

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **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
  - o. Mike Armstrong CO 1 for Fort Hamer 2<sup>nd</sup> Extension
  - p. Sunrise Landscape Proposal for Mulch Install Isabella Area Beds
  - q. Sunrise Landscape Verandah Amenity Center Foxtail Palm Replacements
  - r. Sunrise Landscape Weymouth Sod Install
  - s. Galaxy Chemical Corporation Emergency Pool Pump Repair
  - t. Woodruff & Sons Proposal for NRR Addition to Ft. Hamer 2<sup>nd</sup> Extension – Final Quantities



## **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 – 317
9. Review of District Financial Statements

## **Other Business**

### **Staff Reports**

District Counsel  
District Engineer  
District Manager  
Field Manager  
Lifestyle Manager

### **Supervisor Requests and Comments**

## **Adjournment**



# **North River Ranch Improvement Stewardship District**

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

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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

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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

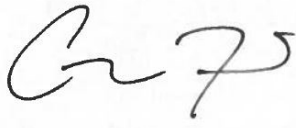
All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

**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

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

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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

# Woodruff & Sons, Inc.

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

# Proposal

## OFFICIAL USE ONLY

☐ Job No: 2763  
☐ Control No: P012  
☐ Log Date: 5/31/2023  
☐ Invoice No: \_\_\_\_\_  
☐ Change Order \_\_\_\_\_

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

[illegible]

Total Price for above Items:      \$    161,774.06

- Notes:
- Prices may be withdrawn, if not accepted within 45 days as of the date of this proposal.
  - This proposal includes MOT for traffic safety, final lift of asphalt, permanent striping paint after asphalt, and final thermoplastic striping.
  - All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal.

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

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

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# **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**

Brightwood Ph 1C

**Bay Area Bobcat**

12402 Lago Way

Riverview, Florida 33579

Phone: (813) 927-2204

Email: JohnnyW2285@yahoo.com

**Description**

**Total**

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: Chair Date: 7/31/23

[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:** \_\_\_\_\_

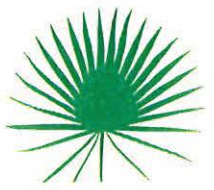
**Printed name:** \_\_\_\_\_

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

# **North River Ranch Improvement Stewardship District**

Mike Armstrong CO 1 for  
Fort Hamer 2<sup>nd</sup> Extension

# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b>CHANGE ORDER</b>		
<b>Proposed to:</b> North River Ranch Improvement Stewardship District	<b>Project:</b> NRR – FORT HAMER 2ND EXT		
	<b>Plan Rev:</b> 07-17-23		
	<b>CO Date:</b> 7-27-23		
	<b>County:</b> MANATEE		
	<b>Contact:</b>		

Project: NRR – FORT HAMER 2ND EXT

Delete						
KEY	Common Name	Spec	QTY	Unit Price	Totals	
IAE	EAGLESTON HOLLY STEWARTS		53	\$ 325.00	\$	17,225.00
INS	NELLIE STEVENS HOLLY STEWARTS		42	\$ 325.00	\$	13,650.00
LJT	LIGUSTRUM	8'X8'	5	\$ 500.00	\$	2,500.00
UA	WINGED ELM	3" CAL	1	\$ 750.00	\$	750.00
UPB	BOSQUE ELM		9	\$ 765.00	\$	6,885.00
Total deleted:						\$ 41,010.00
ADD						
	Common Name	Spec	QTY	Unit Price	Totals	
UPB	BOSQUE ELM (STEWARTS)		10	\$ 325.00	\$	3,250.00
IAE	EAGLESTON HOLLY		32	\$ 775.00	\$	24,800.00
LJT	LIGUSTRUM (STEWARTS)		68	\$ 325.00	\$	22,100.00
			0	\$ -	\$	-
			0	\$ -	\$	-
Total Add:						\$ 50,150.00
TOTAL – CHANGE ORDER						\$ 9,140.00

Acceptance of Proposal:

Neal Communities

Representative:



Title

Chairman

Date

8/3/23

Michael I. Armstrong:

Date

Mike Armstrong Landscaping, Inc.

# **North River Ranch Improvement Stewardship District**

Sunrise Landscape Proposal for  
Mulch Install Isabella Area Beds



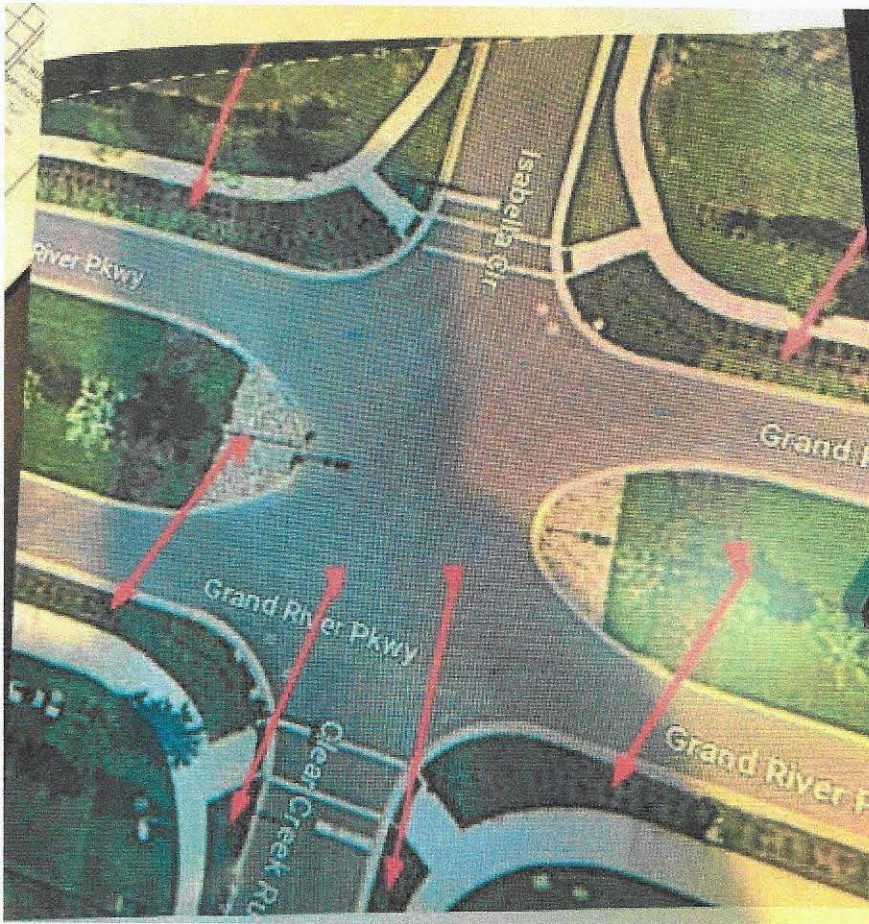
**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 7/17/2023

**Mulch Install Isabella Area Beds 2023**




**This work order includes installing +/- 1" pine bark chips in the 6**

pictured plant beds where we replaced dead or dying plant materials (+/- 4,500 square feet).

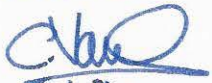
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PROJECT TOTAL: \$2,399.50

APPROVED :   
DATED : 8/4/23

PROPOSAL TO REMULCH AREA  
AROUND NEW PLANTING.

OK TO PROCEED

  
8/4/2023

O+M

# **North River Ranch Improvement Stewardship District**

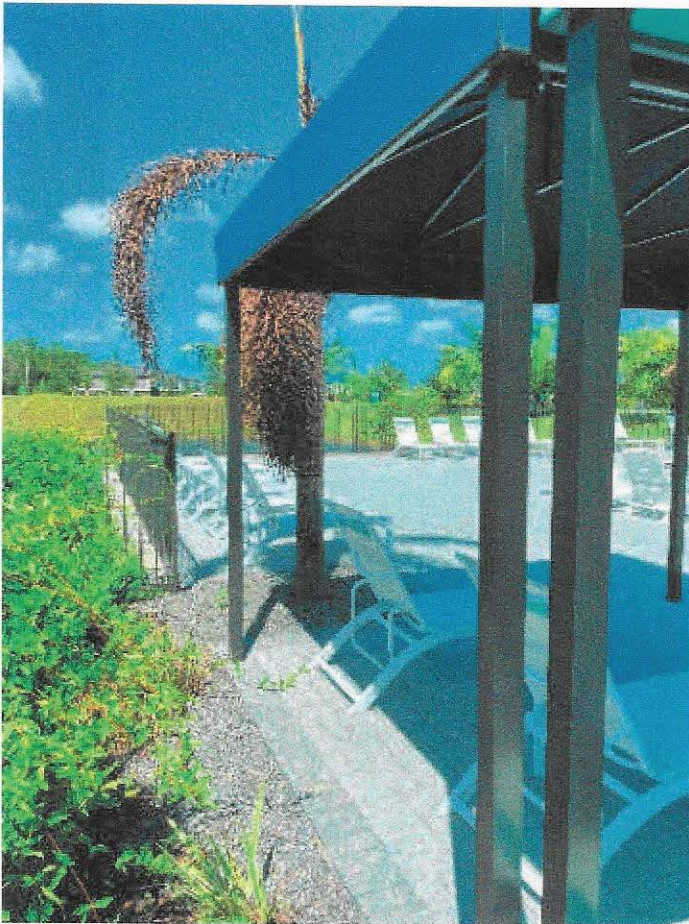
Sunrise Landscape Proposal for Verandah  
Amenity Center Foxtail Palm Replacements

**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 8/1/2023

**Verandah Amenity Center Foxtail Palm Replacements 2023**

Approved: [Signature]  
Dated: 8/4/23

**This is a work order to remove and replace 2 dead Foxtail Palms (10' CT) in the Verandah amenity center.**

POST WARRANTY WORK (18 MONTHS)  
NEED TO REPLACE  
O+M C. Van Q 8/3/2023

**PROJECT TOTAL: \$3,337.25**

Sunrise Landscape • 5521 Baptist Church Road • Tampa, FL 33610

Page 1/2

## Terms & Conditions

By



Tom Bryant

Date

8/1/2023

**Sunrise Landscape**

By

Date

**North River Ranch**

# **North River Ranch Improvement Stewardship District**

Sunrise Landscape Proposal  
for Weymouth Sod Install



**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 7/17/2023

**Weymouth Sod Install 2023**



Approved: BC  
Dated: 8/6/23

**Bahia sod area +/- 200 square feet. Price includes removal of old sod as well as regrading area and amending topsoil as needed in preparation of new sod.**

---

**PROJECT TOTAL: \$779.00**

**North River Ranch Improvement  
Stewardship District**

Galaxy Chemical Corporation  
Emergency Pool Pump Repair

Galaxy Chemical Corporation

2041 Whitfield Park Avenue


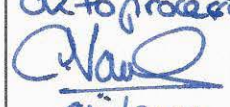
Sarasota, FL 34243

# Estimate

Date	Estimate #
8/3/2023	5543

Name / Address	
NORTH RIVER RANCH INTERMOUNT STEWARDSHIP 3501 QUADRANGLE BLVD, SUITE 270 DISTRICT ORLANDO, FL 32814 Charles 941-928-2349 cvarah@nealland.com	
Phone #	(941) 758-6126

Ship To
Riverfield 8414 Arrow Creek Drive Parrish, Florida Charles 941-928-2349 cvarah@nealland.com

Description	Qty	Rate	Amount	Discount	Total
Run Capacitor	1	23.50	23.50		23.50T
Starter Capacitor	1	22.50	22.50		22.50T
To Replace Capacitor On 7.5hp EQ Pump	1.5	125.00	187.50		187.50T
Sales Tax - Sarasota County		7.00%			16.35
<div>Approved: </div> <div>Dated: 8/4/23</div> <div>RIVERFIELD VERANDAW EMERGENCY POOL PUMP REPAIR OK to proceed.  O+M 8/4/2023</div> <div>License Numbers: CPC0056697 CPC1457445 Gas License Number: L112416</div>					
Total				\$249.85	

# **North River Ranch Improvement Stewardship District**

Woodruff & Sons Proposal for NRR Addition  
to Ft. Hamer 2nd Extension - Final Quantities



## Woodruff & Sons, Inc.

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

www.woodruffandsons.com

## Proposal

### OFFICIAL USE ONLY

☐ Job No: \_\_\_\_\_  
☐ Control No: \_\_\_\_\_  
☐ Log Date: \_\_\_\_\_  
☐ Invoice No: \_\_\_\_\_  
☐ Change Order No: \_\_\_\_\_

<b>To:</b>	North River Ranch Imp. Stewardship District	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	12051 Corporate Boulevard Orlando, FL 32817 USA	<b>Phone:</b>	407-723-5901
<b>Project Name:</b>	NRR Addition To Ft. Hamer 2nd Extension - Final Quantities	<b>Bid Number:</b>	2763-P004-R2
<b>Project Location:</b>		<b>Bid Date:</b>	10/7/2022

Thank you for the opportunity to quote.

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>1. Neighborhood And Stockpile</b>					
1 OK	Staked Erosion Control	300.00	LF	\$2.12	\$636.00
2 OK	Clear Future Neighborhood Area	5.00	ACRE	\$5,988.63	\$29,943.15
3A	Earthwork To Mass Grade Future Neighborhood - Cut-Measured Compacted	126,604.00	CY	\$2.08	\$263,336.32
3B	Earthwork To Mass Grade Future Neighborhood - Fill-Place & Compact	126,604.00	CY	\$4.70	\$595,038.80
4	Construction Stake Out And Pad Asbuilts	1.00	LS	\$8,984.86	\$8,984.86
6A	Cut-Measure, Earthwork-Stockpile. Bid Item 13A	-225,967.00	CY	\$1.92	(\$433,856.64)
6B	Fill-Place, Earthwork-Stockpile. Bid Item 13B	-225,967.00	CY	\$3.66	(\$827,039.22)
<b>Total Price for above 1. Neighborhood And Stockpile Items:</b>					<b>(\$362,956.73)</b>
<b>Roadway Omitted From Bid Quantities</b>					
5A	Additional Earthwork To Mass Grade Roadway - Cut-Measured Compacted (Bust In Bid Form Quantity)	119,118.00	CY	\$1.94	\$231,088.92
5B	Additional Earthwork To Balance Roadway - Fill-Place & Compact (Bust In Bid Form Quantity)	119,118.00	CY	\$4.33	\$515,780.94
<b>Total Price for above Roadway Omitted From Bid Quantities Items:</b>					<b>\$746,869.86</b>

**Total Bid Price: \$383,913.13**

### Notes:

- Upon acceptance of this proposal the issued change order must contain all of the above line items separately.
- Once approved and posted to a pay application, the credits from lines 6A and 6B of this proposal, will be invoiced in connection with the invoicing of line items 52 and 53 of the existing contract.
- The items within this proposal are presented as the entire project, whereby an individual line item may not be removed or eliminated without prior approval.
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.
- Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal.
- Subgrade has been prepped to .2".
- Any item not specifically listed in this proposal is not included.
- Prices may be withdrawn by Woodruff & Sons, Inc. if not accepted within 45 days of receiving this proposal.

### Payment Terms:

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



## Woodruff & Sons, Inc.

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

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

### Proposal

#### OFFICIAL USE ONLY

☐ Job No: \_\_\_\_\_  
☐ Control No: \_\_\_\_\_  
☐ Log Date: \_\_\_\_\_  
☐ Invoice No: \_\_\_\_\_  
☐ Change Order No: \_\_\_\_\_

<b>To:</b>	North River Ranch Imp. Stewardship District	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	12051 Corporate Boulevard Orlando, FL 32817 USA	<b>Phone:</b>	407-723-5901
		<b>Fax:</b>	
<b>Project Name:</b>	NRR Addition To Ft. Harner 2nd Extension - Final Quantities	<b>Bid Number:</b>	2763-P004-R2
<b>Project Location:</b>		<b>Bid Date:</b>	10/7/2022

#### ACCEPTED:

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

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

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

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

#### CONFIRMED:

**Woodruff & Sons, Inc. - Proposal**

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

**Estimator:** Scott Russell  
(941) 756-1871 [scottr@woodruffandsons.com](mailto:scottr@woodruffandsons.com)

**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 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 1,091,755.30	\$ -	\$ 1,091,755.30	\$ 1,082,892.00	\$ 1,549,540.29
Off-Roll Assessments	604,804.78	-	604,804.78	604,805.00	706,555.81
Developer Contribution	155,297.97	-	155,297.97	-	-
Other Income & Other Financing Sources	55,774.65	-	55,774.65	-	45,920.00
Carryforward Cash	-	-	-	-	60,000.00
<b>Net Revenues</b>	<b>\$ 1,907,632.70</b>	<b>\$ -</b>	<b>\$ 1,907,632.70</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	\$ 9,800.00	\$ 3,000.00	\$ 12,800.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	7,807.00	-	7,807.00	14,448.00	8,588.00
Trustee Services	23,843.16	-	23,843.16	22,500.00	26,015.00
District Management	52,499.97	17,500.03	70,000.00	70,000.00	77,000.00
Field Management	6,249.99	6,249.99	12,499.98	25,000.00	25,000.00
Engineering	44,098.91	14,699.64	58,798.55	35,000.00	60,000.00
Disclosure	12,500.00	3,750.00	16,250.00	20,000.00	20,000.00
Property Appraiser	32,752.66	10,917.54	43,670.20	33,840.00	-
District Counsel	15,889.28	5,296.44	21,185.72	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	719.22	2,876.92	-	4,000.00
Telephone	238.99	79.65	318.64	200.00	600.00
Postage & Shipping	2,926.55	975.51	3,902.06	500.00	5,000.00
Copies	2,095.19	698.40	2,793.59	-	3,000.00
Legal Advertising	1,153.75	384.57	1,538.32	5,000.00	5,000.00
Bank Fees	15.00	-	15.00	-	-
Miscellaneous	6,543.53	2,181.18	8,724.71	20,000.00	15,860.00
Office Supplies	1,120.17	-	1,120.17	-	2,500.00
Property Taxes	245.13	-	245.13	100.00	300.00
Web Site Maintenance	3,500.00	1,050.00	4,550.00	915.00	3,000.00
Dues, Licenses, and Fees	2,060.35	-	2,060.35	775.00	775.00
Holiday Decorations	-	-	-	-	15,000.00
Maintenance Staff	40,000.00	18,500.00	58,500.00	58,500.00	60,000.00
Lifestyle Staff	41,888.10	13,962.69	55,850.79	138,517.00	158,818.00
Resident Services	32,066.68	10,688.88	42,755.56	22,000.00	60,977.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 342,452.11</b>	<b>\$ 141,903.74</b>	<b>\$ 484,355.85</b>	<b>\$ 530,295.00</b>	<b>\$ 627,933.00</b>

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

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Field Operations</b>					
Electric	\$ 205.54	\$ 68.52	\$ 274.06	\$ 50,000.00	\$ 10,000.00
Water Reclaimed	-	5,250.00	5,250.00	21,000.00	21,000.00
Wetland Monitoring	-	2,499.99	2,499.99	10,000.00	10,000.00
Stormwater - Repair and Maintenance	-	6,249.99	6,249.99	25,000.00	25,000.00
Wetland Mitigation	-	300.00	300.00	1,200.00	1,200.00
Equipment Rental	-	2,085.00	2,085.00	8,340.00	8,340.00
General Insurance	9,544.00	-	9,544.00	-	10,498.00
Property & Casualty Insurance	22,782.00	-	22,782.00	37,414.00	36,801.00
Other Insurance	1,752.00	-	1,752.00	-	2,000.00
Irrigation	37,624.77	12,541.59	50,166.36	18,000.00	55,000.00
Lake Maintenance	56,531.00	14,250.00	70,781.00	134,113.00	68,400.00
Landscape Maintenance & Material	232,462.76	77,487.60	309,950.36	270,000.00	500,000.00
Landscape Improvements / Replacement	76,233.08	25,411.02	101,644.10	120,000.00	150,000.00
Fertilizer / Pesticides	20,533.58	6,844.53	27,378.11	-	50,000.00
Flower & Plant Replacement	875.00	291.66	1,166.66	-	-
Miscellaneous	-	-	-	-	21,940.00
Contingency	43,978.32	14,659.44	58,637.76	10,000.00	137,701.00
Equipment Repair and Maintenance	3,929.35	1,309.77	5,239.12	8,400.00	8,400.00
Pest Control	-	8,750.01	8,750.01	35,000.00	-
Capital Expenditures	96,317.45	32,105.82	128,423.27	30,000.00	96,000.00
Street and Road Maintenance	19,201.00	6,400.32	25,601.32	26,000.00	26,000.00
Lighting	10,560.97	3,520.32	14,081.29	1,000.00	1,000.00
Streetlight Leasing	45,515.55	15,171.84	60,687.39	50,000.00	109,175.00
Shared Bike Maintenance	-	3,750.00	3,750.00	15,000.00	15,000.00
<b>Total Field Operations</b>	<b>\$ 678,046.37</b>	<b>\$ 238,947.42</b>	<b>\$ 916,993.79</b>	<b>\$ 870,467.00</b>	<b>\$ 1,363,455.00</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 10,519.35	\$ 3,506.46	\$ 14,025.81	\$ 12,000.00	\$ 15,000.00
Clubhouse Water	24,704.70	8,234.91	32,939.61	2,500.00	20,000.00
Clubhouse Phone	-	-	-	250.00	250.00
Amenity - Cable TV / Internet / Wi-Fi	7,746.34	2,582.10	10,328.44	13,000.00	13,000.00
Amenity - Landscape Maintenance	25,872.61	8,624.19	34,496.80	50,000.00	50,000.00
Amenity - Irrigation Repairs	3,795.78	1,265.25	5,061.03	20,000.00	20,000.00
Amenity - Pool Maintenance	8,100.00	2,700.00	10,800.00	10,800.00	10,800.00
Pool Equipment Repair/Replacement	-	375.00	375.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	3,750.00	3,750.00	15,000.00	15,000.00
Amenity - Interior Cleaning	14,074.05	4,691.34	18,765.39	17,110.00	20,000.00
Amenity - Pest Control	435.00	144.99	579.99	32,000.00	1,000.00
Amenity - Fitness Equipment Leasing	6,230.00	2,076.66	8,306.66	8,340.00	9,540.00
Amenity - Security Monitoring	20,318.38	2,602.77	22,921.15	5,400.00	10,411.08
Firepits	1,125.24	375.09	1,500.33	6,000.00	6,000.00
Capital outlay	2,234.75	744.93	2,979.68	2,250.00	14,000.00
Miscellaneous	6,025.66	2,008.56	8,034.22	1,025.00	1,025.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 131,181.86</b>	<b>\$ 43,682.25</b>	<b>\$ 174,864.11</b>	<b>\$ 197,175.00</b>	<b>\$ 207,526.08</b>

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

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 6,186.87	\$ 2,062.29	\$ 8,249.16	\$ 6,500.00	\$ 9,000.00
Clubhouse Water	3,139.95	1,046.64	4,186.59	270.00	5,000.00
Clubhouse Phone	-	-	-	-	200.00
Amenity - Cable TV / Internet / Wi-Fi	7,534.54	2,511.51	10,046.05	9,000.00	11,000.00
Amenity - Landscape Maintenance	7,396.13	2,465.37	9,861.50	4,500.00	13,000.00
Amenity - Irrigation Repairs	636.93	212.31	849.24	-	2,000.00
Amenity - Pool Maintenance	6,450.00	2,150.01	8,600.01	8,400.00	8,400.00
Pool Equipment Repair/Replacement	-	375.00	375.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	2,061.00	2,061.00	8,244.00	8,244.00
Amenity - Interior Cleaning	7,630.25	2,543.43	10,173.68	9,848.00	11,000.00
Amenity - Pest Control	240.00	80.01	320.01	-	500.00
Amenity - Security Monitoring	13,492.03	1,081.50	14,573.53	5,400.00	4,326.00
Gate monitoring	-	8,249.49	8,249.49	32,998.00	32,998.00
Capital outlay	-	525.00	525.00	2,100.00	2,100.00
Miscellaneous	-	249.99	249.99	1,000.00	4,000.00
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 52,706.70</b>	<b>\$ 25,613.55</b>	<b>\$ 78,320.25</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>\$ 1,204,387.04</b>	<b>\$ 450,146.96</b>	<b>\$ 1,654,534.00</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>\$ 703,249.20</b>	<b>\$ (450,146.96)</b>	<b>\$ 253,102.24</b>	<b>\$ -</b>	<b>\$ -</b>

North River Ranch Improvement Stewardship District  
Approved 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	\$ 208,845.00	\$ -	\$ 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>\$ 208,845.00</u></b>	<b><u>\$ -</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	\$ 69,615.00	\$ -	\$ 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	69,615.00	-	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>\$ 139,230.00</u></b>	<b><u>\$ -</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>\$ 69,615.00</u></b>	<b><u>\$ -</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	69,615.00	-	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**

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Secretary / Assistant Secretary

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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 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 1,091,755.30	\$ -	\$ 1,091,755.30	\$ 1,082,892.00	\$ 1,549,540.29
Off-Roll Assessments	604,804.78	-	604,804.78	604,805.00	706,555.81
Developer Contribution	155,297.97	-	155,297.97	-	-
Other Income & Other Financing Sources	55,774.65	-	55,774.65	-	45,920.00
Carryforward Cash	-	-	-	-	60,000.00
<b>Net Revenues</b>	<b>\$ 1,907,632.70</b>	<b>\$ -</b>	<b>\$ 1,907,632.70</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	\$ 9,800.00	\$ 3,000.00	\$ 12,800.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	7,807.00	-	7,807.00	14,448.00	8,588.00
Trustee Services	23,843.16	-	23,843.16	22,500.00	26,015.00
District Management	52,499.97	17,500.03	70,000.00	70,000.00	77,000.00
Field Management	6,249.99	6,249.99	12,499.98	25,000.00	25,000.00
Engineering	44,098.91	14,699.64	58,798.55	35,000.00	60,000.00
Disclosure	12,500.00	3,750.00	16,250.00	20,000.00	20,000.00
Property Appraiser	32,752.66	10,917.54	43,670.20	33,840.00	-
District Counsel	15,889.28	5,296.44	21,185.72	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	719.22	2,876.92	-	4,000.00
Telephone	238.99	79.65	318.64	200.00	600.00
Postage & Shipping	2,926.55	975.51	3,902.06	500.00	5,000.00
Copies	2,095.19	698.40	2,793.59	-	3,000.00
Legal Advertising	1,153.75	384.57	1,538.32	5,000.00	5,000.00
Bank Fees	15.00	-	15.00	-	-
Miscellaneous	6,543.53	2,181.18	8,724.71	20,000.00	15,860.00
Office Supplies	1,120.17	-	1,120.17	-	2,500.00
Property Taxes	245.13	-	245.13	100.00	300.00
Web Site Maintenance	3,500.00	1,050.00	4,550.00	915.00	3,000.00
Dues, Licenses, and Fees	2,060.35	-	2,060.35	775.00	775.00
Holiday Decorations	-	-	-	-	15,000.00
Maintenance Staff	40,000.00	18,500.00	58,500.00	58,500.00	60,000.00
Lifestyle Staff	41,888.10	13,962.69	55,850.79	138,517.00	158,818.00
Resident Services	32,066.68	10,688.88	42,755.56	22,000.00	60,977.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 342,452.11</b>	<b>\$ 141,903.74</b>	<b>\$ 484,355.85</b>	<b>\$ 530,295.00</b>	<b>\$ 627,933.00</b>

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

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Field Operations</b>					
Electric	\$ 205.54	\$ 68.52	\$ 274.06	\$ 50,000.00	\$ 10,000.00
Water Reclaimed	-	5,250.00	5,250.00	21,000.00	21,000.00
Wetland Monitoring	-	2,499.99	2,499.99	10,000.00	10,000.00
Stormwater - Repair and Maintenance	-	6,249.99	6,249.99	25,000.00	25,000.00
Wetland Mitigation	-	300.00	300.00	1,200.00	1,200.00
Equipment Rental	-	2,085.00	2,085.00	8,340.00	8,340.00
General Insurance	9,544.00	-	9,544.00	-	10,498.00
Property & Casualty Insurance	22,782.00	-	22,782.00	37,414.00	36,801.00
Other Insurance	1,752.00	-	1,752.00	-	2,000.00
Irrigation	37,624.77	12,541.59	50,166.36	18,000.00	55,000.00
Lake Maintenance	56,531.00	14,250.00	70,781.00	134,113.00	68,400.00
Landscape Maintenance & Material	232,462.76	77,487.60	309,950.36	270,000.00	500,000.00
Landscape Improvements / Replacement	76,233.08	25,411.02	101,644.10	120,000.00	150,000.00
Fertilizer / Pesticides	20,533.58	6,844.53	27,378.11	-	50,000.00
Flower & Plant Replacement	875.00	291.66	1,166.66	-	-
Miscellaneous	-	-	-	-	21,940.00
Contingency	43,978.32	14,659.44	58,637.76	10,000.00	137,701.00
Equipment Repair and Maintenance	3,929.35	1,309.77	5,239.12	8,400.00	8,400.00
Pest Control	-	8,750.01	8,750.01	35,000.00	-
Capital Expenditures	96,317.45	32,105.82	128,423.27	30,000.00	96,000.00
Street and Road Maintenance	19,201.00	6,400.32	25,601.32	26,000.00	26,000.00
Lighting	10,560.97	3,520.32	14,081.29	1,000.00	1,000.00
Streetlight Leasing	45,515.55	15,171.84	60,687.39	50,000.00	109,175.00
Shared Bike Maintenance	-	3,750.00	3,750.00	15,000.00	15,000.00
<b>Total Field Operations</b>	<b>\$ 678,046.37</b>	<b>\$ 238,947.42</b>	<b>\$ 916,993.79</b>	<b>\$ 870,467.00</b>	<b>\$ 1,363,455.00</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 10,519.35	\$ 3,506.46	\$ 14,025.81	\$ 12,000.00	\$ 15,000.00
Clubhouse Water	24,704.70	8,234.91	32,939.61	2,500.00	20,000.00
Clubhouse Phone	-	-	-	250.00	250.00
Amenity - Cable TV / Internet / Wi-Fi	7,746.34	2,582.10	10,328.44	13,000.00	13,000.00
Amenity - Landscape Maintenance	25,872.61	8,624.19	34,496.80	50,000.00	50,000.00
Amenity - Irrigation Repairs	3,795.78	1,265.25	5,061.03	20,000.00	20,000.00
Amenity - Pool Maintenance	8,100.00	2,700.00	10,800.00	10,800.00	10,800.00
Pool Equipment Repair/Replacement	-	375.00	375.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	3,750.00	3,750.00	15,000.00	15,000.00
Amenity - Interior Cleaning	14,074.05	4,691.34	18,765.39	17,110.00	20,000.00
Amenity - Pest Control	435.00	144.99	579.99	32,000.00	1,000.00
Amenity - Fitness Equipment Leasing	6,230.00	2,076.66	8,306.66	8,340.00	9,540.00
Amenity - Security Monitoring	20,318.38	2,602.77	22,921.15	5,400.00	10,411.08
Firepits	1,125.24	375.09	1,500.33	6,000.00	6,000.00
Capital outlay	2,234.75	744.93	2,979.68	2,250.00	14,000.00
Miscellaneous	6,025.66	2,008.56	8,034.22	1,025.00	1,025.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 131,181.86</b>	<b>\$ 43,682.25</b>	<b>\$ 174,864.11</b>	<b>\$ 197,175.00</b>	<b>\$ 207,526.08</b>

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

	Actual Through 06/30/2023	Anticipated 07/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Proposed Budget
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 6,186.87	\$ 2,062.29	\$ 8,249.16	\$ 6,500.00	\$ 9,000.00
Clubhouse Water	3,139.95	1,046.64	4,186.59	270.00	5,000.00
Clubhouse Phone	-	-	-	-	200.00
Amenity - Cable TV / Internet / Wi-Fi	7,534.54	2,511.51	10,046.05	9,000.00	11,000.00
Amenity - Landscape Maintenance	7,396.13	2,465.37	9,861.50	4,500.00	13,000.00
Amenity - Irrigation Repairs	636.93	212.31	849.24	-	2,000.00
Amenity - Pool Maintenance	6,450.00	2,150.01	8,600.01	8,400.00	8,400.00
Pool Equipment Repair/Replacement	-	375.00	375.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	2,061.00	2,061.00	8,244.00	8,244.00
Amenity - Interior Cleaning	7,630.25	2,543.43	10,173.68	9,848.00	11,000.00
Amenity - Pest Control	240.00	80.01	320.01	-	500.00
Amenity - Security Monitoring	13,492.03	1,081.50	14,573.53	5,400.00	4,326.00
Gate monitoring	-	8,249.49	8,249.49	32,998.00	32,998.00
Capital outlay	-	525.00	525.00	2,100.00	2,100.00
Miscellaneous	-	249.99	249.99	1,000.00	4,000.00
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 52,706.70</b>	<b>\$ 25,613.55</b>	<b>\$ 78,320.25</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>\$ 1,204,387.04</b>	<b>\$ 450,146.96</b>	<b>\$ 1,654,534.00</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>\$ 703,249.20</b>	<b>\$ (450,146.96)</b>	<b>\$ 253,102.24</b>	<b>\$ -</b>	<b>\$ -</b>

North River Ranch Improvement Stewardship District  
Approved 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	\$ 208,845.00	\$ -	\$ 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>\$ 208,845.00</u></b>	<b><u>\$ -</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	\$ 69,615.00	\$ -	\$ 329,638.64	\$ 674,019.00
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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>\$ 139,230.00</u></b>	<b><u>\$ -</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>\$ 69,615.00</u></b>	<b><u>\$ -</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	69,615.00	-	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
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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**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman, Board of  
Supervisors

# **North River Ranch Improvement Stewardship District**

FY 2022 Audit Report Discussion

**North River Ranch Improvement Stewardship District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**North River Ranch Improvement Stewardship District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
North River Ranch Improvement Stewardship District  
Manatee County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of North River Ranch Improvement Stewardship District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of North River Ranch Improvement Stewardship District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
North River Ranch Improvement Stewardship District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
North River Ranch Improvement Stewardship District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated August XX, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering North River Ranch Improvement Stewardship District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2023

**North River Ranch Improvement Stewardship District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

Management's discussion and analysis of North River Ranch Improvement Stewardship District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, culture and recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**North River Ranch Improvement Stewardship District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$31,449,868 (net position). Net investment in capital assets was \$32,380,321, restricted net position was \$107,680, and unrestricted net position was \$(1,038,133).
- ◆ Governmental activities revenues totaled \$22,002,222, while governmental activities expenses totaled \$3,874,149.

**North River Ranch Improvement Stewardship District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 3,849,996	\$ 2,111,579 *
Restricted assets	1,740,238	8,914,614 *
Capital Assets	66,602,427	50,459,442 *
Total Assets	<u>72,192,661</u>	<u>61,485,635</u>
Current liabilities	6,257,103	7,128,014 *
Non-current Liabilities	34,485,690	41,035,826 *
Total Liabilities	<u>40,742,793</u>	<u>48,163,840</u>
Net Position		
Net investment in capital assets	32,380,321	14,608,523 *
Restricted net position	107,680	1,476,217 *
Unrestricted	<u>(1,038,133)</u>	<u>(2,762,945) *</u>
Total Net Position	<u>\$ 31,449,868</u>	<u>\$ 13,321,795</u>

\*Restated

The increase in current assets is related to the increase in due from developer in the current year.

The decrease in restricted assets is related to the capital project activity in the current year.

The increase in capital assets is related to the increase in construction in progress in the current year.

The decrease in non-current liabilities is related to the principal payments in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**North River Ranch Improvement Stewardship District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Program Revenues		
Charges for services	\$ 7,831,997	\$ 6,574,691 *
Grants and contributions	13,941,874	7,785,744 *
General Revenues		
Miscellaneous revenues	228,075	138,033 *
Investment income	276	643 *
Total Revenues	<u>22,002,222</u>	<u>14,499,111</u>
Expenses		
General government	313,966	363,128 *
Public safety	77,019	989 *
Physical environment	1,439,543	982,596 *
Culture/recreation	239,904	216,637 *
Interest and other charges	1,803,717	2,738,337 *
Total Expenses	<u>3,874,149</u>	<u>4,301,687</u>
Change in Net Position	18,128,073	10,197,424 *
Net Position - Beginning of Year	<u>13,321,795</u>	<u>3,124,371 *</u>
Net Position - End of Year	<u>\$ 31,449,868</u>	<u>\$ 13,321,795 *</u>

\*Restated

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in grants and contributions is related to the increase in capital contributions by the Developer in the current year.

The increase in physical environment is related to the increase in landscape maintenance expenses in the current year.

**North River Ranch Improvement Stewardship District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Construction in progress	\$ 52,385,158	\$ 35,489,478 *
Infrastructure	16,072,908	16,072,908 *
Accumulated depreciation	(1,863,530)	(1,118,118) *
Capital Assets, net	<u>\$ 66,594,536</u>	<u>\$ 50,444,268</u>

\*Restated

Capital asset activity consisted of \$16,895,680 of additions to construction in progress and depreciation of \$745,412 in the current year.

**General Fund Budgetary Highlights**

Budgeted expenditures were more than the actual expenditures because engineering fees and maintenance expenditures were lower than anticipated.

There were no amendments to the September 30, 2022 budget.

**Debt Management**

Governmental Activities debt includes the following:

- In June 2019, the District issued \$9,910,000 Series 2019A-1 and \$3,355,000 Series 2019A-2 Capital Improvement Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the Series 2019A Project. As of September 30, 2022, the balance outstanding was \$9,460,000.
- In November 2019, the District issued \$5,530,000 Series 2019A-1 (Morgan's Glen) and \$5,045,000 Series 2019A-2 (Morgan's Glen) Capital Improvement Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the Series 2019A Project. As of September 30, 2022, the balance outstanding was \$7,945,000.
- In December 2020, the District issued \$7,670,000 Series 2020A-1, \$5,010,000 Series 2020A-2, and \$4,215,000 Series 2020A-3 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of the Phase 1 Project. As of September 30, 2022, the balance outstanding was \$16,755,000.

**North River Ranch Improvement Stewardship District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- In May 2021, the District issued \$4,130,000 Series 2021B Capital Improvement Bonds. These bonds were issued to finance a portion of the Cost of the Phase 1C/1D (West) Project. As of September 30, 2022, the balance outstanding was \$740,000.

**Economic Factors and Next Year's Budget**

Subsequent to year end, North River Ranch Improvement Stewardship District issued Series 2023A-1 Special Assessment Revenue Bonds and 2023A-2 Special Assessment Revenue Refunding Bonds for \$10,395,000 and \$21,865,000, respectively. The District cannot determine the affect this will have on the financial position or results of operations of the District in fiscal year 2023.

**Request for Information**

The financial report is designed to provide a general overview of North River Ranch Improvement Stewardship District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the North River Ranch Improvement Stewardship District, PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**North River Ranch Improvement Stewardship District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 222,919
Accounts receivable	5,044
Interest receivable	8
Due from developer	3,615,264
Prepaid expenses	4,202
Deposits	2,559
Total Current Assets	<u>3,849,996</u>
Non-Current Assets	
Restricted investments, fair value	1,740,238
Capital Assets, not being depreciated	
Construction in progress	52,385,158
Capital Assets, being depreciated	
Infrastructure	16,072,908
Right-to-use leased equipment, net	7,891
Accumulated depreciation	<u>(1,863,530)</u>
Total Non-current Assets	<u>68,342,665</u>
Total Assets	<u>72,192,661</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	3,777,636
Contracts/retainage payable	1,372,220
Lease payable	7,899
Bonds payable	415,000
Accrued interest	684,348
Total Current Liabilities	<u>6,257,103</u>
Non-Current Liabilities	
Lease payable	690
Bonds payable	<u>34,485,000</u>
Total Non-current Liabilities	<u>34,485,690</u>
Total Liabilities	<u>40,742,793</u>
<b>NET POSITION</b>	
Net investment in capital assets	32,380,321
Restricted for debt service	107,680
Unrestricted	<u>(1,038,133)</u>
Total Net Position	<u>\$ 31,449,868</u>

See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended September 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
General government	\$ (313,966)	\$ 251,204	\$ 79,488	\$ -	\$ 16,726
Public safety	(77,019)	61,623	19,499	-	4,103
Physical environment	(1,439,543)	609,729	192,935	13,608,258	12,971,379
Culture/recreation	(239,904)	131,765	41,694	-	(66,445)
Interest and other charges	(1,803,717)	6,777,676	-	-	4,973,959
Total Governmental Activities	<u>\$ (3,874,149)</u>	<u>\$ 7,831,997</u>	<u>\$ 333,616</u>	<u>\$ 13,608,258</u>	<u>17,899,722</u>
<b>General Revenues</b>					
Miscellaneous revenues					228,075
Investment income					276
Total General Revenues					<u>228,351</u>
Change in Net Position					18,128,073
Net Position - October 1, 2021					<u>13,321,795</u>
Net Position - September 30, 2022					<u>\$ 31,449,868</u>

See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 222,919	\$ -	\$ -	\$ 222,919
Accounts receivable	5,044	7	1	5,052
Due from developer	152,314	-	3,462,950	3,615,264
Due from other funds	-	2,433	159,236	161,669
Prepaid expenses	4,202	-	-	4,202
Deposits	2,559	-	-	2,559
Restricted investments, fair value	-	1,476,071	264,167	1,740,238
Total Assets	<u>\$ 387,038</u>	<u>\$1,478,511</u>	<u>\$ 3,886,354</u>	<u>\$ 5,751,903</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 167,411	\$ -	\$ 3,610,225	\$ 3,777,636
Retainage payable	-	-	1,372,220	1,372,220
Due to other funds	161,669	-	-	161,669
Total Liabilities	<u>329,080</u>	<u>-</u>	<u>4,982,445</u>	<u>5,311,525</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	<u>107,681</u>	<u>-</u>	<u>1,076,502</u>	<u>1,184,183</u>
<b>FUND BALANCES</b>				
Nonspendable - prepaid expenses/deposits	6,761	-	-	6,761
Restricted for debt service	-	1,478,511	-	1,478,511
Unassigned	(56,484)	-	(2,172,593)	(2,229,077)
Total Fund Balances	<u>(49,723)</u>	<u>1,478,511</u>	<u>(2,172,593)</u>	<u>(743,805)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 387,038</u>	<u>\$1,478,511</u>	<u>\$ 3,886,354</u>	<u>\$ 5,751,903</u>

See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2022**

Total Governmental Fund Balances	\$ (743,805)
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets, construction in progress, \$52,385,158, and infrastructure, \$16,072,908, net of accumulated depreciation, \$(1,863,530), and right to use leased equipment, net, \$7,891, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	66,602,427
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Long-term liabilities, including bonds payable, \$(34,900,000), and leases payable, \$(8,589), do not use current resources, and therefore, are not recognized at the fund level, however, all liabilities are recognized at the government-wide level.	(34,908,589)
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Interest on long-term debt is recognized when paid at the fund level, however, at the government-wide level interest is recognized as incurred.	(684,348)
---	-----------

Unavailable revenues are recognized as deferred inflows of resources at the fund level. Revenues are recognized when earned at the government-wide level.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">1,184,183</div>
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Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 31,449,868</div>
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See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>				
Special assessments	\$ 1,054,321	\$ 6,777,676	\$ -	\$ 7,831,997
Developer contributions	238,193	-	13,148,008	13,386,201
Investment income	81	125	70	276
Miscellaneous revenues	643	-	227,432	228,075
	<u>1,293,238</u>	<u>6,777,801</u>	<u>13,375,510</u>	<u>21,446,549</u>
<b>Expenditures</b>				
Current				
General government	313,966	-	-	313,966
Public safety	77,019	-	-	77,019
Physical environment	762,066	-	-	762,066
Culture/recreation	164,686	-	-	164,686
Capital outlay	-	-	16,895,680	16,895,680
Debt Service				
Principal	7,237	6,505,000	-	6,512,237
Interest	1,103	1,892,022	-	1,893,125
Other debt service	-	7	26,724	26,731
Total Expenditures	<u>1,326,077</u>	<u>8,397,029</u>	<u>16,922,404</u>	<u>26,645,510</u>
Net change in fund balances	<u>(32,839)</u>	<u>(1,619,228)</u>	<u>(3,546,894)</u>	<u>(5,198,961)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	40	40
Transfers out	(1)	(39)	-	(40)
Total Other Financing Sources/(Uses)	<u>(1)</u>	<u>(39)</u>	<u>40</u>	<u>-</u>
Net change in fund balances	(32,840)	(1,619,267)	(3,546,854)	(5,198,961)
Fund Balances - October 1, 2021, Restated	<u>(16,883)</u>	<u>3,097,778</u>	<u>1,374,261</u>	<u>4,455,156</u>
Fund Balances - September 30, 2022	<u>\$ (49,723)</u>	<u>\$ 1,478,511</u>	<u>\$(2,172,593)</u>	<u>\$ (743,805)</u>

See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District  
RECONCILIATION OF THE STATEMENT  
OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
For the Fiscal Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$ (5,198,961)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$16,895,680, exceeded depreciation, \$(745,412), and right to use leased equipment amortization, \$(7,283), in the current year.	16,142,985
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Repayments of bond principal, \$6,505,000, and lease principals, \$7,237, are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	6,512,237
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.	116,139
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Unavailable revenues are reflected as deferred inflows of resources at the fund level, however they are recognized when earned at the government-wide level. This is the current year change.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">555,673</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 18,128,073</div>
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See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Special assessments	\$1,048,827	\$1,048,827	\$ 1,054,321	\$ 5,494
Developer contributions	749,375	749,375	238,193	(511,182)
Investment income	-	-	81	81
Miscellaneous revenues	-	-	643	643
Total Revenues	<u>1,798,202</u>	<u>1,798,202</u>	<u>1,293,238</u>	<u>(504,964)</u>
<b>Expenditures</b>				
Current				
General government	598,287	598,287	313,966	284,321
Public Safety	115,000	115,000	77,019	37,981
Physical environment	902,200	902,200	762,066	140,134
Culture/recreation	182,715	182,715	164,686	18,029
Debt Service				
Principal	-	-	7,237	(7,237)
Interest	-	-	1,103	(1,103)
Total Expenditures	<u>1,798,202</u>	<u>1,798,202</u>	<u>1,326,077</u>	<u>472,125</u>
Excess of Revenues over/(under)				
Expenditures	-	-	(32,839)	(32,839)
Other Financing Sources/(Uses)				
Transfer out	<u>-</u>	<u>-</u>	<u>(1)</u>	<u>(1)</u>
Net Change in Fund Balances	-	-	(32,840)	(32,840)
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>(16,883) *</u>	<u>(16,883)</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (49,723)</u>	<u>\$ (49,723)</u>

\*Restated

See accompanying notes to financial statements.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on June 9, 2020, pursuant to the Chapter 2020-191, Laws of Florida as an Improvement Stewardship District. In October 2021, pursuant to Manatee County Board of County Commissioners Ordinances No 21-39 and 21-40 Fieldstone Community Development District and North River Ranch Community Development District merged with North River Ranch Improvement Stewardship District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the North River Ranch Improvement Stewardship District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer.

As required by GAAP, these financial statements present the North River Ranch Improvement Stewardship District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**North River Ranch Improvement Stewardship District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**North River Ranch Improvement Stewardship District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**North River Ranch Improvement Stewardship District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**North River Ranch Improvement Stewardship District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the outstanding Capital Improvement Revenue Bonds.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

Capital assets, which include construction in progress and infrastructure assets, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-30
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**c. Leases**

The District determines if an arrangement is a lease at inception. Lessee arrangements for governmental funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position, however, these leases are not reflected in the fund financial statements since they are not payable from available resources.

Payment for short-term leases with a lease term of twelve months or less are recognized as expenses as incurred. The District has a \$5,000 threshold, for total annual payments, for leases subject to GASB 87. Short-term leases and leases under the threshold are not included as lease liabilities or right-to-use lease assets on the Statement of Net Position. The right-to-use assets are amortized on a straight-line basis over the terms of the related leases.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**c. Leases**

**Governmental Accounting Standards Board Statement No. 87**

The District implemented GASB Statement No. 87, Leases, which changes the accounting and financial reporting for leases. GASB Statement No. 87 defines a lease as a contract that conveys the right to use another entity's nonfinancial asset as specified in the contract for a period of time in an exchange or exchange-like transaction. Under GASB Statement No. 87, leases other than short-term leases, defined as having a maximum possible term of twelve months or less, are required to be recognized on the Statement of Net Position in the financial statements of the District. A lessee should recognize a lease liability and an intangible right-to-use leased asset, and a lessor should recognize a lease receivable and a deferred inflow of resources.

For the one year look back at implementation, October 1, 2020, the District, as lessee, recognized a lease liability of \$22,457 along with corresponding right-to-use leased assets of \$22,457.

Additional information regarding leases is present in subsequent notes.

**d. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$(743,805), differs from “net position” of governmental activities, \$31,449,868, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 52,385,158
Infrastructure	16,072,908
Right to use, leased equipment, net	7,891
Accumulated Depreciation	<u>(1,863,530)</u>
Total	<u>\$ 66,602,427</u>

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (34,900,000)
Lease payable	<u>(8,589)</u>
Total	<u>\$ (34,908,589)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (684,348)</u>
------------------	---------------------

**Deferred Inflows of Resources**

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level.

Unavailable revenues	<u>\$ 1,184,183</u>
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**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$(5,198,961), differs from the “change in net position” for governmental activities, \$18,128,073, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 16,895,680
Amortization right to use leased equipment	(7,283)
Depreciation	<u>(745,412)</u>
Net Change	<u>\$ 16,142,985</u>

**Long-term debt transactions**

Long-term debt transactions are as other financing sources and expenditures at the fund level but affect liabilities at the government-wide level.

Principal payments	\$ 6,505,000
Lease payments	<u>7,237</u>
Total	<u>\$ 6,512,237</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 116,139</u>
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**Deferred inflows of resources**

Unavailable revenues are recognized as deferred inflows of resources at the fund level. Revenues are recognized when earned at the government-wide level.

Net change in unavailable revenues	<u>\$ 555,673</u>
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**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$310,449 and the carrying value was \$222,919. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments.

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U.S. Bank Money Market	N/A	<u>\$ 1,740,238</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are level 1 assets.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in U.S. Bank Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Money Market are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 35,489,478	\$ 16,895,680	\$ -	\$ 52,385,158
Capital assets, being depreciated:				
Infrastructure	16,072,908	-	-	16,072,908
Less accumulated depreciation:				
Infrastructure	(1,118,118)	(745,412)	-	(1,863,530)
Capital assests, depreciated, net	14,954,790	(745,412)	-	14,209,378
 Capital Assets, net	 \$ 50,444,268	 \$ 16,150,268	 \$ -	 \$ 66,594,536

Depreciation was charged to physical environment, \$670,194, and culture/recreation, \$75,218.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the year ended September 30, 2022:

	Balance October 1, 2021	Additions	Reductions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Series 2019A-1	\$ 9,615,000	\$ -	\$ (155,000)	\$ 9,460,000
Series 2019A-2	715,000	-	(715,000)	-
Series 2019A-1 (Morgan's Glen)	5,350,000	-	(90,000)	5,260,000
Series 2019A-2 (Morgan's Glen)	4,700,000	-	(2,015,000)	2,685,000
Series 2020a-1	7,670,000	-	(140,000)	7,530,000
Series 2020A-2	5,010,000	-	-	5,010,000
Series 2020A-3	4,215,000	-	-	4,215,000
Series 2021B	4,130,000	-	(3,390,000)	740,000
	<u>\$ 41,405,000</u>	<u>\$ -</u>	<u>\$ (6,505,000)</u>	<u>\$ 34,900,000</u>
Bonds Payable, Net	<u>\$ 41,405,000</u>	<u>\$ -</u>	<u>\$ (6,505,000)</u>	<u>\$ 34,900,000</u>

District debt is comprised of the following at September 30, 2022:

**Capital Improvement Revenue Bonds**

\$9,910,000 Series 2019A-1 Capital Improvement Revenue Bonds maturing through 2049, at various interest rates between 4.75% and 5.35%, payable May 1 and November 1.	\$ 9,460,000
\$5,530,000 Series 2019A-1 (Morgan's Glen Project) Capital Improvement Revenue Bonds maturing through 2049, at various interest rates between 4.60% and 5.20%, payable May 1 and November 1.	5,260,000
\$5,045,000 Series 2019A-2 (Morgan's Glen Project) Capital Improvement Revenue Bonds maturing May 1, 2029, at an interest rate of 5.20%, payable May 1 and November 1.	2,685,000
\$7,670,000 Series 2020A-1 Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 3.00% and 4.25%, payable May 1 and November 1.	7,530,000
\$5,010,000 Series 2020A-2 Capital Improvement Revenue Bonds maturing May 1, 2035, at an interest rate of 4.20%, payable May 1 and November 1.	5,010,000

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

\$4,215,000 Series 2020A-3 Capital Improvement Revenue  
 Bonds maturing May 1, 2040, at an interest rate of 4.75%,  
 payable May 1 and November 1. 4,215,000

\$4,130,000 Series 2021B Capital Improvement Revenue  
 Bonds maturing May 1, 2031, at an interest rate of 4.00%,  
 payable May 1 and November 1. 740,000

Bonds payable \$ 34,900,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 415,000	\$ 1,642,438	\$ 2,057,438
2024	425,000	1,625,405	2,050,405
2025	445,000	1,607,993	2,052,993
2026	460,000	1,589,725	2,049,725
2027	480,000	1,570,040	2,050,040
2028-2032	6,200,000	7,059,358	13,259,358
2033-2037	8,510,000	5,525,018	14,035,018
2038-2042	8,675,000	3,566,013	12,241,013
2043-2047	5,715,000	1,744,875	7,459,875
2048-2051	3,575,000	333,065	3,908,065
Totals	<u>\$ 34,900,000</u>	<u>\$ 26,263,930</u>	<u>\$ 61,163,930</u>

**North River Ranch Improvement Stewardship District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants

**Capital Improvement Bonds**

Significant Bond Provisions

The Series 2019A-1 and Series 2019A-1 (Morgan's Glen) Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the date of redemption. The Series 2020A-1 and Series 2020A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the date of redemption. The Series 2020A-3 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, on any date at a price equal to the par amount of the Series 2020A-3 Bonds thereof, together with accrued interest to the date of redemption. The Series 2019A-2, Series 2019A-2 (Morgan's Glen) and Series 2021B Bonds are not subject to redemption prior to maturity at the option of the District. The 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 2020A-3 and Series 2021B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2019A-1 and Series 2019A-1 (Morgan's Glen) Reserve Accounts are funded from the proceeds of the Bonds in an amount equal to twenty-five percent of the maximum annual debt service required for the respective bond. The Series 2020A-1, 2020A-2, and 2020A-3 Reserve Accounts are funded from the proceeds of the Bonds in an amount equal to fifty percent of the maximum annual debt service required for the respective bond. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Series 2019A-1 Capital Improvement Revenue Bond	\$ 166,058	\$ 166,058
Series 2019A-1 (Morgan's Glen) Capital Improvement Revenue Bond	\$ 91,059	\$ 91,059
Series 2020A-1 Capital Improvement Revenue Bond	\$ 224,050	\$ 224,050
Series 2020A-2 Capital Improvement Revenue Bond	\$ 105,210	\$ 105,210
Series 2020A-3 Capital Improvement Revenue Bond	\$ 100,106	\$ 100,106

**NOTE F – INTERFUND BALANCES**

Interfund balances at September 30, 2022, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
	General Fund
Debt Service Fund	\$ 2,433
Capital Projects Fund	159,236
Total	<u>\$ 161,669</u>

Interfund balances are due to receipts and disbursements collected and paid by one fund on behalf of another fund and were not repaid as of year-end.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE G – LEASES**

In October 2019, the District entered into an agreement to lease equipment for four years. Monthly payments under this agreement are \$695 with the exception of the first monthly payment that requires an advance totaling \$11,687. The agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of future minimum lease payments as of the date of inception. In addition, in accordance with the implementation of GASB 87, the District has recorded a right-to-use asset for equipment. The lease liability was measured at a discount rate of 8.78%, which is the lease's effective rate.

The future minimum payments under this lease agreement and the present value of the minimum payments as of September 30, 2022, are as follows:

Year Ending September 30,	Governmental Activities		Total
	Principal	Interest	
2023	\$ 7,899	\$ 441	\$ 8,340
2024	690	5	695
Totals	<u>\$ 8,589</u>	<u>\$ 446</u>	<u>\$ 9,035</u>

The District recorded a right-to-use leased asset for equipment. Right-to-use asset activity for the year ended September 30, 2022, was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities</u>				
Right-to-use assets				
Equipment	\$ 38,958	\$ -	\$ -	\$ 38,958
Less accumulated amortization:				
Equipment	(23,784)	(7,283)	-	(31,067)
Right-to-use Assets, Net	<u>\$ 15,174</u>	<u>\$ (7,283)</u>	<u>\$ -</u>	<u>\$ 7,891</u>

**NOTE H – RELATED PARTY TRANSACTIONS AND ECONOMIC DEPENDENCY**

A significant portion of the District's activity is dependent upon continued involvement of the Developer, the loss which could have a material adverse effect on the District's operations. All voting members of the Board of Supervisors are employed by the Developer or a related entity. The District received \$333,616 in operating contributions and \$13,608,258 in capital contributions from the Developer for the year ended September 30, 2022.

**North River Ranch Improvement Stewardship District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

**NOTE J – SUBSEQUENT EVENTS**

Subsequent to year end, the District made prepayments totaling \$670,000, \$795,000, and \$525,000 on the Series 2019 A-2 (Morgan's Glen), Series 2020A-2, and Series 2021B Capital Improvement Revenue Bonds, respectively.

Additionally, in April 2023, the District issued Series 2023A-1 Special Assessment Revenue Bonds of \$10,395,000 and 2023A-2 Special Assessment Revenue Refunding Bonds of \$21,865,000, in part to currently refund all of the outstanding North River Ranch Community Development District Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3.

**NOTE K – MERGER AND RESTATEMENT OF FUND BALANCE/NET POSITION**

In October 2021, two Districts (Fieldstone Community Development District and North River Ranch Community Development District) located within the boundaries of North River Ranch Improvement Stewardship District merged with North River Ranch Improvement Stewardship District, the surviving entity.

Additionally, during the year, the District implemented GASB Statement No. 87, *Leases*, which changes the accounting and financial reporting for leases.

Governmental fund balances and net position were restated as a result of the merger and implementation of GASB Statement No. 87, *Leases*, as follows:

Fund Balance Restatements:

Governmental Fund Balances, October 1, 2021, as previously reported	\$ (17,091)
Merger of Fieldstone Community Development District	368,861
Merger of North River Ranch Community Development District	4,103,386
Governmental Fund Balances, October 1, 2021, Restated	<u>\$ 4,455,156</u>

Governmental Activities Net Position Restatements:

Net Position, October 1, 2021, as previously reported	\$ 5,001
GASB 87, leases	(652)
Merger of Fieldstone Community Development District	14,749,824
Merger of North River Ranch Community Development District	(1,432,378)
Net Position, October 1, 2021, Restated	<u>\$ 13,321,795</u>

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
North River Ranch Improvement Stewardship District  
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of North River Ranch Improvement Stewardship District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August XX, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered North River Ranch Improvement Stewardship District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of North River Ranch Improvement Stewardship District's internal control. Accordingly, we do not express an opinion on the effectiveness of North River Ranch Improvement Stewardship District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
North River Ranch Improvement Stewardship District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether North River Ranch Improvement Stewardship District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2023

## MANAGEMENT LETTER

To the Board of Supervisors  
North River Ranch Improvement Stewardship District  
Manatee County, Florida

### Report on the Financial Statements

We have audited the financial statements of the North River Ranch Improvement Stewardship District as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated August XX, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August XX, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following finding and recommendation was include in the prior audit report for Fieldstone Community Development District:

#### 2021-01

Finding:	The actual expenditures in the General Fund exceeded the budget which is a violation of Section 189.016, Florida Statutes.
Recommendation:	Management should review spending to ensure that expenditures do not exceed appropriations in the future.
Response:	Management will review spending to ensure that expenditures do not exceed appropriations in the future.
Current Status:	The finding was corrected in the current year.

To the Board of Supervisors  
North River Ranch Improvement Stewardship District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not North River Ranch Improvement Stewardship District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the North River Ranch Improvement Stewardship District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the North River Ranch Improvement Stewardship District. It is management's responsibility to monitor the North River Ranch Improvement Stewardship District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the North River Ranch Improvement Stewardship District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$577,432
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District expended \$16,895,680 in capital projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

To the Board of Supervisors  
North River Ranch Improvement Stewardship District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the North River Ranch Improvement Stewardship District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The special assessments for FY 22 was \$860.14 - \$1,474.53.
- 2) The amount of special assessments collected by or on behalf of the District: \$7,831,997
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. See Note E.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2023

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415 FLORIDA STATUTES**

To the Board of Supervisors  
North River Ranch Improvement Stewardship District  
Manatee County, Florida

We have examined North River Ranch Improvement Stewardship District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2022. Management is responsible for North River Ranch Improvement Stewardship District's compliance with those requirements. Our responsibility is to express an opinion on North River Ranch Improvement Stewardship District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about North River Ranch Improvement Stewardship District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on North River Ranch Improvement Stewardship District's compliance with the specified requirements.

In our opinion, North River Ranch Improvement Stewardship District's complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2023

**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



# **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
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**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><u>PHASE 4</u></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**

  
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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
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**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
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**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
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**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
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**PHASE 2**

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

Venessa Ripoll  
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
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**PHASE 1C**

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

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 6/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Assets</u></b>											
<b><u>Current Assets</u></b>											
General Checking Account	\$623,687.32										\$623,687.32
Prepaid Expenses	4,250.18										4,250.18
Deposits	11,533.28										11,533.28
Due From Other Funds		\$11,708.15									11,708.15
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		91,059.51									91,059.51
Revenue (Series 2019)		265,532.97									265,532.97
Revenue (Series 2019-MG)		163,841.64									163,841.64
Prepayment A2 (Series 2019-MG)		196,271.30									196,271.30
Sinking Fund (Series 2019-MG)		0.03									0.03
Due From Other Funds			\$112,025.09								112,025.09
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Debt Service Reserve A2 (Series 2020)			88,830.00								88,830.00
Revenue A1, A2 (Series 2020)			161,462.10								161,462.10
Prepayment A2 (Series 2020)			902,179.74								902,179.74
Sinking Fund (Series 2020)			0.06								0.06
Redemption A3 (Series 2020)			100,106.25								100,106.25
Debt Service Reserve A1 (Series 2023)				\$745,656.34							745,656.34
Debt Service Reserve A2 (Series 2023)				1,258,894.30							1,258,894.30
Revenue (Series 2023)				16.17							16.17
Capitalized Interest A1 (Series 2023)				945,753.32							945,753.32
Capitalized Interest A2 (Series 2023)				1,304,354.37							1,304,354.37
Revenue (Series 2021B)					\$2,141.50						2,141.50
Prepayment (Series 2021B)					215,032.99						215,032.99
Accounts Receivable - Due from Developer						\$1,842,823.33					1,842,823.33
Due From Other Funds						81,866.14					81,866.14
Acquisition/Constr (Series 2019)						130,759.22					130,759.22
Acquisition/Constr (Series 2019-MG)						6,318.58					6,318.58
Restricted Acq/Constr (Series 2019-MG)						3.03					3.03
Acquisition/Constr A1, A2 (Series 2020)							\$144.88				144.88
Acquisition/Constr - Neighborhood Infrass								\$13,853,061.70			13,853,061.70
Acquisition/Constr - Master Infrastructu								400,731.21			400,731.21
Cost of Issuance (Series 2023)								12,985.44			12,985.44
Acquisition/Constr (Series 2021B)									\$71,115.77		71,115.77
Total Current Assets	<u>\$639,470.78</u>	<u>\$894,472.04</u>	<u>\$1,588,653.24</u>	<u>\$4,254,674.50</u>	<u>\$217,174.49</u>	<u>\$2,061,770.30</u>	<u>\$144.88</u>	<u>\$14,266,778.35</u>	<u>\$71,115.77</u>	<u>\$0.00</u>	<u>\$23,994,254.35</u>
<b><u>Investments</u></b>											
Amount Available in Debt Service Funds										\$6,831,241.03	\$6,831,241.03
Amount To Be Provided										57,923,758.97	57,923,758.97
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$64,755,000.00</u>	<u>\$64,755,000.00</u>
<b>Total Assets</b>	<u><u>\$639,470.78</u></u>	<u><u>\$894,472.04</u></u>	<u><u>\$1,588,653.24</u></u>	<u><u>\$4,254,674.50</u></u>	<u><u>\$217,174.49</u></u>	<u><u>\$2,061,770.30</u></u>	<u><u>\$144.88</u></u>	<u><u>\$14,266,778.35</u></u>	<u><u>\$71,115.77</u></u>	<u><u>\$64,755,000.00</u></u>	<u><u>\$88,749,254.35</u></u>

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 6/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Liabilities and Net Assets</u></b>											
<b><u>Current Liabilities</u></b>											
Accounts Payable	\$31,346.76										\$31,346.76
Due To Other Funds	2,641.19										2,641.19
Accounts Payable						\$1,863,770.54					1,863,770.54
Retainage Payable						483,081.95					483,081.95
Deferred Revenue						1,889,293.33					1,889,293.33
Retainage Payable							\$157,749.74				157,749.74
Accounts Payable							8,752.94				8,752.94
Accounts Payable								\$2,505,120.36			2,505,120.36
Retainage Payable								386,565.65			386,565.65
Retainage Payable									\$588,807.05		588,807.05
Accounts Payable									550.00		550.00
Total Current Liabilities	\$33,987.95	\$0.00	\$0.00	\$0.00	\$0.00	\$4,236,145.82	\$166,502.68	\$2,891,686.01	\$589,357.05	\$0.00	\$7,917,679.51
<b><u>Long Term Liabilities</u></b>											
Revenue Bonds Payable - Long-Term										\$64,755,000.00	\$64,755,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64,755,000.00	\$64,755,000.00
<b>Total Liabilities</b>	<u>\$33,987.95</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,236,145.82</u>	<u>\$166,502.68</u>	<u>\$2,891,686.01</u>	<u>\$589,357.05</u>	<u>\$64,755,000.00</u>	<u>\$72,672,679.51</u>
<b><u>Net Assets</u></b>											
Net Assets, Unrestricted	\$0.03										\$0.03
Current Year Net Assets, Unrestricted	(96,202.46)										(96,202.46)
Net Assets - General Government	(97,881.39)										(97,881.39)
Current Year Net Assets - General Government	799,566.65										799,566.65
											0.00
Current Year Net Assets, Unrestricted		894,472.04									894,472.04
											0.00
Current Year Net Assets, Unrestricted			1,588,653.24								1,588,653.24
											0.00
Current Year Net Assets, Unrestricted				4,254,674.50							4,254,674.50
											0.00
Current Year Net Assets, Unrestricted					217,174.49						217,174.49
Net Assets, Unrestricted						(1,131,275.13)					(1,131,275.13)
Current Year Net Assets, Unrestricted						(1,043,100.39)					(1,043,100.39)
											0.00
Current Year Net Assets, Unrestricted							(\$166,357.80)				(166,357.80)
											0.00
Current Year Net Assets, Unrestricted								\$11,375,092.34			11,375,092.34
											0.00
Current Year Net Assets, Unrestricted									(518,241.28)		(518,241.28)
<b>Total Net Assets</b>	<u>\$605,482.83</u>	<u>\$894,472.04</u>	<u>\$1,588,653.24</u>	<u>\$4,254,674.50</u>	<u>\$217,174.49</u>	<u>(\$2,174,375.52)</u>	<u>(\$166,357.80)</u>	<u>\$11,375,092.34</u>	<u>(\$518,241.28)</u>	<u>\$0.00</u>	<u>\$16,076,574.84</u>
<b>Total Liabilities and Net Assets</b>	<u>\$639,470.78</u>	<u>\$894,472.04</u>	<u>\$1,588,653.24</u>	<u>\$4,254,674.50</u>	<u>\$217,174.49</u>	<u>\$2,061,770.30</u>	<u>\$144.88</u>	<u>\$14,266,778.35</u>	<u>\$71,115.77</u>	<u>\$64,755,000.00</u>	<u>\$88,749,254.35</u>

**North River Ranch Improvement SD**

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Revenues</u></b>											
On-Roll Assessments	\$1,091,755.30										\$1,091,755.30
Off-Roll Assessments	604,804.78										604,804.78
Developer Contributions	155,297.97										155,297.97
Other Income & Other Financing Sources	55,774.65										55,774.65
Inter-Fund Transfers In	114.99										114.99
On-Roll Assessments		\$1,077,236.66									1,077,236.66
Off-Roll Assessments		157,560.00									157,560.00
Other Assessments		629,097.58									629,097.58
Other Income & Other Financing Sources		890,820.09									890,820.09
Inter-Fund Group Transfers In		(0.01)									(0.01)
Off-Roll Assessments			\$560,125.47								560,125.47
Other Assessments			2,143,691.09								2,143,691.09
Other Income & Other Financing Sources			429,379.19								429,379.19
Inter-Fund Group Transfers In			(6.12)								(6.12)
Inter-Fund Group Transfers In				\$16.17							16.17
Debt Proceeds				9,202,135.23							9,202,135.23
Off-Roll Assessments					\$12,475.41						12,475.41
Other Assessments					595,920.47						595,920.47
Other Income & Other Financing Sources					158,323.31						158,323.31
Developer Contributions						\$10,230,341.57					10,230,341.57
Other Income & Other Financing Sources						129,234.40					129,234.40
Inter-Fund Transfers In						45,962.35					45,962.35
Inter-Fund Group Transfers In							(\$10.05)				(10.05)
Inter-Fund Transfers In								(\$46,077.33)			(46,077.33)
Debt Proceeds								23,157,971.02			23,157,971.02
Other Income & Other Financing Sources								\$149,296.00			149,296.00
Total Revenues	\$1,907,747.69	\$2,754,714.32	\$3,133,189.63	\$9,202,151.40	\$766,719.19	\$10,405,538.32	(\$10.05)	\$23,111,893.69	\$149,296.00	\$0.00	\$51,431,240.19
<b><u>Expenses</u></b>											
Supervisor Fees	\$9,800.00										\$9,800.00
Public Officials' Liability Insurance	7,807.00										7,807.00
Trustee Services	23,843.16										23,843.16
District Management	52,499.97										52,499.97
Field Management	6,249.99										6,249.99
Engineering	44,098.91										44,098.91
Disclosure	12,500.00										12,500.00
Property Appraiser	32,752.66										32,752.66
District Counsel	15,889.28										15,889.28
Arbitrage Calculation	1,000.00										1,000.00
Travel and Per Diem	2,157.70										2,157.70
Telephone	238.99										238.99
Postage & Shipping	2,926.55										2,926.55
Copies	2,095.19										2,095.19
Legal Advertising	1,153.75										1,153.75
Bank Fees	15.00										15.00
Miscellaneous	6,543.53										6,543.53
Office Supplies	1,120.17										1,120.17
Property Taxes	245.13										245.13
Web Site Maintenance	3,500.00										3,500.00
Dues, Licenses, and Fees	2,060.35										2,060.35
Maintenance Staff	40,000.00										40,000.00
Lifestyle Staff	41,888.10										41,888.10
Resident Services	32,066.68										32,066.68
Electric	205.54										205.54
Clubhouse Electric	16,706.22										16,706.22
Water Reclaimed	27,844.65										27,844.65

**North River Ranch Improvement SD**

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Amenity - Cable TV	15,280.88										15,280.88
Amenity - Landscape Maintenance	33,268.74										33,268.74
Amenity - Irrigation Repairs	4,432.71										4,432.71
Amenity - Pool Maintenance	14,550.00										14,550.00
Amenity - Janitorial	21,704.30										21,704.30
Amenity - Pest Control	675.00										675.00
Amenity - Fitness Equipment Leasing	6,230.00										6,230.00
Amenity - Envera Security	33,810.41										33,810.41
Amenity - Firepits	1,125.24										1,125.24
Amenity - Capital Outlay	2,234.75										2,234.75
Amenity - Miscellaneous	6,025.66										6,025.66
General Insurance	9,544.00										9,544.00
Property & Casualty Insurance	22,782.00										22,782.00
Other Insurance	1,752.00										1,752.00
Irrigation	37,624.77										37,624.77
Lake Maintenance	56,531.00										56,531.00
Landscaping Maintenance & Material	232,462.76										232,462.76
Landscape Improvements	76,233.08										76,233.08
Fertilizer / Pesticides	20,533.58										20,533.58
Flower & Plant Replacement	875.00										875.00
Contingency	43,978.32										43,978.32
Equipment Repair & Maintenance	3,929.35										3,929.35
Capital Expenditures	96,317.45										96,317.45
Cleaning	19,201.00										19,201.00
Lighting	10,560.97										10,560.97
Streetlight Leasing	45,515.55										45,515.55
Property Appraiser		\$32,317.09									32,317.09
Principal Payment - Series 2019		175,000.00									175,000.00
Principal Payment - Series 2019-MG		765,000.00									765,000.00
Interest Payment - Series 2019		493,390.00									493,390.00
Interest Payment - Series 2019-MG		394,565.00									394,565.00
Principal Payments - Series 2020			\$940,000.00								940,000.00
Interest Payment - Series 2020 A1			302,225.00								302,225.00
Interest Payment - Series 2020 A2			202,230.00								202,230.00
Interest Payment - Series 2020 A3			100,106.25								100,106.25
Other Debt Service Costs				\$4,953,076.35							4,953,076.35
Principal Payment - Series 2021B					\$525,000.00						525,000.00
Interest Payment - Series 2021B					24,550.00						24,550.00
Engineering						\$579,259.13					579,259.13
District Counsel						35,844.58					35,844.58
Contingency						10,837,835.66					10,837,835.66
Engineering							\$1,455.50				1,455.50
Contingency							164,892.34				164,892.34
Engineering								\$75,441.25			75,441.25
Other Debt Service Costs								256,250.00			256,250.00
Contingency								7,509,608.19			7,509,608.19
Developer Repayment								3,921,017.25			3,921,017.25
Engineering									\$8,510.50		8,510.50
Contingency									659,028.47		659,028.47
Total Expenses	\$1,204,387.04	\$1,860,272.09	\$1,544,561.25	\$4,953,076.35	\$549,550.00	\$11,452,939.37	\$166,347.84	\$11,762,316.69	\$667,538.97	\$0.00	\$34,160,989.60

**North River Ranch Improvement SD**

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>											
Interest Income	\$3.54										\$3.54
Interest Income		\$29.81									29.81
Interest Income			\$24.86								24.86
Interest Income				\$5,599.45							5,599.45
Interest Income					\$5.30						5.30
Interest Income						\$4,300.66					4,300.66
Interest Income							\$0.09				0.09
Interest Income								\$25,515.34			25,515.34
Interest Income									\$1.69		1.69
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3.54</u>	<u>\$29.81</u>	<u>\$24.86</u>	<u>\$5,599.45</u>	<u>\$5.30</u>	<u>\$4,300.66</u>	<u>\$0.09</u>	<u>\$25,515.34</u>	<u>\$1.69</u>	<u>\$0.00</u>	<u>\$35,480.74</u>
<b>Change in Net Assets</b>	\$703,364.19	\$894,472.04	\$1,588,653.24	\$4,254,674.50	\$217,174.49	(\$1,043,100.39)	(\$166,357.80)	\$11,375,092.34	(\$518,241.28)	\$0.00	\$17,305,731.33
<b>Net Assets At Beginning Of Year</b>	<u>(\$97,881.36)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,131,275.13)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,229,156.49)</u>
<b>Net Assets At End Of Year</b>	<u><u>\$605,482.83</u></u>	<u><u>\$894,472.04</u></u>	<u><u>\$1,588,653.24</u></u>	<u><u>\$4,254,674.50</u></u>	<u><u>\$217,174.49</u></u>	<u><u>(\$2,174,375.52)</u></u>	<u><u>(\$166,357.80)</u></u>	<u><u>\$11,375,092.34</u></u>	<u><u>(\$518,241.28)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$16,076,574.84</u></u>

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 6/30/2023**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2023 Adopted Revised Budget</b>	<b>Percentage Used</b>
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 1,091,755.30	\$ 812,169.00	\$ 279,586.30	\$ 1,082,892.00	100.82%
Off-Roll Assessments	604,804.78	453,603.78	151,201.00	604,805.00	100.00%
Developer Contribution	155,297.97	-	155,297.97	-	
Other Income & Other Financing Sources	55,774.65	-	55,774.65	-	
<b>Net Revenues</b>	<b>\$ 1,907,632.70</b>	<b>\$ 1,265,772.78</b>	<b>\$ 641,859.92</b>	<b>\$ 1,687,697.00</b>	<b>113.03%</b>
<b><u>Expenditures</u></b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 9,800.00	\$ 9,000.00	\$ 800.00	\$ 12,000.00	81.67%
POL Insurance	7,807.00	10,836.00	(3,029.00)	14,448.00	54.04%
Trustee Services	23,843.16	16,875.00	6,968.16	22,500.00	105.97%
District Management	52,499.97	52,499.97	-	70,000.00	75.00%
Field Management	6,249.99	18,749.97	(12,499.98)	25,000.00	25.00%
Engineering	44,098.91	26,250.03	17,848.88	35,000.00	126.00%
Disclosure	12,500.00	15,000.03	(2,500.03)	20,000.00	62.50%
Property Appraiser	32,752.66	25,380.00	7,372.66	33,840.00	96.79%
District Counsel	15,889.28	15,000.03	889.25	20,000.00	79.45%
Assessment Administration	-	8,250.03	(8,250.03)	11,000.00	0.00%
Audit	-	12,750.03	(12,750.03)	17,000.00	0.00%
Arbitrage Calculation	1,000.00	2,250.00	(1,250.00)	3,000.00	33.33%
Travel and Per Diem	2,157.70	-	2,157.70	-	
Telephone	238.99	150.03	88.96	200.00	119.50%
Postage & Shipping	2,926.55	375.03	2,551.52	500.00	585.31%
Copies	2,095.19	-	2,095.19	-	
Legal Advertising	1,153.75	3,750.03	(2,596.28)	5,000.00	23.08%
Bank Fees	15.00	-	15.00	-	
Miscellaneous	6,543.53	15,000.03	(8,456.50)	20,000.00	32.72%
Office Supplies	1,120.17	-	1,120.17	-	
Property Taxes	245.13	74.97	170.16	100.00	245.13%
Web Site Maintenance	3,500.00	686.25	2,813.75	915.00	382.51%
Dues, Licenses, and Fees	2,060.35	581.22	1,479.13	775.00	265.85%
Maintenance Staff	40,000.00	43,875.00	(3,875.00)	58,500.00	68.38%
Lifestyle Staff	41,888.10	103,887.72	(61,999.62)	138,517.00	30.24%
Resident Services	32,066.68	16,499.97	15,566.71	22,000.00	145.76%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 342,452.11</b>	<b>\$ 397,721.34</b>	<b>\$ (55,269.23)</b>	<b>\$ 530,295.00</b>	<b>64.58%</b>
<b>Field Operations</b>					
Electric	\$ 205.54	\$ 37,500.03	\$ (37,294.49)	\$ 50,000.00	0.41%
Water Reclaimed	-	15,750.00	(15,750.00)	21,000.00	0.00%
Wetland Monitoring	-	7,499.97	(7,499.97)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	18,749.97	(18,749.97)	25,000.00	0.00%
Wetland Mitigation	-	900.00	(900.00)	1,200.00	0.00%
Equipment Rental	-	6,255.00	(6,255.00)	8,340.00	0.00%
General Insurance	9,544.00	-	9,544.00	-	
Property & Casualty Insurance	22,782.00	28,060.47	(5,278.47)	37,414.00	60.89%
Other Insurance	1,752.00	-	1,752.00	-	
Irrigation	37,624.77	13,500.00	24,124.77	18,000.00	209.03%

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 6/30/2023**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2023 Adopted Revised Budget</b>	<b>Percentage Used</b>
<b>Field Operations - Continued</b>					
Lake Maintenance	\$ 56,531.00	\$ 100,584.72	\$ (44,053.72)	\$ 134,113.00	42.15%
Landscape Maintenance & Material	232,462.76	202,500.00	29,962.76	270,000.00	86.10%
Landscape Improvements	76,233.08	90,000.00	(13,766.92)	120,000.00	63.53%
Fertilizer / Pesticides	20,533.58	-	20,533.58	-	
Flower & Plant Replacement	875.00	-	875.00	-	
Contingency	43,978.32	7,499.97	36,478.35	10,000.00	439.78%
Equipment Repair and Maintenance	3,929.35	6,300.00	(2,370.65)	8,400.00	46.78%
Pest Control	-	26,250.03	(26,250.03)	35,000.00	0.00%
Capital Expenditures	96,317.45	22,500.00	73,817.45	30,000.00	321.06%
Street Sweeping	19,201.00	19,500.03	(299.03)	26,000.00	73.85%
Lighting	10,560.97	749.97	9,811.00	1,000.00	1056.10%
Streetlights - Leasing	45,515.55	37,500.03	8,015.52	50,000.00	91.03%
Shared Bike Maintenance	-	11,250.00	(11,250.00)	15,000.00	0.00%
<b>Total Field Operations</b>	<b>\$ 678,046.37</b>	<b>\$ 652,850.19</b>	<b>\$ 25,196.18</b>	<b>\$ 870,467.00</b>	<b>77.89%</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 10,519.35	\$ 9,000.00	\$ 1,519.35	\$ 12,000.00	87.66%
Clubhouse Water	24,704.70	1,874.97	22,829.73	2,500.00	988.19%
Clubhouse Phone	-	187.47	(187.47)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	7,746.34	9,749.97	(2,003.63)	13,000.00	59.59%
Amenity - Landscape Maintenance	25,872.61	37,500.03	(11,627.42)	50,000.00	51.75%
Amenity - Irrigation Repairs	3,795.78	15,000.03	(11,204.25)	20,000.00	18.98%
Amenity - Pool Maintenance	8,100.00	8,100.00	-	10,800.00	75.00%
Pool equipment	-	1,125.00	(1,125.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	11,250.00	(11,250.00)	15,000.00	0.00%
Amenity - Interior Cleaning	14,074.05	12,832.47	1,241.58	17,110.00	82.26%
Amenity - Pest Control	435.00	24,000.03	(23,565.03)	32,000.00	1.36%
Amenity - Fitness Equipment Leasing	6,230.00	6,255.00	(25.00)	8,340.00	74.70%
Amenity - Security Monitoring	20,318.38	4,050.00	16,268.38	5,400.00	376.27%
Firepits	1,125.24	4,500.00	(3,374.76)	6,000.00	18.75%
Capital outlay	2,234.75	1,687.50	547.25	2,250.00	99.32%
Miscellaneous	6,025.66	768.78	5,256.88	1,025.00	587.87%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 131,181.86</b>	<b>\$ 147,881.25</b>	<b>\$ (16,699.39)</b>	<b>\$ 197,175.00</b>	<b>66.53%</b>
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 6,186.87	\$ 4,875.03	\$ 1,311.84	\$ 6,500.00	95.18%
Clubhouse Water	3,139.95	202.50	2,937.45	270.00	1162.94%
Amenity - Cable TV / Internet / Wi-Fi	7,534.54	6,750.00	784.54	9,000.00	83.72%
Amenity - Landscape Maintenance	7,396.13	3,375.00	4,021.13	4,500.00	164.36%
Amenity - Irrigation Repairs	636.93	-	636.93	-	
Amenity - Pool Maintenance	6,450.00	6,300.00	150.00	8,400.00	76.79%
Pool equipment	-	1,125.00	(1,125.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	6,183.00	(6,183.00)	8,244.00	0.00%
Amenity - Interior Cleaning	7,630.25	7,386.03	244.22	9,848.00	77.48%
Amenity - Pest Control	240.00	-	240.00	-	
Amenity - Security Monitoring	13,492.03	4,050.00	9,442.03	5,400.00	249.85%

# North River Ranch Improvement SD

Budget to Actual

For the Month Ending 6/30/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
<b>Riverfield Verandah - Amenity - Continued</b>					
Gate monitoring	\$ -	\$ 24,748.47	\$ (24,748.47)	\$ 32,998.00	0.00%
Capital outlay	-	1,575.00	(1,575.00)	2,100.00	0.00%
Miscellaneous	-	749.97	(749.97)	1,000.00	0.00%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 52,706.70</b>	<b>\$ 67,320.00</b>	<b>\$ (14,613.30)</b>	<b>\$ 89,760.00</b>	<b>58.72%</b>
 <b>Total Expenses</b>	 <b>\$ 1,204,387.04</b>	 <b>\$ 1,265,772.78</b>	 <b>\$ (61,385.74)</b>	 <b>\$ 1,687,697.00</b>	 <b>71.36%</b>
<b><u>Other Income (Expenses)</u></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>Net Income (Loss)</b>	<b>\$ 703,249.20</b>	<b>\$ -</b>	<b>\$ 703,249.20</b>	<b>\$ -</b>	

# **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.

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**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?		
1370	06/13/2023	Outlets on Monuments	Aqua Plumbing Riverfield Entrance/Exit Monuments	
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		
		<b>Dead palms on walking trail at warm spring circle</b>	<b>(PFM) Sunrise Landscape</b>	
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?		
		<b>Noticed dying/dead grass</b>	<b>(PFM) Sunrise Landscape</b>	
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		
		<b>Shrubs behind bench at playground replacement</b>	<b>(PFM) Sunrise Landscape</b>	
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		
		<b>Walking trail growth</b>	<b>(PFM) Sunrise Landscape</b>	
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>	
				\$0.00
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>	
				\$0.00
				\$0.00
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>	
				\$0.00
				\$0.00
Entered Date: 6/27/2023				\$0.00
1512	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,	
		06/13/2023	Can you provide the information for the vendor(s) you have been working with on this and the status? Per Jorge,	
1395		06/22/2023	"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. "	
			Association Manager Changed From : Martha Ledford - To : Nova Hicks	
			<b>Playground Damages</b>	
			<b>Brightwood Playground</b>	
			<b>Entered Date: 6/9/2023</b>	\$0.00
1750		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,	
		06/13/2023	Do you have the information for this vendor you are working with? 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	
1400		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.	
		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>	
			<b>Entered Date: 6/13/2023</b>	\$0.00
		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?	
1750		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>	
			<b>Entered Date: 7/27/2023</b>	\$0.00
			<b>Screen door not shutting</b>	
1400			<b>Entered Date: 6/13/2023</b>	
		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				
Maintenance/Handyman Count:				0
Pond Maintenance				
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		
Pond Maintenance Count:				0
Pool				
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
		<p>06/22/2023 Association Manager Changed From : Martha Ledford - To : Nova Hicks</p> <p>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</p> <p>06/30/2023 Email from S&amp;G Good afternoon thanks for the heads up I will have my Tech take care of it</p> <p>07/24/2023 Emailed S&amp;G Pools on 7/24/2023</p> <p>Good Afternoon,</p> <p>My name is Nova, I am contracted with PFM to do field inspections.</p> <p>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.</p> <p>Thank You</p> <p>07/24/2023 Email From S&amp;G Pools</p> <p>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</p>		
				<b>Pool Count:</b> 0
<b>Preventative Maintenance</b>				
1366		<b>Movatic Bike Maintenance</b>	<b>Miscellaneous Common Area</b>	
<b>Entered Date: 6/9/2023</b>				\$0.00
		<p>06/09/2023 reached out to Parks Robinson, waiting on response</p> <p>06/13/2023 Email to : orsinij@pfm.com Reason : Hi Jorge,</p> <p>Can you provide some context on where these are located and what the concerns/issues are with them?</p> <p>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.</p> <p>06/22/2023 Association Manager Changed From : Martha Ledford - To : Nova Hicks</p>		
1401	07/01/2024	<b>Fire extinguisher needs serviced</b> <b>Piper fire protection 727-581-9339</b>		
<b>Entered Date: 6/13/2023</b>				\$0.00
		<p>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.</p> <p>06/22/2023 Association Manager Changed From : Martha Ledford - To : Nova Hicks</p> <p>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</p> <p>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.</p>		

**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.**

