	4,344.75	10,427.43	13,000.00	13,000.00
Amenity - Landscape Maintenance	24,344.61	17,389.00	41,733.61	50,000.00	50,000.00
Amenity - Irrigation Repairs	2,957.50	2,112.50	5,070.00	20,000.00	20,000.00
Amenity - Pool Maintenance	6,300.00	4,500.00	10,800.00	10,800.00	10,800.00
Pool Equipment Repair/Replacement	-	625.00	625.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	6,250.00	6,250.00	15,000.00	15,000.00
Amenity - Interior Cleaning	10,907.75	7,791.25	18,699.00	17,110.00	20,000.00
Amenity - Pest Control	235.00	167.85	402.85	32,000.00	1,000.00
Amenity - Fitness Equipment Leasing	5,212.50	3,723.20	8,935.70	8,340.00	9,540.00
Amenity - Security Monitoring	17,030.79	4,337.95	21,368.74	5,400.00	10,411.08
Firepits	1,125.24	803.75	1,928.99	6,000.00	6,000.00
Capital outlay	2,234.75	1,596.25	3,831.00	2,250.00	14,000.00
Miscellaneous	3,590.00	2,564.30	6,154.30	1,025.00	1,025.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 101,492.66</b>	<b>\$ 71,542.85</b>	<b>\$ 173,035.51</b>	<b>\$ 197,175.00</b>	<b>\$ 207,526.08</b>



**North River Ranch Improvement SD**  
FY 2024 Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 4,813.07	\$ 3,437.90	\$ 8,250.97	\$ 6,500.00	\$ 9,000.00
Clubhouse Water	2,371.47	1,693.90	4,065.37	270.00	5,000.00
Clubhouse Phone	-	-	-	-	200.00
Amenity - Cable TV / Internet / Wi-Fi	5,870.44	4,193.15	10,063.59	9,000.00	11,000.00
Amenity - Landscape Maintenance	7,396.13	5,282.95	12,679.08	4,500.00	13,000.00
Amenity - Irrigation Repairs	636.93	454.95	1,091.88	-	2,000.00
Amenity - Pool Maintenance	4,900.00	3,500.00	8,400.00	8,400.00	8,400.00
Pool Equipment Repair/Replacement	-	625.00	625.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	3,435.00	3,435.00	8,244.00	8,244.00
Amenity - Interior Cleaning	5,988.85	4,277.75	10,266.60	9,848.00	11,000.00
Amenity - Pest Control	160.00	114.30	274.30	-	500.00
Amenity - Security Monitoring	13,131.53	1,802.50	14,934.03	5,400.00	4,326.00
Gate monitoring	-	13,749.15	13,749.15	32,998.00	32,998.00
Capital outlay	-	875.00	875.00	2,100.00	2,100.00
Miscellaneous	-	416.65	416.65	1,000.00	4,000.00
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 45,268.42</b>	<b>\$ 43,858.20</b>	<b>\$ 89,126.62</b>	<b>\$ 89,760.00</b>	<b>\$ 113,268.00</b>
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,750.00
Clubhouse Water	-	-	-	-	5,000.00
Clubhouse Phones (x4)	-	-	-	-	400.00
Amenity - Cable TV / Internet / Wi-Fi	-	-	-	-	3,250.00
Amenity - Landscape Maintenance	-	-	-	-	12,500.00
Amenity - Irrigation Repairs	-	-	-	-	5,000.00
Amenity - Pool Maintenance	-	-	-	-	2,700.00
Pool Equipment Repair/Replacement	-	-	-	-	375.00
Amenity - Exterior Cleaning	-	-	-	-	3,750.00
Amenity - Interior Cleaning	-	-	-	-	5,000.00
Amenity - Pest Control	-	-	-	-	250.00
Amenity - Security Monitoring	-	-	-	-	2,602.77
Firepits	-	-	-	-	1,500.00
Capital outlay	-	-	-	-	3,500.00
Miscellaneous	-	-	-	-	256.25
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,834.02</b>
<b>Total Expenses</b>	<b>\$ 914,093.95</b>	<b>\$ 735,696.04</b>	<b>\$ 1,649,789.99</b>	<b>\$ 1,687,697.00</b>	<b>\$ 2,362,016.10</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 3.54	\$ -	\$ 3.54	\$ -	\$ -
<b>Total Other Income (Expenses)</b>	<b>\$ 3.54</b>	<b>\$ -</b>	<b>\$ 3.54</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 796,999.07</b>	<b>\$ (550,109.40)</b>	<b>\$ 246,889.67</b>	<b>\$ -</b>	<b>\$ -</b>

North River Ranch ISD  
Proposed FY 2024  
Debt Service Budgets

	Series 2019A-1	Series 2019A-2	Series 2019A-1 (Morgan's Glen)	Series 2019A-2 (Morgan's Glen)	Series 2020A-1	Series 2020A-2	Series 2021B	Series 2023A-1	Series 2023A-2
<b>REVENUES:</b>									
Special Assessments	\$ 898,460.00	\$ 16,451.25	\$ 491,600.00	\$ 157,170.00	\$ 594,562.50	\$ 265,545.00	\$ 12,900.00	\$ 944,508.64	\$ 1,931,256.50
<b>TOTAL REVENUES</b>	<b><u>\$ 898,460.00</u></b>	<b><u>\$ 16,451.25</u></b>	<b><u>\$ 491,600.00</u></b>	<b><u>\$ 157,170.00</u></b>	<b><u>\$ 594,562.50</u></b>	<b><u>\$ 265,545.00</u></b>	<b><u>\$ 12,900.00</u></b>	<b><u>\$ 944,508.64</u></b>	<b><u>\$ 1,931,256.50</u></b>
<b>EXPENDITURES:</b>									
Interest 11/01/2023	\$ 242,538.75	\$ 5,483.75	\$ 131,300.00	\$ 52,390.00	\$ 148,937.50	\$ 88,515.00	\$ 4,300.00	\$ 329,638.64	\$ 674,019.00
Interest 05/01/2024	242,538.75	5,483.75	131,300.00	52,390.00	148,937.50	88,515.00	4,300.00	307,435.00	628,618.75
Principal 05/01/2024	175,000.00	-	100,000.00	-	150,000.00	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 660,077.50</u></b>	<b><u>\$ 10,967.50</u></b>	<b><u>\$ 362,600.00</u></b>	<b><u>\$ 104,780.00</u></b>	<b><u>\$ 447,875.00</u></b>	<b><u>\$ 177,030.00</u></b>	<b><u>\$ 8,600.00</u></b>	<b><u>\$ 637,073.64</u></b>	<b><u>\$ 1,302,637.75</u></b>
<b>EXCESS REVENUES</b>	<b><u>\$ 238,382.50</u></b>	<b><u>\$ 5,483.75</u></b>	<b><u>\$ 129,000.00</u></b>	<b><u>\$ 52,390.00</u></b>	<b><u>\$ 146,687.50</u></b>	<b><u>\$ 88,515.00</u></b>	<b><u>\$ 4,300.00</u></b>	<b><u>\$ 307,435.00</u></b>	<b><u>\$ 628,618.75</u></b>
Interest 11/01/2024	\$ 238,382.50	5,483.75	129,000.00	52,390.00	146,687.50	88,515.00	4,300.00	307,435.00	628,618.75

**North River Ranch Improvement  
Stewardship District**

Resolution 2023-21,  
Adopting an Assessment Roll  
for Fiscal Year 2024, and  
Certifying Special Assessments for Collection

## RESOLUTION 2023-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North River Ranch Improvement Stewardship District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 2020-191, Laws of Florida ("**Act**"), for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Manatee County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and the Act; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, the Act provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 2020-191, Laws of Florida, and Chapter 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2023.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

---

Secretary / Assistant Secretary

---

Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
Budget



**North River Ranch Improvement SD**  
FY 2024 Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 1,047,425.62	\$ 35,466.38	\$ 1,082,892.00	\$ 1,082,892.00	\$ 1,546,054.65
Off-Roll Assessments	454,684.74	150,120.26	604,805.00	604,805.00	710,041.45
Developer Contribution	155,299.47	-	155,299.47	-	-
Other Income & Other Financing Sources	53,679.65	-	53,679.65	-	45,920.00
Carryforward Cash	-	-	-	-	60,000.00
<b>Net Revenues</b>	<b>\$ 1,711,089.48</b>	<b>\$ 185,586.64</b>	<b>\$ 1,896,676.12</b>	<b>\$ 1,687,697.00</b>	<b>\$ 2,362,016.10</b>
<b><u>Expenditures</u></b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 8,000.00	\$ 5,000.00	\$ 13,000.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	7,807.00	-	7,807.00	14,448.00	14,448.00
Trustee Services	22,150.03	-	22,150.03	22,500.00	26,015.00
District Management	40,833.31	29,166.69	70,000.00	70,000.00	77,000.00
Field Management	2,083.33	10,416.65	12,499.98	25,000.00	25,000.00
Engineering	33,037.91	23,598.50	56,636.41	35,000.00	60,000.00
Disclosure	3,750.00	18,750.00	22,500.00	20,000.00	20,000.00
Property Appraiser	-	-	-	33,840.00	-
District Counsel	12,364.78	8,832.00	21,196.78	20,000.00	22,000.00
Assessment Administration	-	11,000.00	11,000.00	11,000.00	20,000.00
Reamortization Schedules	-	1,250.00	1,250.00	-	2,500.00
Audit	-	17,000.00	17,000.00	17,000.00	17,000.00
Arbitrage Calculation	1,000.00	2,000.00	3,000.00	3,000.00	3,000.00
Travel and Per Diem	2,157.70	1,541.20	3,698.90	-	4,000.00
Telephone	127.36	90.95	218.31	200.00	600.00
Postage & Shipping	2,527.89	1,805.65	4,333.54	500.00	5,000.00
Copies	1,915.83	1,368.45	3,284.28	-	3,000.00
Legal Advertising	1,008.67	720.50	1,729.17	5,000.00	5,000.00
Bank Fees	15.00	-	15.00	-	-
Miscellaneous	4,707.98	3,362.85	8,070.83	20,000.00	10,000.00
Office Supplies	370.00	245.00	615.00	-	2,500.00
Property Taxes	245.13	-	245.13	100.00	300.00
Web Site Maintenance	3,200.00	1,350.00	4,550.00	915.00	3,000.00
Dues, Licenses, and Fees	205.00	-	205.00	775.00	775.00
Holiday Decorations	-	-	-	-	15,000.00
Maintenance Staff	-	24,375.00	24,375.00	58,500.00	60,000.00
Lifestyle Staff	23,303.62	16,645.45	39,949.07	138,517.00	158,818.00
Resident Services	27,429.73	19,592.65	47,022.38	22,000.00	60,977.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 198,240.27</b>	<b>\$ 198,111.54</b>	<b>\$ 396,351.81</b>	<b>\$ 530,295.00</b>	<b>\$ 627,933.00</b>

**North River Ranch Improvement SD**  
FY 2024 Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Field Operations</b>					
Electric	\$ 146.86	\$ 104.90	\$ 251.76	\$ 50,000.00	\$ 10,000.00
Water Reclaimed	-	8,750.00	8,750.00	21,000.00	21,000.00
Wetland Monitoring	-	4,166.65	4,166.65	10,000.00	10,000.00
Stormwater - Repair and Maintenance	-	10,416.65	10,416.65	25,000.00	25,000.00
Wetland Mitigation	-	500.00	500.00	1,200.00	1,200.00
Equipment Rental	-	3,475.00	3,475.00	8,340.00	8,340.00
General Insurance	9,544.00	-	9,544.00	-	10,000.00
Property & Casualty Insurance	22,782.00	-	22,782.00	37,414.00	25,000.00
Other Insurance	1,752.00	-	1,752.00	-	2,000.00
Irrigation	25,735.58	18,382.55	44,118.13	18,000.00	55,000.00
Lake Maintenance	37,956.00	19,000.00	56,956.00	134,113.00	68,400.00
Landscape Maintenance & Material	206,589.76	147,564.10	354,153.86	270,000.00	500,000.00
Landscape Improvements / Replacement	65,504.95	46,789.25	112,294.20	120,000.00	150,000.00
Fertilizer / Pesticides	20,533.58	14,666.85	35,200.43	-	50,000.00
Flower & Plant Replacement	875.00	625.00	1,500.00	-	-
Miscellaneous	-	-	-	-	21,940.00
Contingency	41,988.32	29,991.65	71,979.97	10,000.00	150,000.00
Equipment Repair and Maintenance	3,150.02	2,250.00	5,400.02	8,400.00	8,400.00
Pest Control	-	14,583.35	14,583.35	35,000.00	-
Capital Expenditures	63,100.00	45,071.45	108,171.45	30,000.00	96,000.00
Street and Road Maintenance	14,791.00	10,565.00	25,356.00	26,000.00	26,000.00
Lighting	7,848.71	5,606.20	13,454.91	1,000.00	1,000.00
Streetlight Leasing	46,794.82	33,424.85	80,219.67	50,000.00	109,175.00
Shared Bike Maintenance	-	6,250.00	6,250.00	15,000.00	15,000.00
<b>Total Field Operations</b>	<b>\$ 569,092.60</b>	<b>\$ 422,183.45</b>	<b>\$ 991,276.05</b>	<b>\$ 870,467.00</b>	<b>\$ 1,363,455.00</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 8,019.18	\$ 5,728.00	\$ 13,747.18	\$ 12,000.00	\$ 15,000.00
Clubhouse Water	13,452.66	9,609.05	23,061.71	2,500.00	20,000.00
Clubhouse Phone	-	-	-	250.00	250.00
Amenity - Cable TV / Internet / Wi-Fi	6,082.68	4,344.75	10,427.43	13,000.00	13,000.00
Amenity - Landscape Maintenance	24,344.61	17,389.00	41,733.61	50,000.00	50,000.00
Amenity - Irrigation Repairs	2,957.50	2,112.50	5,070.00	20,000.00	20,000.00
Amenity - Pool Maintenance	6,300.00	4,500.00	10,800.00	10,800.00	10,800.00
Pool Equipment Repair/Replacement	-	625.00	625.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	6,250.00	6,250.00	15,000.00	15,000.00
Amenity - Interior Cleaning	10,907.75	7,791.25	18,699.00	17,110.00	20,000.00
Amenity - Pest Control	235.00	167.85	402.85	32,000.00	1,000.00
Amenity - Fitness Equipment Leasing	5,212.50	3,723.20	8,935.70	8,340.00	9,540.00
Amenity - Security Monitoring	17,030.79	4,337.95	21,368.74	5,400.00	10,411.08
Firepits	1,125.24	803.75	1,928.99	6,000.00	6,000.00
Capital outlay	2,234.75	1,596.25	3,831.00	2,250.00	14,000.00
Miscellaneous	3,590.00	2,564.30	6,154.30	1,025.00	1,025.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 101,492.66</b>	<b>\$ 71,542.85</b>	<b>\$ 173,035.51</b>	<b>\$ 197,175.00</b>	<b>\$ 207,526.08</b>

**North River Ranch Improvement SD**  
FY 2024 Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 4,813.07	\$ 3,437.90	\$ 8,250.97	\$ 6,500.00	\$ 9,000.00
Clubhouse Water	2,371.47	1,693.90	4,065.37	270.00	5,000.00
Clubhouse Phone	-	-	-	-	200.00
Amenity - Cable TV / Internet / Wi-Fi	5,870.44	4,193.15	10,063.59	9,000.00	11,000.00
Amenity - Landscape Maintenance	7,396.13	5,282.95	12,679.08	4,500.00	13,000.00
Amenity - Irrigation Repairs	636.93	454.95	1,091.88	-	2,000.00
Amenity - Pool Maintenance	4,900.00	3,500.00	8,400.00	8,400.00	8,400.00
Pool Equipment Repair/Replacement	-	625.00	625.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	3,435.00	3,435.00	8,244.00	8,244.00
Amenity - Interior Cleaning	5,988.85	4,277.75	10,266.60	9,848.00	11,000.00
Amenity - Pest Control	160.00	114.30	274.30	-	500.00
Amenity - Security Monitoring	13,131.53	1,802.50	14,934.03	5,400.00	4,326.00
Gate monitoring	-	13,749.15	13,749.15	32,998.00	32,998.00
Capital outlay	-	875.00	875.00	2,100.00	2,100.00
Miscellaneous	-	416.65	416.65	1,000.00	4,000.00
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 45,268.42</b>	<b>\$ 43,858.20</b>	<b>\$ 89,126.62</b>	<b>\$ 89,760.00</b>	<b>\$ 113,268.00</b>
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,750.00
Clubhouse Water	-	-	-	-	5,000.00
Clubhouse Phones (x4)	-	-	-	-	400.00
Amenity - Cable TV / Internet / Wi-Fi	-	-	-	-	3,250.00
Amenity - Landscape Maintenance	-	-	-	-	12,500.00
Amenity - Irrigation Repairs	-	-	-	-	5,000.00
Amenity - Pool Maintenance	-	-	-	-	2,700.00
Pool Equipment Repair/Replacement	-	-	-	-	375.00
Amenity - Exterior Cleaning	-	-	-	-	3,750.00
Amenity - Interior Cleaning	-	-	-	-	5,000.00
Amenity - Pest Control	-	-	-	-	250.00
Amenity - Security Monitoring	-	-	-	-	2,602.77
Firepits	-	-	-	-	1,500.00
Capital outlay	-	-	-	-	3,500.00
Miscellaneous	-	-	-	-	256.25
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,834.02</b>
<b>Total Expenses</b>	<b>\$ 914,093.95</b>	<b>\$ 735,696.04</b>	<b>\$ 1,649,789.99</b>	<b>\$ 1,687,697.00</b>	<b>\$ 2,362,016.10</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 3.54	\$ -	\$ 3.54	\$ -	\$ -
<b>Total Other Income (Expenses)</b>	<b>\$ 3.54</b>	<b>\$ -</b>	<b>\$ 3.54</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 796,999.07</b>	<b>\$ (550,109.40)</b>	<b>\$ 246,889.67</b>	<b>\$ -</b>	<b>\$ -</b>

North River Ranch ISD  
Proposed FY 2024  
Debt Service Budgets

	Series 2019A-1	Series 2019A-2	Series 2019A-1 (Morgan's Glen)	Series 2019A-2 (Morgan's Glen)	Series 2020A-1	Series 2020A-2	Series 2021B	Series 2023A-1	Series 2023A-2
<b>REVENUES:</b>									
Special Assessments	\$ 898,460.00	\$ 16,451.25	\$ 491,600.00	\$ 157,170.00	\$ 594,562.50	\$ 265,545.00	\$ 12,900.00	\$ 944,508.64	\$ 1,931,256.50
<b>TOTAL REVENUES</b>	<b><u>\$ 898,460.00</u></b>	<b><u>\$ 16,451.25</u></b>	<b><u>\$ 491,600.00</u></b>	<b><u>\$ 157,170.00</u></b>	<b><u>\$ 594,562.50</u></b>	<b><u>\$ 265,545.00</u></b>	<b><u>\$ 12,900.00</u></b>	<b><u>\$ 944,508.64</u></b>	<b><u>\$ 1,931,256.50</u></b>
<b>EXPENDITURES:</b>									
Interest 11/01/2023	\$ 242,538.75	\$ 5,483.75	\$ 131,300.00	\$ 52,390.00	\$ 148,937.50	\$ 88,515.00	\$ 4,300.00	\$ 329,638.64	\$ 674,019.00
Interest 05/01/2024	242,538.75	5,483.75	131,300.00	52,390.00	148,937.50	88,515.00	4,300.00	307,435.00	628,618.75
Principal 05/01/2024	175,000.00	-	100,000.00	-	150,000.00	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 660,077.50</u></b>	<b><u>\$ 10,967.50</u></b>	<b><u>\$ 362,600.00</u></b>	<b><u>\$ 104,780.00</u></b>	<b><u>\$ 447,875.00</u></b>	<b><u>\$ 177,030.00</u></b>	<b><u>\$ 8,600.00</u></b>	<b><u>\$ 637,073.64</u></b>	<b><u>\$ 1,302,637.75</u></b>
<b>EXCESS REVENUES</b>	<b><u>\$ 238,382.50</u></b>	<b><u>\$ 5,483.75</u></b>	<b><u>\$ 129,000.00</u></b>	<b><u>\$ 52,390.00</u></b>	<b><u>\$ 146,687.50</u></b>	<b><u>\$ 88,515.00</u></b>	<b><u>\$ 4,300.00</u></b>	<b><u>\$ 307,435.00</u></b>	<b><u>\$ 628,618.75</u></b>
Interest 11/01/2024	\$ 238,382.50	5,483.75	129,000.00	52,390.00	146,687.50	88,515.00	4,300.00	307,435.00	628,618.75

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

PARCEL ID	OVERRIDE AMT
394610359	0
394610469	0
394610659	0
394610719	0
394610859	0
400410109	0
400410159	0
400410389	0
400450009	0
400450059	3091.93
400450109	3091.93
400450159	3091.93
400450209	3091.93
400450259	3091.93
400450309	3091.93
400450359	3091.93
400450409	3091.93
400450459	3091.93
400450509	3091.93
400450559	3091.93
400450609	3091.93
400450659	3091.93
400450709	3091.93
400450759	3091.93
400450809	3091.93
400450859	3091.93
400450909	3091.93
400450959	3091.93
400451009	3091.93
400451059	3091.93
400451109	3091.93
400451159	3091.93
400451209	3091.93
400451259	3091.93
400451309	3091.93
400451359	3091.93
400451409	3091.93
400451459	3091.93
400451509	3091.93
400451559	3091.93
400451609	3091.93
400451659	3091.93
400451709	3091.93
400451759	2351.36
400451809	2351.36
400451859	1923.45

400451909	1923.45
400451959	1923.45
400452009	1923.45
400452059	1923.45
400452109	1923.45
400452159	1923.45
400452209	1923.45
400452259	1923.45
400452309	1923.45
400452359	1923.45
400452409	1923.45
400452459	1923.45
400452509	1923.45
400452559	1923.45
400452609	1923.45
400452659	1923.45
400452709	1923.45
400452759	1923.45
400452809	1923.45
400452859	1923.45
400452909	1923.45
400452959	1923.45
400453009	1923.45
400453059	1923.45
400453109	1923.45
400453159	1923.45
400453209	1923.45
400453259	1923.45
400453309	1923.45
400453359	1923.45
400453409	1923.45
400453459	1923.45
400453509	1923.45
400453559	1923.45
400453609	1923.45
400453659	1923.45
400453709	1923.45
400453759	1923.45
400453809	1923.45
400453859	1923.45
400453909	1923.45
400453959	1923.45
400454009	1923.45
400454059	1923.45
400454109	1923.45
400454159	1923.45
400454209	1923.45

400454259	1923.45
400454309	1923.45
400454359	1923.45
400454409	1923.45
400454459	1923.45
400454509	1923.45
400454559	1923.45
400454609	1923.45
400454659	1923.45
400454709	1923.45
400454759	1923.45
400454809	1923.45
400454859	1923.45
400454909	1923.45
400454959	1923.45
400455009	1923.45
400455059	1923.45
400455109	1923.45
400455159	1923.45
400455209	1923.45
400455259	1923.45
400455309	1923.45
400455359	1923.45
400455409	1923.45
400455459	1923.45
400455509	1923.45
400455559	1923.45
400455609	1923.45
400455659	1923.45
400455709	1923.45
400455759	1923.45
400455809	1923.45
400455859	1923.45
400455909	1923.45
400455959	1923.45
400456009	1923.45
400456059	1923.45
400456109	1923.45
400456159	1923.45
400456209	1923.45
400456259	1923.45
400456309	1923.45
400456359	3091.93
400456409	3091.93
400456459	3091.93
400456509	3091.93
400456559	3091.93



400456609	3091.93
400456659	3091.93
400456709	3091.93
400456759	3091.93
400456809	3091.93
400456859	3091.93
400456909	3091.93
400456959	2351.36
400457009	2351.36
400457059	2351.36
400457109	2351.36
400457159	2351.36
400457209	2351.36
400457259	2351.36
400457309	2351.36
400457359	2351.36
400457409	2351.36
400457459	2351.36
400457509	2351.36
400457559	2351.36
400457609	2351.36
400457659	2351.36
400457709	2351.36
400457759	2351.36
400457809	2351.36
400457859	2351.36
400457909	2351.36
400457959	2351.36
400458009	2351.36
400458059	2351.36
400458109	2351.36
400458159	2351.36
400458209	2351.36
400458259	2351.36
400458309	2351.36
400458359	2351.36
400458409	2351.36
400458459	3091.93
400458509	3091.93
400458559	3091.93
400458609	3091.93
400458659	3091.93
400458709	3091.93
400458759	3091.93
400458809	3091.93
400458859	3091.93
400458909	3091.93

400458959	3091.93
400459009	3091.93
400459059	3091.93
400459109	3091.93
400459159	3091.93
400459209	3091.93
400459259	3091.93
400459309	3091.93
400459359	2351.36
400459409	2351.36
400459459	2351.36
400459509	2351.36
400459559	2351.36
400459609	2351.36
400459659	2351.36
400459709	2351.36
400459759	2351.36
400459809	2351.36
400459859	2351.36
400459909	2351.36
400459959	2351.36
400460009	2351.36
400460059	2351.36
400460109	2351.36
400460159	2351.36
400460209	2351.36
400460259	2351.36
400460309	2351.36
400460359	2351.36
400460409	2351.36
400460459	2351.36
400460509	2351.36
400460559	2351.36
400460609	2351.36
400460659	2351.36
400460709	2351.36
400460759	2351.36
400460809	2351.36
400460859	2351.36
400460909	2351.36
400460959	2351.36
400461009	2351.36
400461059	2351.36
400461109	2351.36
400461159	1923.45
400461209	1923.45
400461259	1923.45

400461309	1923.45
400461359	1923.45
400461409	1923.45
400461459	3091.93
400461509	3091.93
400461559	3091.93
400461609	3091.93
400461659	3091.93
400461709	3091.93
400461759	3091.93
400461809	3091.93
400461859	3091.93
400461909	3091.93
400461959	3091.93
400462009	3091.93
400462059	3091.93
400462109	3091.93
400462159	0
400462209	0
400462259	0
400462309	0
400462359	0
400462409	0
400462459	0
400462509	0
400462559	0
400462569	0
400462589	0
400462609	0
400462659	0
400462709	0
400462759	0
400462809	0
400462859	0
400462909	0
400462959	0
400463009	0
400485009	0
400485059	2351.36
400485109	2351.36
400485159	2351.36
400485209	2351.36
400485259	2351.36
400485309	2351.36
400485359	2351.36
400485409	2351.36
400485459	2351.36

400485509	3091.93
400485559	3091.93
400485609	3091.93
400485659	3091.93
400485709	3091.93
400485759	3091.93
400485809	3091.93
400485859	3091.93
400485909	3091.93
400485959	3091.93
400486009	3091.93
400486059	3091.93
400486109	3091.93
400486159	3091.93
400486209	3091.93
400486259	3091.93
400486309	3091.93
400486359	3091.93
400486409	3091.93
400486459	3091.93
400486509	3091.93
400486559	3091.93
400486609	3091.93
400486659	3091.93
400486709	3091.93
400486759	3091.93
400486809	3091.93
400486859	3091.93
400486909	3091.93
400486959	3091.93
400487009	3091.93
400487059	3091.93
400487109	1923.45
400487159	1923.45
400487209	1923.45
400487259	1923.45
400487309	1923.45
400487359	1923.45
400487409	1923.45
400487459	1923.45
400487509	1923.45
400487559	1923.45
400487609	1923.45
400487659	1923.45
400487709	1923.45
400487759	1923.45
400487809	1923.45

400487859	1923.45
400487909	1923.45
400487959	1923.45
400488009	1923.45
400488059	1923.45
400488109	1923.45
400488159	1923.45
400488209	2659.94
400488259	2659.94
400488309	2659.94
400488359	2659.94
400488409	2659.94
400488459	2659.94
400488509	2659.94
400488559	2659.94
400488609	2659.94
400488659	2659.94
400488709	2659.94
400488759	2659.94
400488809	2659.94
400488859	3091.93
400488909	3091.93
400488959	3091.93
400489009	3091.93
400489059	3091.93
400489109	3091.93
400489159	3091.93
400489209	3091.93
400489259	3091.93
400489309	3091.93
400489359	3091.93
400489409	3091.93
400489459	3091.93
400489509	3091.93
400489559	3091.93
400489609	3091.93
400489659	3091.93
400489709	2351.36
400489759	2351.36
400489809	2351.36
400489859	2351.36
400489909	2351.36
400489959	2351.36
400490009	2351.36
400490059	2351.36
400490109	2351.36
400490159	2351.36

400490209	2351.36
400490259	2351.36
400490309	2351.36
400490359	2351.36
400490409	2351.36
400490459	2351.36
400490509	2351.36
400490559	2351.36
400490609	2351.36
400490659	2351.36
400490709	2351.36
400490759	2351.36
400490809	2659.94
400490859	2659.94
400490909	2659.94
400490959	2659.94
400491009	2659.94
400491059	2659.94
400491109	2659.94
400491159	2659.94
400491209	2659.94
400491259	2659.94
400491309	2659.94
400491359	2659.94
400491409	2659.94
400491459	2659.94
400491509	2659.94
400491559	2659.94
400491609	2659.94
400491659	2659.94
400491709	2659.94
400491759	2659.94
400491809	0
400491859	0
400491909	0
400491959	0
400492009	0
400492059	0
400492109	0
400492159	0
400492209	0
400492259	0
400810159	0
400810209	0
401910559	0
401910609	0
401910659	0

401911009	0
401911059	2548.16
401911109	2548.16
401911159	2548.16
401911209	2548.16
401911259	2548.16
401911309	2548.16
401911359	2548.16
401911409	2548.16
401911459	2548.16
401911509	2548.16
401911559	2548.16
401911609	2548.16
401911659	2548.16
401911709	2548.16
401911759	2113.8
401911809	2113.8
401911859	2113.8
401911909	2113.8
401911959	2113.8
401912009	2113.8
401912059	2113.8
401912109	2113.8
401912159	2113.8
401912209	2113.8
401912259	2113.8
401912309	2113.8
401912359	2113.8
401912409	2113.8
401912459	2113.8
401912509	2113.8
401912559	2113.8
401912609	2113.8
401912659	2113.8
401912709	2113.8
401912759	2113.8
401912809	2113.8
401912859	2113.8
401912909	2113.8
401912959	2113.8
401913009	2113.8
401913059	2113.8
401913109	2113.8
401913159	2113.8
401913209	2113.8
401913259	2113.8
401913309	2113.8

401913359	2113.8
401913409	2113.8
401913459	2113.8
401913509	2113.8
401913559	2113.8
401913609	2113.8
401913659	2113.8
401913709	2548.16
401913759	2548.16
401913809	2548.16
401913859	2548.16
401913909	2548.16
401913959	2548.16
401914009	2548.16
401914059	2548.16
401914109	2548.16
401914159	2548.16
401914209	2548.16
401914259	2548.16
401914309	2548.16
401914359	2548.16
401914409	2548.16
401914459	2548.16
401914509	2548.16
401914559	2548.16
401914609	2548.16
401914659	2548.16
401914709	2548.16
401914759	2548.16
401914859	2548.16
401914909	2548.16
401914959	2548.16
401915009	2548.16
401915059	2548.16
401915109	2548.16
401915159	2548.16
401915209	2548.16
401915259	2548.16
401915309	2548.16
401915359	2548.16
401915409	2548.16
401915459	2548.16
401915509	2113.8
401915559	2113.8
401915609	2113.8
401915659	2113.8
401915709	2113.8



401915759	2113.8
401915809	2113.8
401915859	2113.8
401915909	2113.8
401915959	2113.8
401916009	2113.8
401916059	2113.8
401916109	2113.8
401916159	2113.8
401916209	2113.8
401916259	2113.8
401916309	2113.8
401916359	2113.8
401916409	2113.8
401916459	2113.8
401916509	2113.8
401916559	2113.8
401916609	2113.8
401916659	2113.8
401916759	2113.8
401916809	2113.8
401916859	2113.8
401916909	2113.8
401916959	2113.8
401917009	2113.8
401917059	0
401917209	0
401917259	0
401917309	0
401917359	0
401917419	0
401917459	0
401917509	0
401917559	0
401917609	0
401917659	0
401917709	0
401918009	0
401918059	2070.79
401918109	2070.79
401918159	2070.79
401918209	2070.79
401918259	2070.79
401918309	2070.79
401918409	2070.79
401918459	2070.79
401918509	2070.79

401918559	2070.79
401918609	2070.79
401918659	2070.79
401918709	2070.79
401918759	2070.79
401918809	2070.79
401918859	2070.79
401918909	2070.79
401918959	2070.79
401919009	2070.79
401919059	2070.79
401919109	2463.89
401919159	2463.89
401919209	2463.89
401919259	2463.89
401919309	2463.89
401919359	2463.89
401919409	2463.89
401919459	2463.89
401919509	2463.89
401919559	2463.89
401919609	2463.89
401919659	2463.89
401919709	2463.89
401919759	2463.89
401919809	2463.89
401919859	2463.89
401919909	2463.89
401919959	2463.89
401920009	2463.89
401920059	2463.89
401920109	2463.89
401920159	2463.89
401920209	2463.89
401920259	2463.89
401920309	2463.89
401920359	2463.89
401920409	2463.89
401920459	2463.89
401920509	2463.89
401920559	2463.89
401920609	2463.89
401920659	2463.89
401920709	2463.89
401920759	2463.89
401920809	2463.89
401920859	2070.79

401920909	2070.79
401920959	2070.79
401921009	2070.79
401921059	2070.79
401921109	2070.79
401921159	2070.79
401921209	2070.79
401921259	2070.79
401921309	2070.79
401921359	2463.89
401921409	2463.89
401921459	2463.89
401921509	2463.89
401921559	2463.89
401921609	2463.89
401921659	2463.89
401921709	2463.89
401921759	2463.89
401921809	2463.89
401921859	2463.89
401921909	2463.89
401921959	2463.89
401922009	2463.89
401922059	2463.89
401922109	2463.89
401922159	2463.89
401922209	2463.89
401922259	2463.89
401922309	2463.89
401922359	2463.89
401922409	2463.89
401922459	2463.89
401922509	2463.89
401922559	2070.79
401922609	2070.79
401922659	2070.79
401922709	2070.79
401922759	2070.79
401922809	2070.79
401922859	2070.79
401922909	2070.79
401922959	2070.79
401923009	2070.79
401923059	2070.79
401923109	2070.79
401923159	2070.79
401923209	2070.79

401923259	2070.79
401923309	2070.79
401923359	2070.79
401923409	2070.79
401923459	2070.79
401923509	2070.79
401923559	2070.79
401923659	2070.79
401923709	2070.79
401923759	2070.79
401923809	2070.79
401923859	2070.79
401923909	2070.79
401923959	2070.79
401924009	2070.79
401924059	2070.79
401924109	2070.79
401924159	2070.79
401924209	2070.79
401924259	2070.79
401924309	2070.79
401924359	2070.79
401924409	2070.79
401924459	2070.79
401924509	2070.79
401924559	2070.79
401924609	2070.79
401924659	2070.79
401924709	2070.79
401924759	2070.79
401924809	2070.79
401924859	3025.53
401924909	3025.53
401924959	3025.53
401925009	3025.53
401925059	3025.53
401925109	3025.53
401925159	3025.53
401925209	3025.53
401925259	3025.53
401925309	3025.53
401925359	3025.53
401925409	3025.53
401925459	3025.53
401925509	3025.53
401925559	3025.53
401925609	3025.53

401925659	3025.53
401925709	3025.53
401925759	3025.53
401925809	3025.53
401925859	3025.53
401925909	3025.53
401925959	3025.53
401926009	3025.53
401926059	3025.53
401926109	3025.53
401926159	3025.53
401926209	3025.53
401926259	3025.53
401926309	3025.53
401926359	3025.53
401926409	3025.53
401926459	3025.53
401926509	3025.53
401926559	3025.53
401926609	3025.53
401926659	3025.53
401926709	3025.53
401926759	3025.53
401926809	3025.53
401926859	3025.53
401926909	3025.53
401926959	3025.53
401927009	3025.53
401927059	3025.53
401927109	3025.53
401927159	3025.53
401927209	3025.53
401927259	3025.53
401927309	3025.53
401927359	3025.53
401927409	3025.53
401927459	3025.53
401927509	3025.53
401927559	0
401927609	0
401927659	0
401927709	0
401927759	0
401927809	0
401927859	0
401927909	0
401927959	0

401928009	0
401928059	0
401928109	0
401928159	0
401928509	0
401928559	2548.16
401928609	2548.16
401928659	2548.16
401928709	2548.16
401928759	2548.16
401928809	2548.16
401928859	2548.16
401928909	2548.16
401928959	2548.16
401929009	2548.16
401929059	2548.16
401929109	2548.16
401929159	2548.16
401929209	2548.16
401929259	2548.16
401929309	2548.16
401929359	2113.8
401929409	2113.8
401929459	2113.8
401929509	2113.8
401929559	2113.8
401929609	2113.8
401929659	2113.8
401929709	2113.8
401929759	2113.8
401929809	2113.8
401929859	2113.8
401929909	2113.8
401929959	2113.8
401930009	2113.8
401930059	2113.8
401930109	2113.8
401930159	2113.8
401930209	2113.8
401930259	2113.8
401930309	2113.8
401930359	2113.8
401930409	2113.8
401930459	2113.8
401930509	2113.8
401930559	2113.8
401930609	2113.8

401930659	2113.8
401930709	2113.8
401930759	2113.8
401930809	2113.8
401930859	2113.8
401930909	2548.16
401930959	2548.16
401931009	2548.16
401931059	2548.16
401931109	2548.16
401931159	2548.16
401931209	2548.16
401931259	2548.16
401931309	2548.16
401931359	2548.16
401931409	2548.16
401931459	2548.16
401931509	2548.16
401931559	2548.16
401931609	2548.16
401931659	2113.8
401931709	2113.8
401931759	2113.8
401931809	2113.8
401931859	2113.8
401931909	2113.8
401931959	2113.8
401932009	2113.8
401932059	2113.8
401932109	2113.8
401932159	2113.8
401932209	2113.8
401932259	2113.8
401932309	2113.8
401932359	2113.8
401932409	2113.8
401932459	2113.8
401932509	2113.8
401932559	0
401932609	0
401932659	0
401932709	0
401932759	0
401932809	0
401932859	0
401932909	0
401933009	0

401933059	2070.79
401933109	2070.79
401933159	2070.79
401933209	2070.79
401933259	2070.79
401933309	2070.79
401933359	2070.79
401933409	2070.79
401933459	2070.79
401933509	2070.79
401933559	2070.79
401933609	2070.79
401933659	2070.79
401933709	2070.79
401933759	2070.79
401933809	2070.79
401933859	2070.79
401933909	2070.79
401933959	2070.79
401934009	2070.79
401934059	2070.79
401934109	2070.79
401934159	2070.79
401934209	2070.79
401934259	2070.79
401934309	2070.79
401934359	2070.79
401934409	2070.79
401934459	2070.79
401934509	2070.79
401934559	2070.79
401934609	2070.79
401934659	2070.79
401934709	2070.79
401934759	2070.79
401934809	2070.79
401934859	2070.79
401934909	2070.79
401934959	2070.79
401935009	2070.79
401935059	2070.79
401935109	2070.79
401935159	2070.79
401935209	2070.79
401935259	2070.79
401935309	2070.79
401935359	2070.79



401935409	2070.79
401935459	2070.79
401935509	2070.79
401935559	2070.79
401935609	2070.79
401935659	2070.79
401935709	2070.79
401935759	2070.79
401935809	2070.79
401935859	2070.79
401935909	2070.79
401935959	2070.79
401936009	2070.79
401936059	2070.79
401936109	2070.79
401936159	2070.79
401936209	2463.89
401936259	2463.89
401936309	2463.89
401936359	2463.89
401936409	2463.89
401936459	2463.89
401936509	2463.89
401936559	2463.89
401936609	2463.89
401936659	2463.89
401936709	2463.89
401936759	2463.89
401936809	2463.89
401936859	2463.89
401936909	2463.89
401936959	2463.89
401937009	2463.89
401937059	2463.89
401937109	2463.89
401937159	2463.89
401937209	2463.89
401937259	2463.89
401937309	2463.89
401937359	2463.89
401937409	2463.89
401937459	2463.89
401937509	2463.89
401937559	2463.89
401937609	2463.89
401937659	2463.89
401937709	2463.89

401937759	2463.89
401937809	2463.89
401937859	2070.79
401937909	2070.79
401937959	2070.79
401938009	2070.79
401938059	2070.79
401938109	2070.79
401938159	2070.79
401938209	2070.79
401938259	2070.79
401938309	2070.79
401938359	2070.79
401938409	2070.79
401938459	2070.79
401938509	2070.79
401938559	2070.79
401938609	2070.79
401938659	2070.79
401938709	2070.79
401938759	2070.79
401938809	2070.79
401938859	2070.79
401938909	2070.79
401938959	2070.79
401939009	2070.79
401939059	2070.79
401939109	2070.79
401939159	2070.79
401939209	2070.79
401939259	2070.79
401939309	2070.79
401939359	2070.79
401939409	2070.79
401939459	2070.79
401939509	2070.79
401939559	2070.79
401939609	2070.79
401939659	2463.89
401939709	2463.89
401939759	2463.89
401939809	2463.89
401939859	2463.89
401939909	2463.89
401939959	2463.89
401940009	2463.89
401940059	2463.89

401940109	2463.89
401940159	2463.89
401940209	2463.89
401940259	2463.89
401940309	2463.89
401940359	2463.89
401940409	2463.89
401940459	2463.89
401940509	2463.89
401940559	2463.89
401940609	2463.89
401940659	2463.89
401940709	2463.89
401940759	2463.89
401940809	2463.89
401940859	2463.89
401940909	2463.89
401940959	2463.89
401941009	2463.89
401941059	2463.89
401941109	2463.89
401941159	2463.89
401941209	2463.89
401941259	2463.89
401941309	2463.89
401941359	2463.89
401941409	2463.89
401941459	2463.89
401941509	2463.89
401941559	2463.89
401941609	2463.89
401941659	2463.89
401941709	2463.89
401941759	3025.53
401941809	3025.53
401941859	3025.53
401941909	3025.53
401941959	3025.53
401942009	3025.53
401942059	3025.53
401942109	3025.53
401942159	3025.53
401942209	3025.53
401942259	3025.53
401942309	3025.53
401942359	3025.53
401942409	3025.53

401942459	3025.53
401942509	3025.53
401942559	3025.53
401942609	3025.53
401942659	3025.53
401942709	3025.53
401942759	3025.53
401942809	3025.53
401942859	3025.53
401942909	3025.53
401942959	3025.53
401943009	3025.53
401943059	3025.53
401943109	3025.53
401943159	3025.53
401943209	3025.53
401943259	3025.53
401943309	3025.53
401943359	3025.53
401943409	3025.53
401943459	3025.53
401943509	3025.53
401943559	3025.53
401943609	3025.53
401943659	3025.53
401943709	3025.53
401943759	3025.53
401943809	3025.53
401943859	3025.53
401943909	3025.53
401943959	3025.53
401944009	3025.53
401944059	3025.53
401944109	3025.53
401944159	3025.53
401944209	3025.53
401944259	3025.53
401944309	3025.53
401944359	3025.53
401944409	3025.53
401944459	3025.53
401944509	3025.53
401944559	0
401944609	0
401944659	0
401944709	0
401944759	0

401944809	0
401944859	0
401944909	0
401944959	0
401945009	0
401945059	0
401945109	0
401945159	0
401945209	0
401945259	0
401945309	0
401945359	0
403600559	0
403601059	2440.63
403601109	2440.63
403601159	2440.63
403601209	2440.63
403601259	2440.63
403601309	2440.63
403601359	2440.63
403601409	2440.63
403601459	2440.63
403601509	2440.63
403601559	2440.63
403601609	2440.63
403601659	2440.63
403601709	2440.63
403601759	2440.63
403601809	2440.63
403601859	2440.63
403601909	2440.63
403601959	2440.63
403602009	2440.63
403602059	2440.63
403602109	2440.63
403602159	2440.63
403602209	2440.63
403602259	2440.63
403602309	2440.63
403602359	2440.63
403602409	2440.63
403602459	2440.63
403602509	2440.63
403602559	2440.63
403602609	2440.63
403602659	2440.63
403602709	2440.63

403602759	2440.63
403602809	2440.63
403602859	2440.63
403602909	2440.63
403602959	2440.63
403603009	2440.63
403603059	2440.63
403603109	2440.63
403603159	2440.63
403603209	2440.63
403603259	2440.63
403603309	2440.63
403603359	2440.63
403603409	2440.63
403603459	2440.63
403603509	2440.63
403603559	2440.63
403603609	2440.63
403603659	2440.63
403603709	2440.63
403603759	2440.63
403603809	2440.63
403603859	2440.63
403603909	2440.63
403603959	2440.63
403604009	2440.63
403604059	2440.63
403604109	2440.63
403604159	2440.63
403604209	2440.63
403604259	2440.63
403604309	2440.63
403604359	2440.63
403604409	2440.63
403604459	2440.63
403604509	2440.63
403604559	2440.63
403604609	2440.63
403604659	2440.63
403604709	2440.63
403604759	2440.63
403604809	2440.63
403604859	2440.63
403604959	2440.63
403605009	2440.63
403605059	2440.63
403605109	2440.63

403605159	2440.63
403605209	2440.63
403605259	2440.63
403605309	2440.63
403605359	2440.63
403605409	2440.63
403605459	2440.63
403605509	2440.63
403605559	2440.63
403605609	2440.63
403605659	2440.63
403605709	2440.63
403605759	2440.63
403605809	2440.63
403605859	2440.63
403605909	2440.63
403605959	2440.63
403606009	2440.63
403606059	2440.63
403606109	2440.63
403606159	2440.63
403606209	2440.63
403606259	2440.63
403606309	2440.63
403606359	2440.63
403606409	2440.63
403606459	2440.63
403606509	2440.63
403606559	2440.63
403606609	2440.63
403606659	2440.63
403606709	2440.63
403606759	2440.63
403606809	2440.63
403606859	2440.63
403606909	2440.63
403606959	2440.63
403607009	2440.63
403607059	2440.63
403607109	2440.63
403607159	2440.63
403607209	2440.63
403607259	2440.63
403607309	2440.63
403607359	2440.63
403607409	2440.63
403607459	2440.63

403607509	2440.63
403607559	2440.63
403607609	2440.63
403607659	2440.63
403607709	2440.63
403607759	2440.63
403607809	2440.63
403607859	2440.63
403607909	2440.63
403607959	2440.63
403608009	2440.63
403608059	2440.63
403608109	2440.63
403608159	2440.63
403608209	2440.63
403608259	2440.63
403608309	2440.63
403608359	2440.63
403608409	2440.63
403608459	2440.63
403608509	2440.63
403608559	2440.63
403608609	2440.63
403608659	2440.63
403608709	2440.63
403608759	2440.63
403608809	2440.63
403608859	2440.63
403608909	2440.63
403608959	2440.63
403609009	2440.63
403609059	2440.63
403609109	2440.63
403609159	2440.63
403609209	2440.63
403609259	2440.63
403609309	2440.63
403609359	2440.63
403609409	2440.63
403609459	2440.63
403609509	2333.11
403609559	2333.11
403609609	2333.11
403609659	2333.11
403609709	2333.11
403609759	2333.11
403609809	2333.11



403609859	2333.11
403609909	2333.11
403609959	2333.11
403610009	2333.11
403610059	2333.11
403610109	2333.11
403610159	2333.11
403610209	2333.11
403610259	2333.11
403610309	2333.11
403610359	2333.11
403610409	2333.11
403610459	2333.11
403610509	2333.11
403610559	2333.11
403610609	2333.11
403610659	2333.11
403610709	2333.11
403610759	2333.11
403610809	2333.11
403610859	2333.11
403610909	2333.11
403610959	2333.11
403611009	2333.11
403611059	2333.11
403611109	2333.11
403611159	2333.11
403611209	2333.11
403611259	2333.11
403611309	2333.11
403611359	2333.11
403611409	2333.11
403611459	2333.11
403611509	2333.11
403611559	2333.11
403611609	2333.11
403611659	2333.11
403611709	2333.11
403611759	2333.11
403611809	2333.11
403611859	2333.11
403611909	2333.11
403611959	2333.11
403612009	2333.11
403612059	2333.11
403612109	2333.11
403612159	2333.11

403612209	2333.11
403612259	2333.11
403612309	2333.11
403612359	2333.11
403612409	2333.11
403612459	2333.11
403612509	2333.11
403612559	0
403612609	0
403612709	0
403612759	0
403612809	0
403612859	0
403612909	0
403612959	0
403613009	0
403613059	0
403613109	0
403613159	0
403613209	0
403613259	0
403613309	0
403613359	0
403613409	0
403613459	0
403613509	0
403613559	0
403613609	0
403613659	0
403614059	1848.23
403614109	1848.23
403614159	1848.23
403614209	1848.23
403614259	1848.23
403614309	1848.23
403614359	1848.23
403614409	1848.23
403614459	1848.23
403614509	1848.23
403614559	1848.23
403614609	1848.23
403614659	1848.23
403614709	1848.23
403614759	1848.23
403614809	1848.23
403614859	1848.23
403614909	1848.23

403614959	1848.23
403615009	1848.23
403615059	1848.23
403615109	1848.23
403615159	1848.23
403615209	1848.23
403615259	1848.23
403615309	1848.23
403615359	1848.23
403615409	1848.23
403615459	1848.23
403615509	1848.23
403615559	1848.23
403615609	1848.23
403615659	1848.23
403615709	1848.23
403615759	1848.23
403615809	1848.23
403615859	1848.23
403615909	1848.23
403615959	1848.23
403616009	1848.23
403616059	1848.23
403616109	1848.23
403616159	1848.23
403616209	1848.23
403616259	1848.23
403616359	1848.23
403616409	1848.23
403616459	1848.23
403616509	1848.23
403616559	1848.23
403616609	1848.23
403616659	1848.23
403616709	1848.23
403616759	1848.23
403616809	1848.23
403616859	1848.23
403616909	1848.23
403616959	1848.23
403617009	1848.23
403617059	1848.23
403617109	1848.23
403617159	1848.23
403617209	1848.23
403617259	1848.23
403617309	1848.23

403617359	1848.23
403617409	1848.23
403617459	1848.23
403617509	1848.23
403617559	1848.23
403617609	1848.23
403617659	1848.23
403617709	1848.23
403617759	1848.23
403617809	1848.23
403617859	1848.23
403617909	1848.23
403617959	1848.23
403618009	1848.23
403618059	1848.23
403618109	1848.23
403618159	1848.23
403618209	1848.23
403618259	1848.23
403618309	1848.23
403618359	1848.23
403618409	1848.23
403618459	1848.23
403618509	1848.23
403618559	1848.23
403618609	1848.23
403618659	1848.23
403618709	1848.23
403618759	1848.23
403618809	1848.23
403618859	1848.23
403618909	1848.23
403618959	1848.23
403619009	1848.23
403619059	1848.23
403619109	1848.23
403619159	1848.23
403619209	1848.23
403619259	1848.23
403619309	1848.23
403619359	1848.23
403619409	1848.23
403619459	1848.23
403619509	1848.23
403619559	1848.23
403619659	1848.23
403619709	1848.23

403619759	1848.23
403619809	1848.23
403619859	1848.23
403619909	1848.23
403619959	1848.23
403620009	1848.23
403620059	1848.23
403620109	1848.23
403620159	1848.23
403620209	1848.23
403620259	1848.23
403620309	1848.23
403620359	1848.23
403620409	1848.23
403620459	1848.23
403620509	1848.23
403620559	1848.23
403620609	1848.23
403620659	1848.23
403620709	1848.23
403620759	1848.23
403620809	1848.23
403620859	1848.23
403620909	1848.23
403620959	1848.23
403621009	1848.23
403621059	1848.23
403621109	1848.23
403621159	1848.23
403621209	1848.23
403621259	1848.23
403621309	1848.23
403621359	1848.23
403621409	1848.23
403621459	1848.23
403621509	1848.23
403621559	0
403621609	0
403621659	0
403621709	0
403621759	0
403621809	0
403621859	0
403621909	0
403621959	0
403622009	0
403622559	0

403622609	0
403622659	0
403622759	0
403622809	0
403622859	0
403622909	0
403622959	0
403623009	0
403623059	0
403623109	0
640100109	0

2548.16

1848.23

1848.23

2440.63

2070.79

2070.79

2113.8

3257597.31 = gross total

3029565.5 = net total

3029613.58 = net budget

(48.08) = Over / (Under) budget

**North River Ranch Improvement  
Stewardship District**

Resolution 2023-22,  
Adopting the Annual Meeting Schedule  
for Fiscal Year 2023-2024

## RESOLUTION 2023-22

### **A RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the North River Ranch Improvement Stewardship District("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida ("Act") and Chapter 189, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Manatee County.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2023.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors



**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
FISCAL YEAR 2023-2024**

**Wednesday, October 11, 2023  
Wednesday, November 8, 2023  
Wednesday, December 13, 2023  
Wednesday, January 10, 2024  
Wednesday, February 14, 2024  
Wednesday, March 13, 2024  
Wednesday, April 10, 2024  
Wednesday, May 8, 2024  
Wednesday, June 12, 2024  
Wednesday, July 10, 2024  
Wednesday, August 14, 2024  
Wednesday, September 11, 2024**

All meetings will convene at 1:00 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

**North River Ranch Improvement  
Stewardship District**

Resolution 2023-23,  
Authorizing an Amendment of  
the District's Boundaries

## **RESOLUTION NO. 2023-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DIRECTING THE CHAIRMAN, BOARD MEMBERS AND DISTRICT STAFF TO SEEK LEGISLATION AMENDING THE DISTRICT BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North River Ranch Improvement Stewardship District (the “District”) is a local unit of special-purpose government organized and existing in accordance with Chapter 2020-191, Laws of Florida, as amended (the “Act”); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of approximately 2,001.094 acres, more or less, within Manatee County as more fully described in the Act; and

**WHEREAS**, the District desires to affect legislation to amend its boundaries to add certain lands within Manatee County, in accordance with the procedures and processes prescribed by Florida law, and such other actions as are necessary in furtherance of the boundary amendment process; and

**WHEREAS**, in order to seek a boundary amendment, the District desires to authorize the Chairman, Board Members and District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process, and to ratify any actions by such persons taken to date in furtherance of the proposed boundary amendment.

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

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairman, Board Members and District staff to proceed in an expeditious manner with the preparation and filing of legislation and related materials to seek the amendment of the District’s boundaries and authorizes the prosecution of the procedural requirements detailed in Florida law for the amendment of the District’s

boundaries. The Board hereby ratifies any actions by such persons taken to date in furtherance of the proposed boundary amendment.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2023.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman, Board of  
Supervisors

# **North River Ranch Improvement Stewardship District**

FY 2022 Audit Report Discussion

**North River Ranch Improvement  
Stewardship District**

Payment Authorizations Nos. 035 - 038

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorization 035 - 038

PA #	Description	Amount	Total
35	Advanced Aquatic Services	\$ 5,578.00	
	Aqua Plumbing & Air	\$ 362.50	
		\$ 975.00	
		\$ 1,425.00	
	Ballenger Irrigation	\$ 750.00	
	Brown & Bigelow	\$ 305.19	
	Clean Swee Parking Lot Maintenance	\$ 85.00	
	Doody Free 941	\$ 390.00	
	Frontier	\$ 713.52	
	Jan-Pro of Manasota	\$ 167.79	
		\$ 820.70	
		\$ 1,342.50	
	Jones and Sons	\$ 290.00	
		\$ 80.00	
	McClatchy	\$ 72.54	
	Peace River Electric Cooperative	\$ 29.34	
		\$ 56.37	
	S&G Pools	\$ 900.00	
		\$ 700.00	
	Southern Land Services of Southwest Florida	\$ 900.00	
	Spectrum	\$ 127.28	
	Sunrise Landscape	\$ 1,026.00	
		\$ 1,026.00	

		\$ 243.00	
		\$ 1,279.00	
		\$ 1,761.50	
		\$ 9,351.73	
		\$ 41,057.24	
	WTS International	\$ 1,086.00	
		\$ 2,031.25	
		\$ 3,788.00	
		\$ 3,192.66	
			\$81,913.11
36	Aqua Plumbing and Air	\$ 148.00	
	Daystar Exterior Cleaning	\$ 1,090.00	
		\$ 800.00	
	Egis Insurance & Risk Advisors	\$ 452.00	
	Jan-Pro of Manasota	\$ 163.88	
	Landsowner Partners Group	\$ 600.00	
	Macrolease Corporation	\$ 695.00	
	PFM Group Consulting	\$ 6,250.00	
	Supervisor Fees - 7/12/23		
	Dale Weidemiller	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley	\$ 200.00	
	Valley National Bank	\$ 1,303.41	
	WillScot	\$ 1,412.33	
			\$13,914.62
37	Clearview Land Design	\$ 107.50	
		\$ 353.76	
	Premier Outdoor Lighting	\$ 4,636.41	



	<b>Southern Land Services of Southwest Florida Inc.</b>	<b>\$ 900.00</b>	
	<b>Spectrum</b>	<b>\$ 118.58</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 9,679.78</b>	
			<b>\$15,796.03</b>
<b>38</b>	<b>Clean Sweep Parking Lot Maintenance</b>	<b>\$ 85.00</b>	
	<b>Frontier</b>	<b>\$ 677.83</b>	
	<b>Kutak Rock</b>	<b>\$ 1,184.00</b>	
	<b>Lester M Neely III</b>	<b>\$ 1,660.00</b>	
	<b>Manatee County Utilities Department</b>	<b>\$ 573.71</b>	
		<b>\$ 483.23</b>	
		<b>\$ 185.86</b>	
		<b>\$ 507.25</b>	
	<b>PFM Group Consulting</b>	<b>\$ 832.71</b>	
	<b>Piper Fire Protection</b>	<b>\$ 125.00</b>	
	<b>Peace River Electric Cooperative</b>	<b>\$ 1,250.69</b>	
		<b>\$ 1,499.41</b>	
		<b>\$ 30.80</b>	
		<b>\$ 74.80</b>	
		<b>\$ 1,153.51</b>	
		<b>\$ 50.85</b>	
		<b>\$ 53.76</b>	
		<b>\$ 60.46</b>	
		<b>\$ 97.05</b>	
		<b>\$ 50.36</b>	
		<b>\$ 654.87</b>	
		<b>\$ 40.40</b>	
		<b>\$ 759.86</b>	
		<b>\$ 932.54</b>	
		<b>\$ 34.54</b>	
		<b>\$ 794.39</b>	
		<b>\$ 1,381.55</b>	
		<b>\$ 30.43</b>	
		<b>\$ 30.55</b>	
		<b>\$ 31.67</b>	
		<b>\$ 31.67</b>	

		\$ 65.13	
	Premier Portables	\$ 1,120.00	
	SCP Distributors	\$ 102.00	
		\$ 8.00	
	Securiteam	\$ 20,482.91	
		\$ 450.00	
		\$ 450.00	
	Southern Land Services of Southwest Florida, Inc	\$ 900.00	
	VglobalTech	\$ 150.00	
			\$39,086.79
		Total	\$150,710.55

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Payment Authorization No. 035**

7/7/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Advanced Aquatic Services</b> July Lake Maintenance	10550228	\$ 5,578.00	FY 2023
2	<b>Aqua Plumbing &amp; Air</b> 11510 Little River Way - Mechanical Room Amenity 11705 Sawyer Lane 8418 Arrow Creek Dr - Amenity Center	584034 584074 584075	\$ 362.50 \$ 975.00 \$ 1,425.00	FY 2023 FY 2023 FY 2023
3	<b>Ballenger Irrigation</b> Irrigation Consulting: July 2023	23328	\$ 750.00	FY 2023
4	<b>Brown &amp; Bigelow</b> T-Shirts	993829	\$ 305.19	FY 2023
5	<b>Clean Sweep Parking Lot Maintenance</b> Power Sweeping on 06/07/2023	51969	\$ 85.00	FY 2023
6	<b>Doody Free 941</b> Dog Station Maintenance	24588	\$ 390.00	FY 2023 FY 2023
7	<b>Frontier</b> Pavilion Services 07/03/2023 - 08/02/2023	Acct: 941-776-0433-093021-5	\$ 713.52	FY 2023 FY 2023
8	<b>Jan-Pro of Manasota</b> Brightwood Pavilion Janitorial Supplies Riverfield Verandah Janitorial Services Brightwood Pavilion Janitorial Services	1177 77263 77309	\$ 167.79 \$ 820.70 \$ 1,342.50	FY 2023 FY 2023 FY 2023
9	<b>Jones &amp; Sons</b> Brightwood Pavilion Pest Control Riverfield Verandah Pest Control	-- --	\$ 290.00 \$ 80.00	FY 2023 FY 2023
10	<b>McClatchy</b> Legal Advertising on 06/07/2023 (Ad: IPL01238700)	200863	\$ 72.54	FY 2023
11	<b>Peace River Electric Cooperative</b> 11362 Rolling Fork Trl ; Service 05/27/2023 - 06/26/2023 8890 Ft Hamer Rd ; Service 05/24/2023 - 06/24/2023	Acct: 168751025 Acct: 195716001	\$ 29.34 \$ 56.37	FY 2023 FY 2023
12	<b>S&amp;G Pools</b> Brightwood July Pool Service Riverfield July Pool Service	07236 77123	\$ 900.00 \$ 700.00	FY 2023 FY 2023
13	<b>Southern Land Services of Southwest Florida</b> Dog Park Lawn Maintenance: June 2023	061623-94	\$ 900.00	FY 2023
14	<b>Spectrum</b> 11510 Little River Way ; Service 06/28/2023 - 07/27/2023	125330062823	\$ 127.28	FY 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 035**

7/7/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>15</b>	<b>Sunrise Landscape</b>			
	Brightwood Plant Replacement (Right Side Entrance Wall Bed)	10160	\$ 1,026.00	FY 2023
	Brightwood Plant Replacement (Left Side Entrance Wall Bed)	10164	\$ 1,026.00	FY 2023
	Controller C Irrigation Repairs	11608	\$ 243.00	FY 2023
	Control B & Zone 64 Irrigation Repairs	11609	\$ 1,279.00	FY 2023
	Riverfield Verandah Annuals Replacement (May 2023)	11673	\$ 1,761.50	FY 2023
	Remove and Replace Bad Controller (Lightning Strike)	11760	\$ 9,351.73	FY 2023
	June Landscape Maintenance	11774	\$ 41,057.24	FY 2023
<b>16</b>	<b>WTS International</b>			
	March 2023 Entertainment (DJ & Big Screen Rental Fees)	12365771	\$ 1,086.00	FY 2023
	July 2023 Management Fees	12372666	\$ 2,031.25	FY 2023
	June 2023 Expenses	12374122	\$ 3,788.00	FY 2023
	June 2023 Payroll	12374951	\$ 3,192.66	FY 2023

**TOTAL                   \$ 81,913.11**

  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 036

7/14/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Aqua Plumbing &amp; Air</b> Riverfield Veranda Repairs	565635	\$ 148.00	FY 2023
2	<b>Daystar Exterior Cleaning</b> July North River Maintenance and Cleaning	18557	\$ 1,090.00	FY 2023
	July Veranda Cleaning	18569	\$ 800.00	FY 2023
3	<b>Egis Insurance &amp; Risk Advisors</b> Policy Change: Added Dog Park	18852	\$ 452.00	FY 2023
4	<b>Jan-Pro of Manasota</b> Riverfield Verandah Janitorial Supplies	1189	\$ 163.88	FY 2023
5	<b>Lansdowne Partners Group</b> Reimbursement to Developer for David Kersey Invoice on FR 2023-238	--	\$ 600.00	FY 2023
6	<b>Macrolease Corporation</b> July Lease Installment	2945871523	\$ 695.00	FY 2023
7	<b>PFM Group Consulting</b> Series 2019, MG, 2020, 2021B, 2023 Quarterly Disclosures for 2023.Q3	125982	\$ 6,250.00	FY 2023
8	<b>Supervisor Fees - 7/12/2023 Meeting</b> Dale Weidemiller	--	\$ 200.00	FY 2023
	John Leinaweaver	--	\$ 200.00	FY 2023
	Pete Williams	--	\$ 200.00	FY 2023
	Janice Snow	--	\$ 200.00	FY 2023
	John Blakley	--	\$ 200.00	FY 2023
9	<b>Valley National Bank</b> NRR ISD Corporate Credit Card: 6/1/2023-6/30/2023	Acct: 9466	\$ 1,303.41	FY 2023
10	<b>WillScot</b> Fort Hammer Rd Mobile Office Rental: 07/05/2023 - 08/01/2023	9018178409	\$ 1,412.33	FY 2023

**TOTAL \$ 13,914.62**

*Venessa Ripoll*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 037**

7/21/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Clearview Land Design</b> Services Through 07/07/2023 Reimbursables Through 07/07/2023	23-04924 23-04927	\$ 107.50 \$ 353.76	FY 2023 FY 2023
2	<b>Premier Outdoor Lighting</b> Lighting Maintenance: 06/13/2023 - 07/10/2023	23203	\$ 4,636.41	FY 2023
3	<b>Southern Land Services of Southwest Florida, Inc.</b> Fort Hamer to Dog Park Lawn Maintenance: July 2023	063023-87	\$ 900.00	FY 2023
4	<b>Spectrum</b> 8414 Arrow Creek Dr. Services: 07/15/2023 - 08/14/2023	0126098071523	\$ 118.58	FY 2023
5	<b>Stantec Consulting Services</b> Engineering Services Through 07/07/2023	2107643	\$ 9,679.78	FY 2023

**TOTAL \$ 15,796.03**

*Venessa Ripoll*

Secretary / Assistant Secretary

Board Member

**Payment Authorization No. 038**  
7/28/2023

<b>TOTAL</b>	<b>\$ 39,086.79</b>
--------------	---------------------

Secretary / Assistant Secretary

Board Member

**RECEIVED**  
By Amanda Lane at 1:18 pm, Aug 02, 2023

# **North River Ranch Improvement Stewardship District**

Funding Requests Nos. 302 - 315



### Funding Requests 302-315

FR #	Description	Amount	Total
302			
Morgan's Glen	Bay Area Bobcat	\$ 4,350.00	
			\$4,350.00
303			
Phase 4	Bay Area Bobcat	\$ 4,750.00	
	GeoPoint Surveying Inc.	\$ 3,388.75	
	Mike Armstrong Landscaping	\$ 46,643.54	
		\$ 113,942.53	
			\$168,724.82
304			
Amenity	Armorock	\$ 1,490.00	
		\$ 13,791.00	
		\$ (741.00)	
		\$ 12,847.00	
		\$ (199.00)	
		\$ 14,358.00	
		\$ (170.00)	
		\$ 7,168.00	
		\$ (8.00)	
	RIPA & Associates	\$ 72,236.15	
			\$120,772.15
305			
Phase 4	Ameritt	\$ 17,000.00	
	BKS Partners	\$ 1,973.00	
		\$ 108.00	
		\$ 20,870.00	
		\$ 624.00	
	FEDCO Communications and Utilities, LLC	\$ 38,625.60	
	GeoPoint Surveying	\$ 3,743.75	
	Kompan	\$ 3,139.20	
			\$86,083.55
306			
Amenity	Booth Design Group	\$ 1,459.59	
			\$1,459.59
307			
Morgan's Glen	Bay Area Bobcat	\$ 800.00	
		\$ 350.00	
	BKS Partners	\$ 125.00	

	FEDCO Communications and Utilities, LLC	\$ 3,164.50	
			\$4,439.50
308			
Phase 2	RIPA & Associates	\$ 29,111.59	
			\$29,111.59
309			
Phase 2	Stantec	\$ 36,955.11	
		\$ 315.00	
	Driggers Engineering Services	\$ 366.50	
			\$37,636.61
310			
Phase 4	Clearview Land Design	\$ 1,250.00	
	Florida State Fence	\$ 600.00	
	Stewart's Tree Service	\$ 21,100.00	
			\$22,950.00
311			
FT Hamer	Kutak Rock	\$ 1,815.00	
	MSB Services	\$ 91,202.73	
	Terracon Consultants	\$ 10,167.50	
	Woodrff & Sons	\$ 709,065.61	
			\$812,250.84
312			
Amenity	Atlantic TNG	\$ 7,270.35	
		\$ 5,286.75	
		\$ 2,638.55	
	Bay Area Bobcat	\$ 1,250.00	
			\$ 16,445.65
313			
Phase 1C	Bay Area Bobcat	\$ 3,550.00	
			\$ 3,550.00
314			
NRR ISD	Kutak Rock	\$ 737.00	
			\$ 737.00
315			
FT Hamer	Atwell	\$ 1,473.00	
	Booth Design Group	\$ 1,025.00	

			\$ 2,498.00
		Grand Total	\$1,311,009.30

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 302**

7/7/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
-------------	--------	-------------------	----------------------	----------------

**PHASE MORGAN'S GLEN**

**Bay Area Bobcat**

Playground Mulch Rail Reinstallation

52

\$

4,350.00

FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD      \$      4,350.00**

*Venessa Ripoll*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 303**

7/7/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
1	<b>Bay Area Bobcat</b> Wildleaf 4A/4B Sidewalks/Trails	49	\$ 4,750.00	FY 2023
2	<b>GeoPoint Surveying, Inc.</b> Wildleaf 4A/4B Surveying Services	78925-3	\$ 3,388.75	FY 2023
3	<b>Mike Armstrong Landscaping, Inc.</b> Wildleaf 4A/4B Pay Application 12 Through 06/10/2023	--	\$ 46,643.54	FY 2023
	Wildleaf 4A/4B Pay Application 13 Through 06/10/2023	--	\$ 113,942.53	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 168,724.82**

  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. ~~305~~ 304  
7/7/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>AMENITY</b>				
<b>1</b>	<b>Armorock</b>			
	Amenity Construction Materials	CXA-06	\$ 1,490.00	FY 2023
	Amenity Construction Materials	CXA-04	\$ 13,791.00	FY 2023
	Amenity Construction Materials	CXA-04-CR	\$ (741.00)	FY 2023
	Amenity Construction Materials	CXA	\$ 12,847.00	FY 2023
	Amenity Construction Materials	CXA-CR	\$ (199.00)	FY 2023
	Amenity Construction Materials	CXA-03	\$ 14,358.00	FY 2023
	Amenity Construction Materials	CXA-03-CR	\$ (170.00)	FY 2023
	Amenity Construction Materials	CXA-05	\$ 7,168.00	FY 2023
	Amenity Construction Materials	CXA-05-CR	\$ (8.00)	FY 2023
<b>2</b>	<b>RIPA &amp; Associates</b>			
	Phase 4C Amenity Center Pay Application 6 Through 06/30/2023	01-2137-06	\$ 72,236.15	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 120,772.15**

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 305**

7/14/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE 4</u></b>				
1	<b>Amerritt</b> Phase 4B PCP/Lot Corners Services	23-184	\$ 17,000.00	FY 2023
2	<b>BKS Partners</b> Wildleaf Phase 4A/4B Landscape Insurance	149459	\$ 1,973.00	FY 2023
	Wildleaf Phase 4A/4B Wetlands Buffer Insurance	149461	\$ 108.00	FY 2023
	Wildleaf Phase 4A/4B 2nd Public Improvement Insurance	149470	\$ 20,870.00	FY 2023
	Wildleaf Phase 4A/4B 2nd Lift Asphalt Insurance	149472	\$ 624.00	FY 2023
3	<b>FEDCO Communications and Utilities, LLC.</b> Wildleaf Phase 4A PRECO Backbone Conduit Installation	PEBWP4A-03	\$ 38,625.60	FY 2023
4	<b>GeoPoint Surveying</b> Miscellaneous Staking Services (Phase 4A, 4B)	77153-1	\$ 3,743.75	FY 2023
5	<b>Kompan</b> Wildleaf Phase 4A/4B Playground Equipment	INV117428	\$ 3,139.20	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 86,083.55**

  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 306**

7/14/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
-------------	--------	-------------------	----------------------	----------------

**AMENITY**

**Booth Design Group**

Main Amenity Design Services Through 07/10/2023

3608

\$ 1,459.59

FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,459.59**

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Funding Request No. 307**

7/14/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE MORGAN'S GLEN</u></b>				
<b>1</b>	<b>Bay Area Bobcat</b> Amenities Non-Entry Playground Scrapping	41	\$ 800.00	FY 2023
		53	\$ 350.00	FY 2023
<b>2</b>	<b>BKS Partners</b> Phase IIB Defect Security Insurance	149468	\$ 125.00	FY 2023
<b>3</b>	<b>FEDCO Communications and Utilities</b> Phase 2B Conduit Installation	DB-MGPH2B	\$ 3,164.50	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 4,439.50**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 308**

7/14/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
-------------	--------	-------------------	----------------------	----------------

**PHASE 2**

<b>1</b>	<b>RIPA &amp; Associates</b> Phase 2 MG Pay Application 1REV Through 05/31/2023	23-2158-1REV	\$ 29,111.59	FY 2023
----------	--	--------------	--------------	---------

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    29,111.59**

  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 309**

7/21/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
-------------	--------	-------------------	----------------------	----------------

**PHASE 2**

<b>1</b>	<b>Stantec</b> Roadway and Utility Infrastructure Services Through 07/07/2023	2106813	\$ 36,955.11	FY 2023
----------	--	---------	--------------	---------

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 36,955.11**

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 310**

7/21/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
1	<b>Clearview Land Design</b> Design, Permitting, Inspection & Certification Services Through 07/07/2023	23-04928	\$ 1,250.00	FY 2023
* 2	<del><b>FEDCO Communications and Utilities</b> Wildleaf 4A PRECO Backbone Conduit Installation: Final Payment</del>	<del>PEBWPH4A-03</del>	<del>\$ 38,625.00</del>	<del>FY 2023</del>
3	<b>Florida State Fence</b> Wildleaf 4A Temporary Fence Maintenance	146504	\$ 600.00	FY 2023
4	<b>Stewart's Tree Service</b> Wildleaf 4A/4B Trees	17965	\$ 21,100.00	FY 2023


Total - **PAYABLE TO NORTH RIVER RANCH ISD** \$ ~~61,575.60~~

**\$22,950.00**

\* This is a duplicate from FR 305.

*Venessa Ripoll*

Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 311**

7/21/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE FT HAMER</b>				
1	<b>Clearview Land Design</b> Fort Hamer Rd. 2nd Ext. & Certification Services Through 07/07/2023	23-04929	<del>\$ 315.00</del> <b>\$1,815.00</b>	FY 2023
2	<b>MSB Services</b> Fort Hamer Rd. 2nd Ext. Lighting Pay Application 8 Through 07/31/2023	22030-08	\$ 91,202.73	FY 2023
3	<b>Terracon Consultants</b> Fort Hamer Rd. 2nd Ext. Services Through 07/01/2023	TJ67207	\$ 10,167.50	FY 2023
4	<b>Woodruff &amp; Sons</b> Fort Hamer Rd. 2nd Ext.: Pay Application 14 Through 06/30/2023	2763-14	\$ 709,065.61	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD** ~~\$ 810,750.84~~  
**\$812,250.84**

*Venessa Ripoll*  
Secretary / Assistant Secretary

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

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 312**

7/21/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>AMENITY</u></b>				
<b>1</b>	<b>Atlantic TNG</b>			
	Construction Materials	149822	\$ 7,270.35	FY 2023
	Construction Materials	149599	\$ 5,286.75	FY 2023
	Construction Materials	149683	\$ 2,638.55	FY 2023
<b>2</b>	<b>Bay Area Bobcat</b>			
	Brightwood Amenity Center Walkway Construction Services	58	\$ 1,250.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 16,445.65**

  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 313

7/28/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
-------------	--------	-------------------	----------------------	----------------

## PHASE 1C

1	<b>Bay Area Bobcat</b> Brightwood Phase 1C Sidewalk Construction	60	\$ 3,550.00	FY 2023
---	---	----	-------------	---------

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 3,550.00**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 314**

7/28/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	<b>Kutak Rock</b> Jon M Hall Construction Dispute Counsel Through 06/30/2023	3253264	\$ 737.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 737.00**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 315**

7/28/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE FT HAMER</b>				
1	<b>Atwell</b> Fort Hamer Rd. 2nd Ext. Discretionary Services Through 06/30/2023	310530	\$ 1,473.00	FY 2023
2	<b>Booth Design Group</b> North River Ranch 2nd Extension Services Through 03/27/2023	3506	\$ 1,025.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,498.00**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

# **North River Ranch Improvement Stewardship District**

District Financial Statements  
*(provided under separate cover)*

# **North River Ranch Improvement Stewardship District**

Field Manager Report



**Company:** PFM Field Services  
**Contact:** Nova Hicks

**Phone:** 352-602-4803  
**Email:** PFMfieldservices@TRIADassocmgmt.com

**Title:** North River- July

(1)



**Brightwood Monument**

(2)



**Fire pit Area**

Open work order #1455 and #1628 for weeds in the shells and plant beds. Sunrise has been contacted.

(3)



**Brightwood Pool**

Work Order # 1582 was opened for weeds in the rockbed. Sunrise was onsite spraying and pulling weeds. Will continue to monitor.





**Company:** PFM Field Services  
**Contact:** Nova Hicks

**Phone:** 352-602-4803  
**Email:** PFMfieldservices@TRIADassocmgmt.com

**Title:** North River 7-25-2023

(4)



**Game Room**

Game room looked good.

Work Order #1199 for the cracked window. All glass and windows was called but reached a voicemail. Voicemail was left to return a call.

(5)



**Playground**

Work Order # 1367 Play ground equipment still needs to be replaced.

(6)



**Playground Area**





**Company:** PFM Field Services  
**Contact:** Nova Hicks

**Phone:** 352-602-4803  
**Email:** PFMfieldservices@TRIADassocmgmt.com

**Title:** North River 7-25-2023

(7)



Outside Gym

(8)



Riverfield Monument

(9)



Riverfield Sitting Area





(10)



### Riverfield Pool

Pool still had black mold/algae on the edges.

Work Order #1635 was opened for the dead palms around the pool. One has been cut down.

Work Order # 1478 opened for pool discoloration and mold/algae. Pool vendor was contacted and advised they would be closing the pool for 1 day.

Health department reported black mold and un labeled containers. Will be contacting the pool vendor to address.

(11)



### Riverfield Townhome Monument

(12)



### Dog Park

Dog parks have been opened.

---





**Company:** PFM Field Services  
**Contact:** Nova Hicks

**Phone:** 352-602-4803  
**Email:** PFMFieldservices@TRIADassocmgmt.com

**Title:** North River 7-25-2023

(13)



## Dog Park

(14)



## Pond

Pond behind the model home still has some algae.

(15)



## Pond

Work order # 1687 opened for Midgets in the pond reported by a homeowner. Advanced aquatics was notified and waiting on a proposal for the treatment.





**Company:** PFM Field Services  
**Contact:** Nova Hicks

**Phone:** 352-602-4803  
**Email:** PFMfieldservices@TRIADassocmgmt.com

**Title:** North River 7-25-2023

(16)



Pond

(17)



Pond



Status Selected: Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Open				
Electrician				
1200		Lamp Posts Missing Top Pieces	(PFM) Peace River Electric Cooperative Miscellaneous Common Area	
Entered Date: 5/9/2023				\$0.00
	06/08/2023	Per Jorge, this has been reported to the electric company and the parts are currently on back order.		
	06/13/2023	Email to : orsinij@pfm.com Reason : Hi Jorge,		
		Did they provide you with a turn around time for the replacement?		
		Also, do you have the name and contact information for who you have been working with?		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
1370		Outlets on Monuments	Aqua Plumbing Riverfield Entrance/Exit Monuments	
	06/13/2023			
Entered Date: 6/9/2023				\$0.00
	06/09/2023	Aqua Plumbing will be inspecting the monuments on Tuesday 6/13 to determine where outlets are needed.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
			Electrician Count:	0
Janitorial				
1368		Riverfield Verandah Cushions Cleaning	Riverfield Verandah	
Entered Date: 6/9/2023				\$0.00
	06/13/2023	Work Location Changed From : Riverfield Verandah - To : Riverfield Verandah.		
	06/13/2023	Email to : orsinij@pfm.com Reason : Hi Jorge,		
		Is this something that your janitorial staff is or has taken care of?		
	06/13/2023	Jorge is working with Daystar concerning this project.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
			Janitorial Count:	0
Landscaping				
1369		Brightwood Rock Beds	Miscellaneous Common Area	
Entered Date: 6/9/2023				\$0.00
	06/09/2023	Spoke with Tom Gough on 6/9, he will go on site to determine what might be the best way to maintain a supply of the rocks		
	06/13/2023	Email to : orsinij@pfm.com Reason : Hi Jorge,		
		Is this referring to the tree base at the playground that needs rock fill or is this another area?		
	06/13/2023	Per Jorge, he is working with the maintenance vendor Bryan for the fill of the rocks surrounding the tree at the playground area.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
1394		Dead palms on Lamine and gallatin	(PFM) Sunrise Landscape	



Status Selected: Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Entered Date: 6/13/2023				\$0.00
1396	06/13/2023	Email to : tbryant@sunriselandscape.com Reason :Good Afternoon, I noticed some dead palms on my inspection. Could you review for the reason for decline? thank you Work order report attached		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
		Dead palms on walking trail at warm spring circle	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1398	06/13/2023	Email to : tbryant@sunriselandscape.com Reason :Good Afternoon, I noticed some dead palms while doing my inspection. Can you review for the cause of decline? Thank you Work order report attached		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/26/2023	Email to : tbryant@sunriselandscape.com Reason : Good Morning, Was this able to be reviewed for the reason of decline? Thank you		
	07/05/2023	During inspections on 7/5/2023 it appears the dead palms have been cut down. Will ask for a proposal on replacement palm trees.		
	07/11/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, I noticed the dead palms at the walking trail have now been cut down. Is this something you have already submitted a proposal to have replaced?		
		Noticed dying/dead grass	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1408	06/13/2023	Email to : tbryant@sunriselandscape.com Reason :Good Afternoon, I noticed a dead patch of grass by the pool entrance. Can you please Review? Thank You Work order report attached		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/26/2023	Email to : tbryant@sunriselandscape.com Reason : Good Morning, Were you able to review the dead patch of grass? Thank you		
		Shrubs behind bench at playground replacement	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1410	06/13/2023	Email to : tbryant@sunriselandscape.com Reason : Good Afternoon, Can you provide me with a proposal of the removal and replacement of the shrubs around the playground area? I have attached a photo.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/11/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, Can you provide me a proposal of the removal and replacement of the dead shrubs behind the bench at the playground. I have attached a photo. Thank you		
		Walking trail growth	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00



Status Selected: Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1455	06/13/2023	Email to : orsinij@pfm.com Reason : Good afternoon, I noticed this strip of growth on the walking trail. Is this CDD responsibility?		
	06/13/2023	Emailed PFM to confirm this is CDD responsibility.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/14/2023	Email to : orsinij@pfm.com Reason : Good Morning, Can you confirm if this area is CDD responsibility. This is the walking trail by Riverfield. I have attached photos of the area.		
		<b>Weeds in shells and beds</b>	<b>(PFM) Sunrise Landscape</b>	
Entered Date: 6/20/2023				\$0.00
1460	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/27/2023	Email to : tbryant@sunriselandscape.com Reason :Good Morning, I noticed some weed growth in the shells around the fire pit at Brightwood, can you add this to your next service? Thank You Work order report attached		
	07/11/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, I noticed some weed growth in the shells around the fire pit at Brightwood. Can you add this to your next service in this area? I have attached a picture of an area. Thank you		
		<b>Broken irrigation cover at Bright-wood Soccer field</b>	<b>(PFM) Sunrise Landscape</b>	
Entered Date: 6/20/2023				\$0.00
1466	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/27/2023	Email to : tbryant@sunriselandscape.com Reason :Good Morning, During my inspection I noticed a broken irrigation cover, it looks to have broken during maintenance. Can you work on getting this replaced? Thank You Work order report attached		
		<b>Dying tree along retention pond in RiverField TH side</b>	<b>(PFM) Sunrise Landscape</b>	
Entered Date: 6/20/2023				\$0.00
1512	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/27/2023	Email to : tbryant@sunriselandscape.com Reason :Good Morning, During my inspection I noticed a dying tree. Can you review the tree to determine the cause of decline and determine if it needs to be removed and replaced? Thank You Work order report attached		
		<b>Mulch Installation</b>	<b>(PFM) Sunrise Landscape Riverfield Verandah</b>	
Entered Date: 6/27/2023				\$0.00
	06/27/2023	Email to : tbryant@sunriselandscape.com Reason : Good Morning, It looks like the mulch is getting low in this area at Riverfield. Are you able to provide a proposal to add mulch? Thank you		
	07/14/2023	Email to : tbryant@sunriselandscape.com Reason : Good Morning, The mulch at Riverfield looks to be getting low around the plants. Can you provide a proposal to add mulch? I attached photos of the areas I am requesting. Thank You		



Status Selected: Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1513		Dead palm in pool area	(PFM) Sunrise Landscape Riverfield Verandah	
Entered Date: 6/27/2023				\$0.00
	06/27/2023	Brian advised the landscapers have been made aware.		
	07/11/2023	Upon inspection on 7/11/23 the dead palm had been cut down		
1514		Missing plants- Need replaced	(PFM) Sunrise Landscape Riverfield Verandah	
Entered Date: 6/27/2023				\$0.00
	06/27/2023	Email to : tbryant@sunriselandscape.com Reason : Good Afternoon, During my inspection today I noticed missing plants around the pool at Riverfield, Will you be replacing these plants? Thank you		
1516		Trees cut down and add new ones	(PFM) Sunrise Landscape	
Entered Date: 6/28/2023				\$0.00
	06/28/2023	Email to : tbryant@sunriselandscape.com Reason : Good Afternoon, There was trees that were cut down behind the home 11720 Richmond Trail, Parrish FL 34219 and it is now left with stumps. Can you send me a proposal on the stump removal and the replacement of the trees? Thank You		
1519		Adding landscape around ponds		
Entered Date: 6/28/2023				\$0.00
1523		Broken Sprinkler head	(PFM) Sunrise Landscape	
Entered Date: 6/29/2023				\$0.00
	07/06/2023	Sunrise landscaping Note: This is on todays list. We will update you as soon as it is resolved. Email was received on 7/3/2023		
1526		Drainage issue causing mess in homeowners lawn	(PFM) Sunrise Landscape Anthony Neese	
Entered Date: 6/30/2023				\$0.00
	07/25/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, I received this email from a homeowner that sunrise was entering their yard and causing damage I have attached the photo from the homeowner, and they have advised that this is their yard and have asked for sunrise to stop mowing it as they would like to maintain it. The address is 9108 Isabella Circle.		
1546		Broken or uncovered cap	(PFM) Sunrise Landscape	
Entered Date: 7/5/2023				\$0.00
1547		Dead grass patches at outside gym	(PFM) Sunrise Landscape	

**Status Selected: Open**

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
<b>Entered Date: 7/5/2023</b>				\$0.00
	07/05/2023	Spoke with the landscaper and they are aware of the dead patches and will be working on getting them back green. Will review on next inspection.		
	07/14/2023	During my inspection on 7/11/2023 the grass looked to be improving. Will inspect again on my next inspection.		
	07/25/2023	During my inspection on 7/25/2023 the grass is still getting better but has some spots that are brown. Will continue to monitor.		
1582		<b>Weeds in rock beds around pool</b>	<b>(PFM) Sunrise Landscape</b>	
<b>Entered Date: 7/11/2023</b>				\$0.00
	07/11/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, I noticed some weed growth in the rock beds around the pool at Brightwood. Can you add this to your next service in that area?		
		Thank you		
	07/25/2023	Sunrise was onsite spraying rock beds. Will continue to monitor the beds for weeds		
1583		<b>Tree down on round about by townhomes</b>	<b>(PFM) Sunrise Landscape</b>	
<b>Entered Date: 7/11/2023</b>				\$0.00
	07/11/2023	Spoke with the landscaper and they are aware of the tree down and is working on getting proposals for the repair		
1609		<b>Sprinklers spraying walking trail by moccasin wallow rd</b>	<b>(PFM) Sunrise Landscape Miscellaneous Common Area</b>	
<b>Entered Date: 7/14/2023</b>				\$0.00
	07/14/2023	Contacted Thomas at sunrise Note from Thomas: Thank you. I will get this looked at asap!		
	07/25/2023	Email to : tbryant@sunriselandscape.com Reason : Good Afternoon, I was just following up to see if the sprinklers are no longer spraying onto the walking trail? Thank You		
1628		<b>Weeds in plant beds at Brightwood Fire pit</b>		
<b>Entered Date: 7/18/2023</b>				\$0.00
	07/25/2023	Sunrise was onsite spraying for weeds. Will continue to monitor.		
1630		<b>Weeds in the Shells in round about</b>		
<b>Entered Date: 7/18/2023</b>				\$0.00
	07/25/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, During my inspection I noticed weeds in the round-about at Brightwood. I did notice the crew was pulling weeds so this could have been completed today but if not, could you add that to the next service in the area. Thank You.		
1631		<b>Weeds in plant beds inside Riverfield pool area</b>	<b>(PFM) Sunrise Landscape</b>	
<b>Entered Date: 7/18/2023</b>				\$0.00
	07/20/2023	Email to : tbryant@sunriselandscape.com Reason : Good Afternoon, I noticed some weeds in the plant beds at Riverfield. Can you have this taken care of on the next service in this area. I have attached a photo of an area. Thank you		



Status Selected: Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1633		Weeds in the beds at median at Riverfield	(PFM) Sunrise Landscape	
Entered Date: 7/18/2023				\$0.00
1717		missing mowing area- 9165 Royal River Circle	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 7/25/2023				\$0.00
	07/25/2023	Email to : tbryant@sunriselandscape.com Reason : Good afternoon, I have received an email that the ditch behind 9165 Royal River Circle has not been getting mowed, can you please have a crew mow that when they are in the area. Thank You!		
1744		Drainage issue behind 9109 Warm Spring Circle	(PFM) Sunrise Landscape	
Entered Date: 7/26/2023				\$0.00
	07/26/2023	Charles contacted Tom at sunrise to look at the grading of the area.		
1749		Weeds in round-about on Little River Way	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 7/27/2023				\$0.00
	07/27/2023	Emailed sunrise: : tbryant@sunriselandscape.com Good Afternoon, The round about on Little River way has weeds. Can you have this taken care of on your next service in that area. I have attached a photo of the area. Thank you		
	07/27/2023	Work Location Changed From : Brightwood Playground - To : Miscellaneous Common Area.		
1754		Broken Landscaping water line	(PFM) Sunrise Landscape	
Entered Date: 7/28/2023				\$0.00
1634		Dead palm at river field playground		
Entered Date: 7/18/2023				
Landscaping Count:				0
Maintenance/Handyman				
1199		Broken Window	Brightwood Pavillion/Pool	
Entered Date: 5/9/2023				\$0.00

**Status Selected:** Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1367		06/08/2023	Jorge has reached out to the original installer and it is pending their review.	
			Per meeting on Tuesday 06/6/23, he will be following up.	
		06/13/2023	Work Location Changed From : Brightwood Pavilion - To : Brightwood Pavillion/Pool.	
		06/13/2023	Email to : orsinij@pfm.com Reason : HI Jorge,	
			Can you provide the information for the vendor(s) you have been working with on this and the status?	
		06/13/2023	Per Jorge,	
			"I spoke with All Glass & Windows, who did the original install at 941-379-9555, and they were supposed to get back to me to schedule a service call I didn't hear back. I've called back and left messages but nothing. I've struck out with other companies that do not provide commercial services. "	
1395		06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks	
			<b>Playground Damages</b>  <b>Brightwood Playground</b>	
Entered Date: 6/9/2023				\$0.00
1395		06/09/2023	Seesaw not working properly, broken rope	
		06/13/2023	Work Location Changed From : Brightwood Pavilion - To : Brightwood Playground.	
		06/13/2023	Email to : orsinij@pfm.com Reason : HI Jorge,	
			Do you have the information for this vendor you are working with?	
		06/13/2023	Jorge from PFM emailed the rep for the install today, jcarruthers@blissproducts.com for information regarding warranty/maintenance services.	
		06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks	
		06/28/2023	Jorge advised they are sending the replacement part for the rope and is getting a quote for the price of the see saw.	
1395		07/12/2023	Estimated ship date for rope repair is 7/24 for the warranty claim. Jorge sent the Quote for the see saw to Janice and Charles	
			<b>Missing stop sign on lamine and gallatin</b>	
Entered Date: 6/13/2023				\$0.00
1750		06/13/2023	Email to : orsinij@pfm.com Reason : Good Afternoon, I noticed a missing stop sign on Lamine and Gallatin. Is this something the CDD would handle?	
		06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks	
		06/27/2023	Pulte removed for construction; they will put back when finished.	
			<b>Broken Magnetic lock at playground at Brightwood</b>	
Entered Date: 7/27/2023				\$0.00
1400			<b>Screen door not shutting</b>	
Entered Date: 6/13/2023				
		06/13/2023	Email to : orsinij@pfm.com Reason : Good Afternoon, I noticed the screen door hinge is bent and causing the door to not close. Is this something we send to Brian or do we need to send to a Maintenace vendor to get an Estimate?	
		06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks	



**Status Selected:** Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1629		Leaning street signs Little river and gallitin		
Entered Date: 7/18/2023				
				<b>Maintenance/Handyman Count:</b> 0
<b>Pond Maintenance</b>				
1405		Algae build up in ponds	(PFM) Advanced Aquatic	
Entered Date: 6/13/2023				\$0.00
	06/13/2023	Email to : lakes@advancedaquatics.com Reason : Good Afternoon, My name is Nova, I am contracted with PFM to do the field inspections. I noticed some algae build up in the ponds. could you address this at the next service? Thank you		
	06/15/2023	Vendor advised they have treated the ponds and should see a difference within 5-6 days. Will review on the next inspection.		
	06/20/2023	Algae seems to be clearing up. Will continue to monitor.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/26/2023	Ponds 28. 30 and 12 were brought to our attention concerning smell and growth. Doug from Advanced Aquatics stated his crew comes out twice a month to treat the ponds. He is going to review the three ponds specified and will provide an update.		
	07/14/2023	Had a meeting with Doug from advanced aquatics and the advised they were treating the ponds and would treat the ponds I brought to there attention during the meeting on 7/11/23		
1687		midgets in pond behind 11746 little river way	(PFM) Advanced Aquatic	
Entered Date: 7/21/2023				\$0.00
	07/24/2023	Email to : doug@advancedaquatic.com Reason : Good Afternoon, I received reports of midgets in a pond at North River Ranch. I believe on our walk through you advised some of the ponds were being treated, can you advise me on the ponds you have Treated and if you have treated the pond behind 11746 Little River Way. If you have not treated this pond for Midgets, can you provide me with a proposal on the treatment. Feel free to call me if you have any questions. Thank You Doug!		
	07/25/2023	Email From Advanced Aquatics: The address at 11746 Little River Way is located on pond 21 at NRR. We did apply a three Midge Fly Larvicidal treatment sequence early this year on this pond. It's not uncommon for this 3 treatment sequence to be repeated in summer. I'll forward a quote to you by tomorrow morning for the Improvement Districts approval		
				<b>Pond Maintenance Count:</b> 0
<b>Pool</b>				
1478		Pool Discoloration- Riverfield	(PFM) S&G Pools Riverfield Verandah	
Entered Date: 6/21/2023				\$0.00

**Status Selected: Open**

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
		06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks	
		06/27/2023	Email to : sgpools1@gmail.com Reason : Good Afternoon,  My name is Nova, I am contracted with PFM to do field inspections. During my inspection today I noticed dirt piles on the bottom on the pool and black marks around the ledge of the pool. Can you have this cleaned on the next service? I have attached photos to the email.  Thank You	
		06/30/2023	Email from S&G  Good afternoon thanks for the heads up I will have my Tech take care of it	
		07/24/2023	Emailed S&G Pools on 7/24/2023  Good Afternoon,  My name is Nova, I am contracted with PFM to do field inspections.  I have received reports today that the pool at Riverfield has algae on the edges and the water is murky. Can you advise me on the last time you were out for cleaning? And when the next cleaning is? If this is something you are already aware of and taking care of it please just let me know.  Thank You	
		07/24/2023	Email From S&G Pools  We have that pool closed as we ran into an issue over the weekend where it was not dispensing chlorine That's Why it was cloudy the way it was. We were able to resolve the issue this morning and get some chemicals in there and get it cleared up we should have already opened it I will reach out to my tech to make sure	

**Pool Count: 0**
**Preventative Maintenance**

1366

**Movatic Bike Maintenance**
**Miscellaneous Common Area**
**Entered Date: 6/9/2023**
**\$0.00**

06/09/2023	reached out to Parks Robinson, waiting on response
06/13/2023	Email to : orsinij@pfm.com Reason : Hi Jorge,  Can you provide some context on where these are located and what the concerns/issues are with them?
06/13/2023	Per Jorge, the district would like to set up a maintenance schedule for the shared bikes at both communities. Jorge has contacted Parks Robinson at parks@fit2run.com and is waiting for a response.
06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks

1401

07/01/2024

**Fire extinguisher needs serviced**
**Piper fire protection 727-581-9339**
**Entered Date: 6/13/2023**
**\$0.00**

06/13/2023	Email to : orsinij@pfm.com Reason : Good Afternoon,  I Noticed the fire extinguisher is due for Maintenance next month. The pervious vendor is listed. would you like us to send out for an estimate or have the previous vendor service them.
06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks
07/13/2023	Waiting to receive a call from a tech to set up a day for service, Vicky said I should get a call within the next day or two
07/13/2023	Technician called and will be coming out 7/17/23 to service the extinguisher. Bryan confirmed that was a good day and time for him.

**Status Selected: Open**

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1404	07/01/2024	Fire extinguisher needs service at Riverfield		
Entered Date: 6/13/2023				\$0.00
	06/13/2023	Email to : orsinij@pfm.com Reason : Good Afternoon, We also noticed that the fire extinguisher in the gym needs serviced please let us know how you would like us to proceed.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/13/2023	Waiting to receive a call from a tech to set up a day for service, Vicky said I should get a call within the next day or two		
	07/13/2023	Technician called and will be coming out 7/17/23 to service the extinguisher. Bryan confirmed that was a good day and time for him.		
Preventative Maintenance Count:				0
Professional Services				
1402		Shuffle Board- Sand Filling		
Entered Date: 6/13/2023				\$0.00
	06/13/2023	Email to : orsinij@pfm.com Reason : Good Afternoon I notice the sand for shuffleboard is low and needs to be filled. Is this something I would reach out to Brian for?		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
1428		Rats		
Brightwood Pavillion/Pool				
Entered Date: 6/15/2023				\$0.00
	06/15/2023	Work Location Changed From : Brightwood Pavilion - To : Brightwood Pavillion/Pool.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/27/2023	Rat bait has been put out.		
1479		Stagnant water/ clogged drain. 11356 Gallatin Trail		
Entered Date: 6/21/2023				\$0.00
	06/21/2023	Upon inspection it appears a drain may be clogged. Waiting on confirmation on if this is district or developer responsibility.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
1595		Bent street sign		
Entered Date: 7/12/2023				\$0.00
	07/12/2023	Located on 11205 Gallatin Trail		
1403		Water marks from AC leak. Wall has been painted but tile is stained		
Entered Date: 6/13/2023				
	06/13/2023	Email to : orsinij@pfm.com Reason :Good Afternoon, I noticed water marks from the AC in the women's bathroom. It looks like it was painted over but the tiles are still stained. how would you like for us to proceed? Work order report attached		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		

Status Selected: Open

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1462		Yellow strip for drop off to playground		
Entered Date: 6/20/2023				
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
1465		Broken/missing concrete		
Entered Date: 6/20/2023				
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
Professional Services Count:				0
Open Count:				0
North River Ranch Improvement Stewardship District Count:				0
Estimate Total:				\$0.00

# **North River Ranch Improvement Stewardship District**

Lifestyle Director Report





**NORTH RIVER**  
RANCH

## Monthly Summary Report

### July 2023



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



# PROGRAMMING

## July 4th Parade & Celebration



Neighbors enjoyed an Independence Day Parade comprised of 28 patriotic golf carts and motorized scooters that ended with food trucks at the Brightwood Event Lawn.

## Hurricane Expo



Residents new to Florida and those just needing a refresher were able to collect information and attend a presentation by Manatee County Public Safety to help prepare them for the upcoming season.

## Wilted Twig Workshop



Our monthly adult workshop at Riverfield Verandah showed residents how to make beautiful dried flower arrangements.

## Splash Day



Our Summer Splash Day series continued with pirate themed games, a popsicle cart and food truck.

# EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Fitness Classes & Yoga	4x /Week & Monthly 1st Sunday Yoga	Average 5 attendees
NRR Day Out: Bradenton Marauders	Monday, July 3rd 6:00-9:00pm	~46 attendees
July 4th Day Parade & Celebration	Tuesday, July 4th 9:30am-12:00pm	~125 attendees
Game Nights (BINGO, TRIVIA)	Friday, July 7th & July 21st 6:00-8:00pm	~30 attendees
Hurricane Expo	Friday July 14th 5:00-8:00pm	~125 attendees
Adult Swim	Saturday, July 15th 6:00-8:00pm	~15 attendees
Wilted Twig Workshop	Thursday, July 20th 6:30-8:00pm	9 attendees
Splash Day with Popsicle Cart	Saturday, July 22nd 2:00-4:00pm	~75 attendees
Resident Orientation	Wednesday, July 26th 6:00-7:00pm	~20 attendees
Living with Florida Wildlife	Wednesday, July 26th 7:00-8:00pm	~15 attendees



# EVENTS & PROGRAMMING HIGHLIGHTS





# FEEDBACK

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
POSITIVE	"We had a blast tonight! Thank you for the memories!" - Tiffany North re: NRR Day Out at Marauders	N/A
NEGATIVE	Received phone call from resident expressing concern about cleanliness of Riverfield Verandah pool and algae/mold present.	Worked with Developer team to close pools and increase weekly maintenance schedule. Received comment from resident in response to closure: "Thanks for up-keeping our amenities!"
NEGATIVE	"Is there a date/plan for completion of the playground fixes? Are we getting them fixed or replaced? It feels like they've been with caution tape for a while. I understand some things just require approval and the process can be slow- but wondering if we the residents need to push higher to make sure it gets fixed."	Advised resident "parts are damaged from use over time. We have been working with the manufacturer to determine what is still under warranty as well as researching getting a certified technician out to fix it for a reasonable price. Unfortunately, when things are under warranty, they are more cost-effective but take more time. I assure you this has not slipped from mine or the district's radar and we will have it fixed as soon as possible."

# REQUESTS

REQUEST	JUSTIFICATION
Bike Maintenance	As the bikes are used and more are incoming, quarterly maintenance needs to be implemented to ensure safety.
Playground Maintenance	Quarterly maintenance needs to be implemented to ensure safety.
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.

# FORECAST

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
Back to School Bash	8/4 4-6pm
Boohoo Breakfast	8/10 8-9:30am
Food Truck Friday & BINGO	8/11 6-8pm
Drift Theory Jewelry Workshop	8/17 6:30-8pm
Food Truck Friday & Trivia	8/18 6-8pm
Splash Day with Popsicle Cart & Games; Food Truck	8/19 2-4pm
Adult Swim	8/19 6-8pm
Litter Pluck & Putt Putt; Food Truck Friday	8/25 5-8pm
Resident Orientation	8/30 6-7pm

CURRENT ACTION ITEMS	STATUS
Planning Oct-Dec events & programming, including signature events	In Progress
Kickoff of SPLASH Swim program	In Progress

# THANK YOU.

