

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **September 13, 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 August 9, 2023, Board of Supervisors' Meeting
 - b. Sunrise Landscape Sabal Palm and Wax Myrtle Replacement
 - c. Galaxy Chemical Corporation Pool Pump Replacement
 - d. District Management Fee Agreement
 - e. Southwest Florida Water Management NRR Phase II Master Infrastructure Minor Modification
 - f. Bay Area Bobcat Proposal for Game Tables/Picnic Tables and Mulch Rail Installation
 - g. Proposal for NRR Wildleaf Temp Fence
 - h. Frontier Services Agreement
 - i. Frontier Services and Equipment Schedule
 - j. Sprinkler Solutions Proposal for Tree fertilization
 - k. Mike Armstrong CO #1 for Ft Hamer 2nd Extension
 - l. Mike Armstrong CO #2 for Ft Hamer 2nd Extension
 - m. Payment Authorizations Nos. 039 – 044
 - n. Funding Requests Nos. 316 – 338
 - o. District Financial Statements

Business Matters

- 2. Consideration of RIPA Direct Purchase Order Credit for NRR Phase IV-C1 (Mass Earthwork)
- 3. Consideration of RIPA Direct Purchase Order Credit for NRR Phase IV-C
- 4. Consideration of Direct Purchase Order Credit from RIPA & Associates for NRR Phase IV-C – Amenity Center



5. Consideration of Stantec Pre-qualifications for Contractors
6. Consideration of Stantec Letter of Recommendation of Award for NRR IV-E & IV-F Roads and Utilities Project
7. Consideration of Mike Armstrong Landscaping Change Order #11 for NRR 4A-4B – Park Area Landscape
8. Consideration of Dog Station Installation and Rate Updates
9. Review and Acceptance of FY 2022 Audit

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 August 9, 2023
Board of Supervisors Meeting

MINUTES OF MEETING

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

Wednesday, August 9, 2023, at 1:00 p.m.

**8141 Lakewood Main Street,
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Leinaweaver	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jonathan Johnson	Kutak Rock LLP- District Counsel	(via phone)
Rob Engel	Stantec- District Engineer	(via phone)
Crystal Scherer	Lifestyle Director	(via phone)
Chris Fisher	Clearview Land	(via phone)
John McKay	J.H. McKay LLC	
Andy Richardson	Neal Communities	(via phone)
Homeowner		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:02 pm. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

A homeowner asked about the rate for the Municipal Bond, and it was explained that the rate is fixed.

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 2nd 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 2nd 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 2nd Extension – Final Quantities**

Mr. Blakley had a question about a few of the Woodruff proposals, Mr. Fisher explained the reasoning for the costs of the proposals.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Consent Agenda, Items A - T.

SECOND ORDER OF BUSINESS

Business Matters

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

Ms. Carvalho requested a motion to open the Public Hearing

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board opened the Public Hearing on the Adopting of the District's Annual Budget.

Ms. Carvalho noted that the insurance line item had been adjusted for the public official general liability insurance to offset the increase that was received from the insurance quote.

Ms. Carvalho requested a motion to close the Public Hearing

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho requested a motion to approve Resolution 2023-20, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2023-20, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

**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**

Ms. Carvalho requested a motion to open the Public Hearing

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board opened the public hearing on the Imposition of Special Assessments.

Ms. Carvalho presented Resolution 2023-21, that outlines the preliminary assessment roll.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board closed the Public Hearing.

Ms. Carvalho requested a motion to approve Resolution 2023-21, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved 2023-21, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection.

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

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2023-22, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024.

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

Mr. Johnson stated that there have been some additional developed lands close to North River Ranch that the landowner has asked to include those lands within the District. It is an effort that will be undertaken by the landowner and will not be an obligation or an expense to the District.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2023-23, Authorizing an Amendment of the District's Boundaries.

**Discussion Pertaining to FY 2022 Audit
Report**

Ms. Carvalho mentioned that the District had received a draft copy of the FY 2022 Audit and it has been reviewed by District Staff. The Board inquired as to why the audit was received late. Ms. Carvalho will send Berger & Toombs an email concerning next year's Audit.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board accepted the FY 2022 Draft Audit Report.

**Ratification of Payment Authorizations
Nos. 035 – 038**

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board ratified Payment Authorizations Nos. 035 – 038.

**Ratification of Funding Requests Nos.
302 – 315**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified Funding Requests Nos. 302 – 315.

Review of District Financial Statements

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

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Mr. Engel mentioned that they had recently advertised for new updates for the pre-qualifications for the contractors for the District. During the next meeting, he will be bringing forward recommendations from the contractors that had submitted and will supply a pre-approved list of contractors.

District Manager – Ms. Carvalho stated that the next Board meeting is scheduled for September 13, 2023, at 1:00 p.m.

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. Williams, seconded by Mr. Leinaweaver, with all in favor, the August 9, 2023, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:33 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

North River Ranch Improvement Stewardship District

Sunrise Landscape Sabal Palm
and Wax Myrtle Replacement



Customer:

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

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 8/21/2023

Sabal Palm and Wax Myrtle Replacement 2023 (11720 Richmond Trail Back Berm)





This is a work order to remove and replace (1) 12' OA Sabal palm tree and (4) 15 Gallon Way Myrtle shrubs. Pricing includes all labor and materials to accomplish the described work as well as staking of palm tree and any needed irrigation adjustments to support the new plant materials.

PROJECT TOTAL: \$3,027.63

By



Tom Bryant

8/21/2023

Sunrise Landscape

By



Date

8/21/23

North River Ranch

**North River Ranch Improvement
Stewardship District**

Galaxy Chemical Corporation
Pool Pump Replacement

Galaxy Chemical Corporation

2041 Whitfield Park Avenue

Sarasota, FL 34243

Estimate

Date	Estimate #
8/9/2023	5580

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
3501 QUADRANGLE BLVD, SUITE 270
ORLANDO, FL 32817

Name / Address	
Riverfield 8414 Arrow Creek Drive Parrish, Florida 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
7.5hp Motor And Modified	1	2,795.00	2,795.00		2,795.00
Pentair 071725S Service Seal Set For C and	1	64.70	64.70		64.70T
EQ-Series Commercial Pump #071725S					
To Replace 7.5hp Motor	3	125.00	375.00		375.00T
Lead Time 5-7 Business Days					
Sales Tax - Sarasota County		7.00%			30.78
See Exemption Certificate.					
License Numbers: CPC0056697 CPC1457445 Gas License Number: L112416					
Total					\$3,265.48

Galaxy Chemical Corporation

2041 Whitfield Park Avenue
Sarasota, FL 34243

Estimate

Date	Estimate #
8/9/2023	5580

Name / Address	
Riverfield 8414 Arrow Creek Drive Parrish, Florida 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
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Pentair 071725S Service Seal Set For C and	1	64.70	64.70		64.70T
EQ-Series Commercial Pump #071725S					
To Replace 7.5hp Motor	3	125.00	375.00		375.00T
Lead Time 5-7 Business Days					
Sales Tax - Sarasota County		7.00%			30.78
<div>EMERGENCY REPAIR MOTOR FAILED. REPLACE MOTOR OK <u>C. V. V. V.</u> 8/10/2023 O+M</div> <div>Approved: <u>[Signature]</u> Dated: <u>8/10/23</u></div>					
License Numbers: CPC0056697 CPC1457445 Gas License Number: L112416					

Total

\$3,265.48

North River Ranch Improvement Stewardship District

District Management Fee Agreement



July 1, 2023

Mr. Pete Williams
Chairman of the Board of Supervisors
North River Ranch Improvement Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Williams:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the North River Ranch Improvement Stewardship District (the "District"). The agreement in place between our firm and the District dated October 1, 2022 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting a fee increase from \$70,000 to \$77,000 for the year.

Please note this change will be effective on the billing for October 2023, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,

PFM GROUP CONSULTING LLC


Senior District Manager

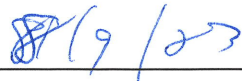
Accepted by:



(Signature)



(Print Name)



(Date)

North River Ranch Improvement Stewardship District

Southwest Florida Water Management NRR
Phase II Master Infrastructure Minor Modification

5824 Lakewood Ranch Blvd
Sarasota, FL 34240

August 25, 2023

Via: E-submittal

Southwest Florida Water Management District
Environmental Resource Permit Bureau
Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759

**Reference: North River Ranch Phase II
Master Infrastructure Minor Modification**

To Whom It May Concern,

I have verified that the North River Ranch Improvement Stewardship District (NRR ISD) owns and maintains the "Existing Lake 3" shown on the "North River Ranch Phase II Master Infrastructure" plan set. As Chairman of the NRR ISD, we find the proposed project acceptable including accepting the additional drainage from this project.

Sincerely,

North River Ranch Improvement Stewardship District



Pete Williams
Chairman

North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal for Game
Tables/Picnic Tables and Mulch Rail Installation

ESTIMATE



Prepared For

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

MOCCDD - Amenities/Non-Entry

Bay Area Bobcat

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

Estimate # 40

Date 08/14/2023

Description	Total
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Game tables/ picnic table and Mulch rail installation	\$2,400.00
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Site Location: Bluestone Court Playground.

Site Work:

Install mulch rails underneath the slide at playground area.
Connect the mulch rails to the ends of mulch rail borders.
Hand dig trench for mulch rails and rake work area out when done.
Mobilize truck and loader with forks to North River Ranch.
Load up concrete game tables from behind office trailers.
Relocate game tables to Bluestone court playground and place in desired area.
Pick up old picnic table from Riverfield amenity center area. Take old picnic table and drop it behind office trailers.

Will use the supplies and materials form behind office trailers.

If any extra parts are needed it will be additional cost.

**Exclusions include, not responsible for possible broken:

- Sod
- Irrigation / Water lines
- Broken or cracked concrete game tables
- Broken or cracked concrete sidewalks

Subtotal	\$2,400.00
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Total	\$2,400.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

North River Ranch Improvement Stewardship District

Proposal for NRR Wildleaf Temp Fence

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"

Office 813-413-7844 Fax 813-333-2836

Estimate

Date	Estimate #
9/14/2023	36169

Name / Address
North River Ranch Improvement Stewardship 5800 Lakewood Ranch Blvd North Sarasota, FL 34240

Ship To

LANDDEL - Fences and Walls

Terms	Rep	Project
Prepay	MB	NRR Wildleaf Temp Fence

Description	Qty	U/M	Rate	Total
Rental fence term is up to ____ 12 ____ months, the rental fee is ____ 18 ____ % of the total contract to be billed at the 1st of every month there after THIS BEING ADDED ON TO THE ORIGINAL CONTRACT END DATE 3/9/24	1	Mth		0.00
Remove inground temp fence	550	l/ft.	2.00	1,100.00
Mobilization move removed fence to new location	1	ea	350.00	350.00
Labor Cost to Installer	550	ft	2.00	1,100.00
If the wind screen is not removed that will be an additional charge of \$450.00	1		0.00	0.00
Temporary Fence Maintenance due to "Force Majeure", or any other unforeseen job site damage. Per occurrence basis. Minimum charge of \$850.00 per visit	1	ea	0.00	0.00

Total	\$2,550.00
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Authorized Signature:  ...

Print Name: Pete Williams ...

**Don't Forget to Request For A Quote on
Permanent Fence**

North River Ranch Improvement Stewardship District

Frontier Services Agreement



Frontier Services Agreement

Terms and Conditions

Frontier Confidential

This Frontier Services Agreement ("FSA") is effective as of 08/24/2023 ("Effective Date"), by and between Frontier Communications of America, Inc. on behalf of itself and its affiliates which provide Equipment and Services identified in the Schedules ("Frontier"), and North River Ranch Improvement, whose primary address is 11854 Camp Creek Trail, Parrish, Florida, 34219 ("Customer").

This document incorporates the complete Frontier Services Agreement terms and conditions at <http://www.Frontier.com/FSA> as an integral part of the agreement (collectively, the "FSA").

Provision of Services and Equipment

Frontier will provide and the Customer agrees to pay for the communications, installation and maintenance services (collectively "Service"), and/or purchase or lease equipment ("Equipment"), described in this FSA and Schedules issued by Frontier and executed by Customer.

Customer acknowledges that certain Services may be governed by tariff or price schedule filed with the Federal Communications Commission and/or the state public utilities commission. In the event of any inconsistencies between this FSA and an applicable tariff, the tariff shall control except with respect to pricing, early termination charges or cancellation charges for which this FSA shall control.

Term

The term of this FSA will commence as of the date identified in the introductory paragraph above or the date the FSA is executed by both Parties, whichever is later (the "Effective Date") and will continue through the Service Term with respect to any Service or Equipment provided pursuant to this FSA. Customer will purchase the Services, or lease Equipment, identified in each Schedule for the period of time stated in the Schedule (the "Service Term"). If neither party provides the other with written notice of its intent to terminate a Service at least sixty (60) days prior to expiration, the Service Term of each Service will automatically renew for additional one-year periods, subject to the terms and conditions of this FSA and at the then applicable one-year term rate, excluding promotional rates. If the parties agree to negotiated renewal terms, such terms will not be effective unless and until documented in writing and executed by both parties.

Payment

Customer shall pay all charges set forth in the Schedules and in applicable tariffs during the Service Term. Frontier will invoice Customer any non-recurring charges ("NRC"), monthly recurring charges ("MRC"), and usage based charges.

In addition to the applicable charges set forth in the tariffs and Schedules, Customer shall pay all applicable federal, state or local sales, use, privilege, gross receipts, utility, value added, excise or other taxes (excluding taxes based on Frontier's net income), or any charges in lieu thereof, and any applicable surcharges or fees, whether government mandated or Frontier initiated in the amounts applicable at the time of billing. Customer shall also be responsible for third party charges and penalties incurred as a result of Customer's use of the Services or Equipment.

Cancellation and Early Termination Charges

If Customer cancels any Service or Equipment prior to delivery of any Equipment or installation of the Service or Equipment, Customer shall pay a cancellation charge equal to the NRC and one (1) month of MRC for the Service, plus the total costs and expenditures of Frontier in connection with establishing the Service prior to Frontier's receipt of notice of cancellation, including but not limited to any Equipment restocking fees.

Following installation, Customer may terminate a Service or Equipment by providing at least thirty (30) days prior written notice to Frontier. All unpaid amounts shall be due upon termination of any Service identified in a Schedule for any reason. In addition, and unless otherwise specifically provided in the applicable Schedule, if any Service or Equipment is terminated by Customer for any reason other than breach by Frontier or by Frontier due to Customer's breach, then Customer shall pay Frontier a termination charge equal to the applicable MRC and all related taxes and surcharges multiplied by the number of months remaining in the Service Term. Partial months shall be prorated.

Customer agrees that Frontier's damages in the event of early termination will be difficult or impossible to ascertain, and that the charges identified in this FSA are intended to establish liquidated damages in the event of termination and are not intended as a penalty.

Dispute Resolution

Except as otherwise specifically provided in or permitted by this FSA, all disputes arising in connection with this FSA shall first be resolved through good faith negotiation. If, after negotiating in good faith for a period of ninety (90) calendar days, or any agreed further period, the parties are unable to resolve the dispute, then each party may seek resolution by exercising any rights or remedies available at law or in equity. Customer and Frontier agree that each may only bring claims against the other in an individual capacity and not as a plaintiff or class member in any purported class, representative, or private attorney general proceeding.

Authorization and Entire Agreement

Each party represents that the person executing this FSA is authorized to enter into this FSA on its behalf. This FSA, the terms and conditions, including the Limitation of liability, warranty, indemnification, breach and other terms and conditions, at <http://www.Frontier.com/FSA>, and any Schedules executed by the parties constitute the entire agreement between the parties pertaining to the subject matter herein and supersedes all prior oral and written proposals, correspondence and memoranda with respect thereto. This FSA may not be modified, amended or supplemented except by written agreement signed by an authorized representative of each party.

Frontier Communications of America, Inc.

Signature: _____
Printed Name: _____
Title: _____

Ver. 04252022

North River Ranch Improvement,

Signature: _____
Printed Name: _____
Title: _____

Janice Snow
JANICE SNOW
VICE CHAIR
NRRRI

Date:

Contractual Notice: Frontier Communications
111 Field Street
Rochester, NY 14620
Attn: Legal Department

8/25/2023

Date:

Contractual Notice: North River Ranch Improvement
11854 Camp Creek Trail
Parrish, Florida 34219
Attn: Legal Department

BILLING ADDRESS:

% AFM CONSULTING LLC
3501 QUADRANGLE BLVD.,
STE 270
ORLANDO, FL 32817

North River Ranch Improvement Stewardship District

Frontier Services and Equipment Schedule



Business Fiber Internet

Enterprise Business

Frontier Confidential

This is Schedule Number S-0000356218 to the Frontier Services Agreement dated 08/24/2023 ("FSA") by and between North River Ranch Improvement ("Customer") and Frontier Communications of America, Inc. on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: 11854 Camp Creek Trail, Parrish, Florida, 34219

Schedule Date: 08/25/2023

Schedule Type/Purpose: Order for new Services

Service Term: 24

BDT #: n/a

Business Fiber Internet	Service	Qty	NRC (x Qty)	MRC (x Qty)
Business Fiber Internet 500/500M	new	1	\$ 0.00	\$ 66.59
Business Fiber Internet Gig Service	new	1	\$ 0.00	\$ 105.44
Business Fiber First 2G		0	\$	\$
Ip Addresses **		Qty	NRC (x Qty)	MRC (x Qty)
1 Usable Static IP Address	new	2	\$ 0.00	\$ 39.98
5 Usable Static IP Addresses		0	\$ 0.00	\$
13 Usable Static IP Addresses		0	\$ 0.00	\$
29 Usable Static IP Addresses		0	\$ 0.00	\$
61 Usable Static IP Addresses		0	\$ 0.00	\$
**-- IP Address MRC may change during term with 30 days' notice				

Total NRC:	\$ 0.00	Total MRC:	\$ 212.01
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1. Service Description.

A. Business Fiber Internet Broadband

- Performance details: frontier.com/internetdisclosures. A \$9.99 fee applies when Internet is disconnected.
- Internet Acceptable Use Policy and Security.

- Customer shall comply, and shall cause all Service users to comply, with Frontier's Acceptable Use Policy ("AUP"), which Frontier may modify at any time. The current AUP is available for review at the following address, subject to change: http://www.frontier.com/policies/commercial_aup/
- Customer is responsible for maintaining awareness of the current AUP and adhering to the AUP as it may be amended from time to time. Failure to comply with the AUP is grounds for immediate suspension or termination of Frontier Internet Service, notwithstanding any notice requirement provisions of the FSA.
- Customer is responsible for the security of its own networks, equipment, hardware, software and software applications. Abuse that occurs as a result of Customer's systems or account being compromised or as a result of activities of third parties permitted by Customer may result in suspension of Customer's accounts or Internet access by Frontier. Customer will defend and indemnify Frontier and its affiliates with respect to claims arising from Customer's or third parties' usage of Frontier Internet access through Customer's hardware or software.

iii. Equipment.

- Customer acknowledges and agrees that the Equipment and Services provided by Frontier, hereunder are subject to the terms, conditions and restrictions contained in any applicable agreements (including software or other intellectual property license agreements) between Frontier and Frontier's vendors, and **all applicable licenses are subject to the manufacturer's end user license terms and conditions**. Equipment or services provided by or through Frontier, including WiFi routers, may require subscription to third-party terms and conditions or be subject to third-party privacy policies, including the rights of these third parties to access and use information (including personal information) that traverses the equipment or services. Customer is responsible for complying with such terms and policies, ensuring that its granting of any rights to use its or its employees, customers or invitees information complies with law, and advising all such persons of the permitted access to or use of their information by third parties as may be required by law or prudent business practices.
- Frontier retains title to leased Equipment. Frontier retains title to purchased Equipment until the Frontier is paid in full. Customer grants a security interest in the purchased Equipment to Frontier, pending full payment, and shall take all additional measures necessary to perfect such security interest at Frontier's request.
- Equipment is warranted pursuant to the applicable manufacturer's standard warranty provisions, as outlined in the documentation packaged with the Equipment. This Schedule shall not be construed as granting a license with respect to any patent, copyright, trade name, trademark, service mark, trade secret or any other intellectual property, now or hereafter owned, controlled or licensable by Frontier or the third party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property



right. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.

• The Equipment may contain certain software code that is developed by third parties, including software code subject to the GNU General Public License ("GPL") or GNU Less General Public License ("LGPL"). Copies of the licenses and a downloadable copy of the source code for the open source software that is used in this product are available on the following website: <http://www.Frontier.com/helpcenter/categories/internet/other-services/open-source-software-portal>. You may also obtain a copy of the source code used in this product via mail-in request, for a period of three years after initial date of product purchase. Mail-in requests must be sent to the following address and include the product name, a money order for \$10 payable to Frontier, and your return name and address to: Frontier Communications, Attn: Legal, Open Source Requests, 401 Merritt 7, Norwalk, CT 06851. **ALL OPEN SOURCE SOFTWARE IS DISTRIBUTED WITHOUT ANY WARRANTY.** All such software is subject to the copyrights of the authors and to the terms of the applicable licenses included in the download.

This Schedule is not effective and pricing, dates and terms are subject to change until signed by both parties, and may not be effective until approved by the FCC and/or applicable State Commission. This Schedule and any of the provisions hereof may not be modified in any manner except by mutual written agreement. The above rates do not include any taxes, fees or surcharges applicable to the Service. This Schedule, and all terms and conditions of the FSA, is the entire agreement between the parties with respect to the Services and described herein, and supersedes any and all prior or contemporaneous agreements, representations, statements, negotiations, and undertakings written or oral with respect to the subject matter hereof.

Frontier Communications of America, Inc.

Signature:

Terri Lucas
Terri Lucas (Aug 27, 2023 20:34 EDT)

Printed Name: Terri Lucas

Title: Sales Director

Date: Aug 27, 2023

North River Ranch Improvement

Signature:

Janice Snow

Printed

Name: Janice Snow

Title: Vice Chair NRRISD

Date: Aug 25, 2023

North River Ranch Improvement Stewardship District

Sprinkler Solutions Proposal for Tree Fertilization

Sprinkler Solutions of Florida #SCC131152616

3422 Silver Meadow way

Plant City, FL 33566

8139675863

jeff@ssofla.com

NRR-ISD O&M



Estimate

ADDRESS

North River Ranch

ESTIMATE # 1089

DATE 08/06/2023

ACTIVITY	QTY	RATE	AMOUNT
Fertilization of 30 Tree's marked by Ron Litts (arborist). Using methods and products outlined by Arborist This Includes Granular and Liquid product application.	1	3,850.00	3,850.00
TOTAL			\$3,850.00

Accepted By


Accepted Date

 8/14/23

North River Ranch Improvement Stewardship District

Mike Armstrong CO #1

MIKE ARMSTRONG LANDSCAPING INC.

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

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

Mike Armstrong CO #2

MIKE ARMSTRONG LANDSCAPING INC
8475 69TH ST E
PALMETTO FL 34221
941-776-1076

Change Order

Order#: 2
Order Date: 08/31/2023



To: North River Ranch ISD
3501 quadrangle blvd. suite 270
Orlando, FI 32817

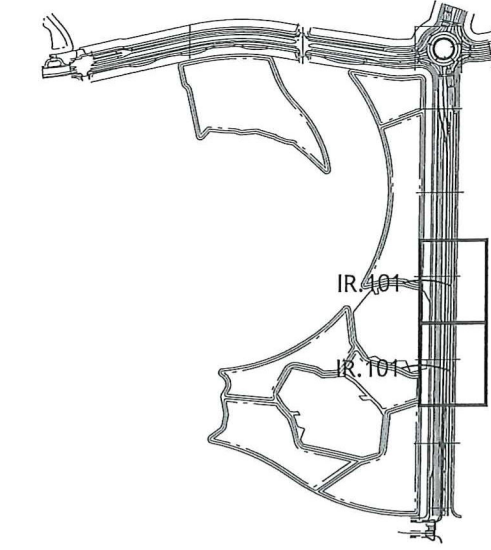
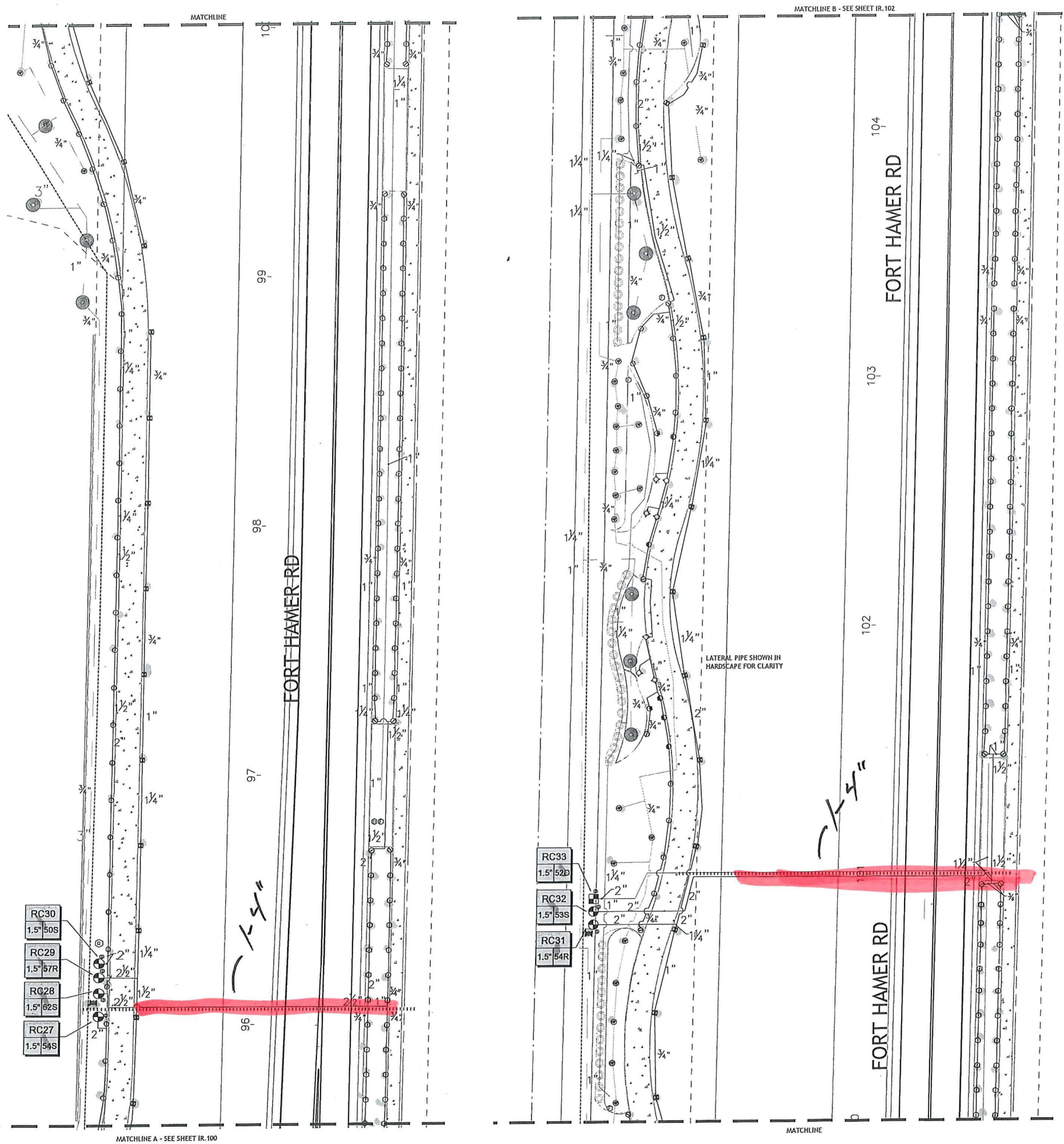
Project: 13705
NRR FT HAMER 2ND EXTENSION

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.
Ordered By: Customer Order: Plans Attached Specifications Attached

Description of Work	Amount
REQUEST FOR CHANGE ORDER #1	17,608.00
ADD	
460FT - 3" MAINLINE	
940FT - HUNTER IDI-BLU 2-WIRE	
940FT - HDPE 1" CONDUIT	
100FT - 4" SCH 40 SLEEVE	
100FT - 3" SCH 40 SLEEVE	
1 - DIRECTIONAL BORE 160'-4" 80'-3"	
1 - DIRECTIONAL BORE 80'-4"	
1 - DIRECTIONAL BORE 80'-4" 80'-3"	
1 - DIRECTIONAL BORE 80'-2" 80'-4"	
ADDITION TOTAL: \$16,608.00	

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.	Requested Amount of Change	17,608.00
The original Contract Sum was		910,988.65
Net change by previous Change Orders		9,140.00
The Contract Sum prior to this Change Order		920,128.65
The Contract Sum will be changed by this Change Order		17,608.00
The new Contract Sum including this Change Order will be		937,736.65
The Contract Time will be changed by		0 Days
Owner: 	Date: 	
Contractor:	Date:	



1 SITE KEY
SCALE: N.T.S.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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Irrigation Legend	
---	Mainline PVC CL200-SW Purple 1-1/4" Conduit & ID1BLU
---	Hunter HDL-09-12-R Drip Line w/LD Fitting & Stake 5'oc
---	Zone Pipe PVC - Class 200 Solvent Weld Purple
●	Hunter Spray PRO-06-30PRS-R 8'r nozzle as required
○	Hunter Spray PRO-06-30PRS-R 10'r nozzle as required
●	Hunter Spray PRO-06-30PRS-R 12'r nozzle as required
○	Hunter Spray PRO-06-30PRS-R 15'r nozzle as required
◇	Hunter Spray PRO-06-30PRS-R SST nozzle as required
◆	Hunter Spray PRO-06-30PRS-R 9SST nozzle as required
⊕	Hunter Spray PRO-06-30PRS-R 17' nozzle as required
⊙	Tree Drip Ring - Hunter HDL-09-12R 80' for 8" & 100' for 10" Tree
⊙	Tree Bubbler - Hunter PC-X-R size per tree requirements
⊠	Hunter I20-60-R Rotor Head 1.5 Nozzle
⊠	Hunter I20-60-R Rotor Head 3.0 Nozzle
⊠	Hunter I20-60-R Rotor Head 6.0 Nozzle
⊠	Hunter PRO-06-40PRS-RMPR Rotator Head Nozzle as Required
⊠	Hunter ICV-FS-R in Purple Valve Box
⊠	Hunter ICZ-1XX in Jumbo Purple Box
⊠	Hunter ICD-100 Single Station Decoder
⊠	Hunter Control System as Labeled
⊠	Hunter Eco-Indicator on swing pipe
⊠	Reclaimed water sources w/necessary connections
⊠	Hunter ICV Master Valve & FCT 200 Flow sensor
⊠	Nibco T-113 Brass Gate Valve & 10" Purple Box
⊠	Hunter PLD-AVR Flush assembly in 6" Valve Box
⊠	Ground per Manufacturers Specifications, Provide Ohm Test Report
⊠	Constant Pressure Filter 60 MESH per Details

BOOTH DESIGN GROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
TEL: 727.851.5499

CONSULTANTS
CIVIL ENGINEER
CLEARVIEW LAND DESIGN
310 W AZEELE ST
TAMPA, FL 33609
813-223-3919

OWNER
NEAL LAND VENTURES
5800 LAKEWOOD RANCH BLVD. N.
SARASOTA | FL. 34260

**NORTH RIVER RANCH
2ND EXTENSION**

FT. HAMER RD. AND ROAD FF
DADDICH | FLORIDA

FL Registration: LC26000471

PERMIT SET

ISSUE DATE	DATE
1 PERMIT CHECK SET	06-10-23
2 BID SET	03-20-23
3 REVISED BID SET	03-28-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER: 20016-0
DRAWN BY: HB/J
CHECKED BY: HB/J

SCALE: 1"=20'-0"
0 10' 20' 40'

IRRIGATION DEVELOPMENT PLAN

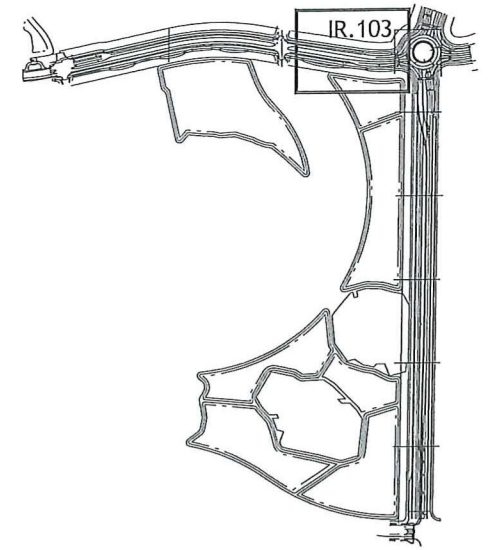
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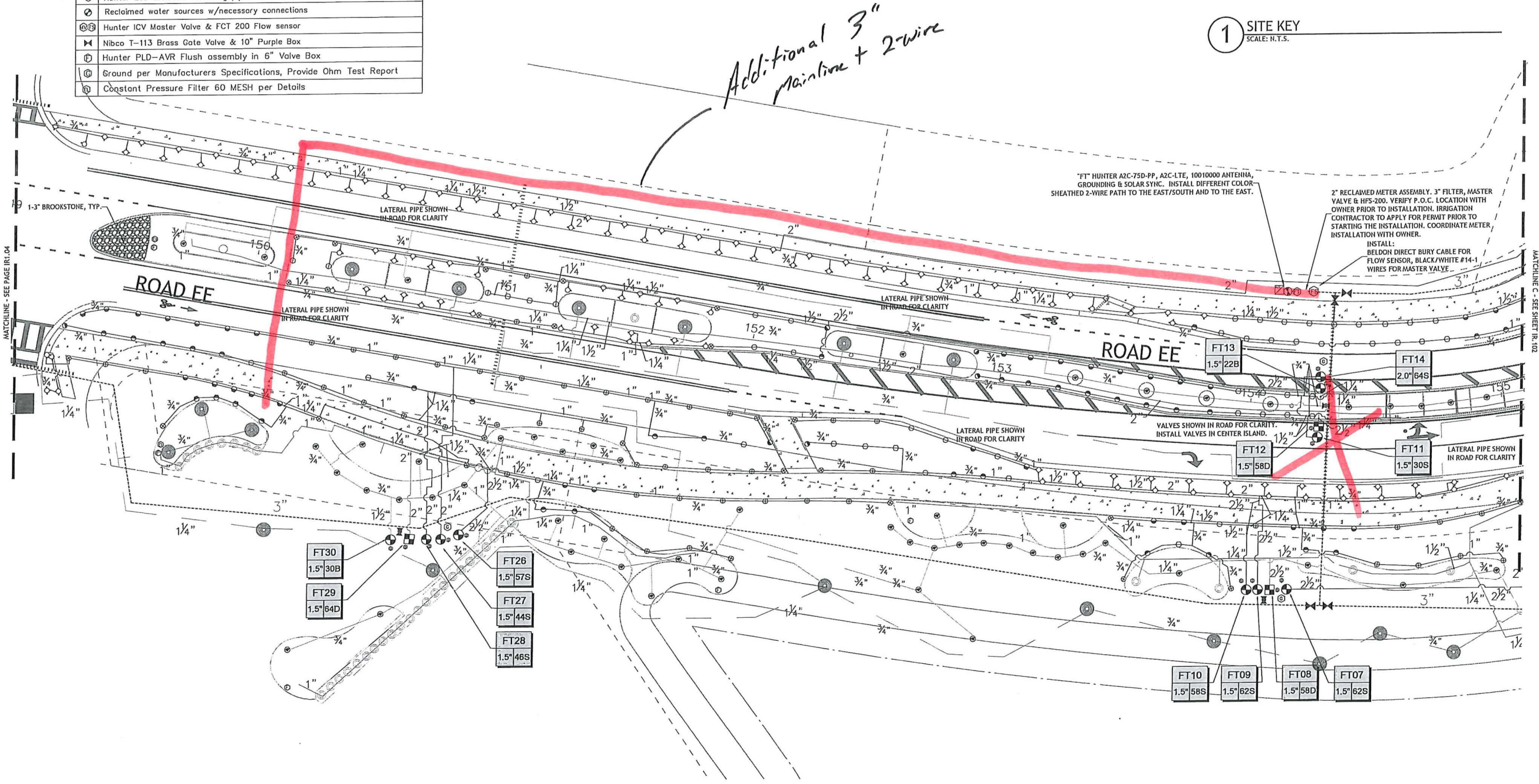
Irrigation Legend	
---	Mainline PVC CL200-SW Purple 1-1/4" Conduit & ID1BLU
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⊕	Hunter ICV-FS-R in Purple Valve Box
⊕	Hunter ICZ-1XX in Jumbo Purple Box
⊕	Hunter ICD-100 Single Station Decoder
⊕	Hunter Control System as Labeled
⊕	Hunter Eco-Indicator on swing pipe
⊕	Reclaimed water sources w/necessary connections
⊕	Hunter ICV Master Valve & FCT 200 Flow sensor
⊕	Nibco T-113 Brass Gate Valve & 10" Purple Box
⊕	Hunter PLD-AVR Flush assembly in 6" Valve Box
⊕	Ground per Manufacturers Specifications, Provide Ohm Test Report
⊕	Constant Pressure Filter 60 MESH per Details

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1 SITE KEY
SCALE: N.T.S.



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DESIGN GROUP

146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
772.727.8215.5899

CONSULTANTS

Civil Engineer
CLEARVIEW LAND DESIGN
310 W AZEELE ST
TAMPA, FL 33609
813-223-3919

OWNER

NEAL LAND VENTURES
5800 LAKEWOOD RANCH BLVD. N.
SARASOTA | FL. 34240

**NORTH RIVER RANCH
2ND EXTENSION**

FT. HAMER RD. AND ROAD FF
DADDY I E I DDDIA

SIGNATURE & SEAL

FL Registration: LC26000471

PERMIT SET

ISSUE DATE		
1	PERMIT CHECK SET	08-10-
2	BID SET	03-20-
3	REVISED BID SET	03-28-

REVISIONS

NO.	COMMENTS	DATE
-----	----------	------

SHEET INFORMATION

JOB NUMBER	20016-0
DRAWN BY	HB/J
CHECKED BY	HB/J

SCALE: 1"=20'-0"

0 10' 20' 4

**IRRIGATION
DEVELOPMENT
PLAN**

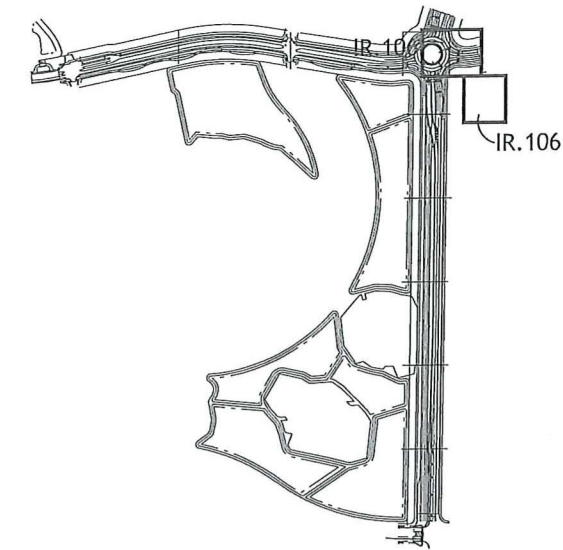
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Irrigation Legend	
---	Mainline PVC CL200-SW Purple 1-1/4" Conduit & ID1BLU
---	Hunter HDL-09-12-R Drip Line w/LD Fitting & Stake 5'oc
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⊙	Reclaimed water sources w/necessary connections
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⊙	Hunter PLD-AVR Flush assembly in 6" Valve Box
⊙	Ground per Manufacturers Specifications, Provide Ohm Test Report
⊙	Constant Pressure Filter 60 MESH per Details

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1 SITE KEY
SCALE: N.T.S.

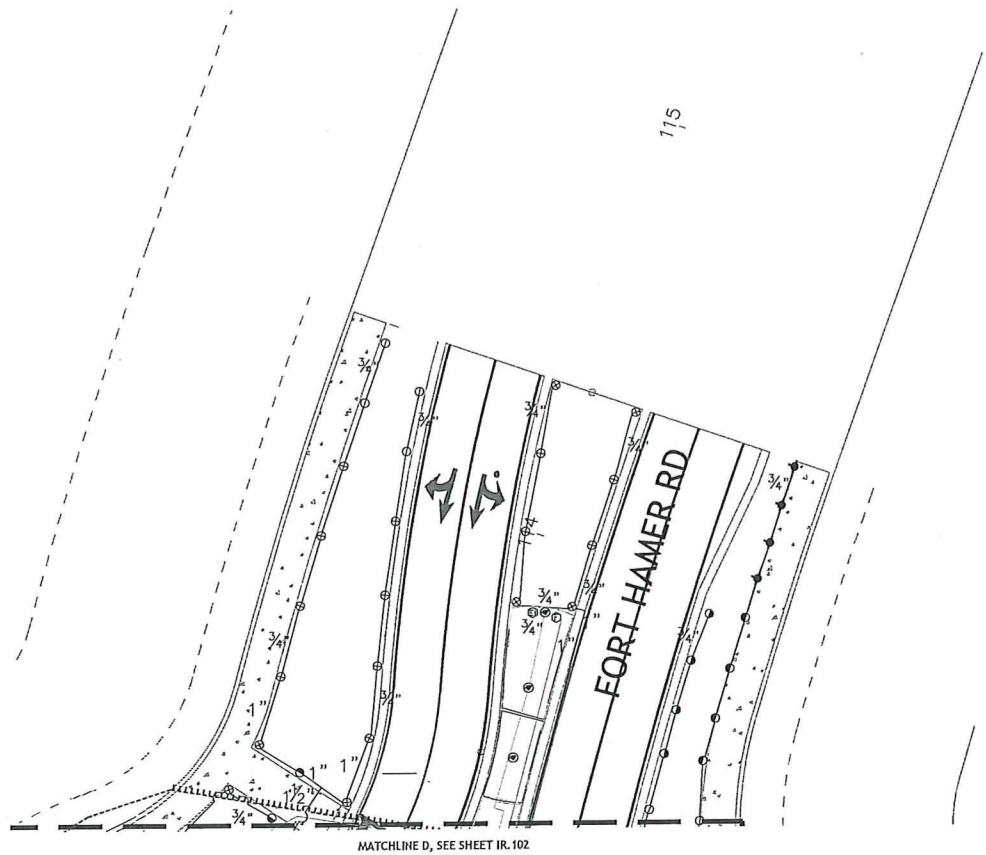
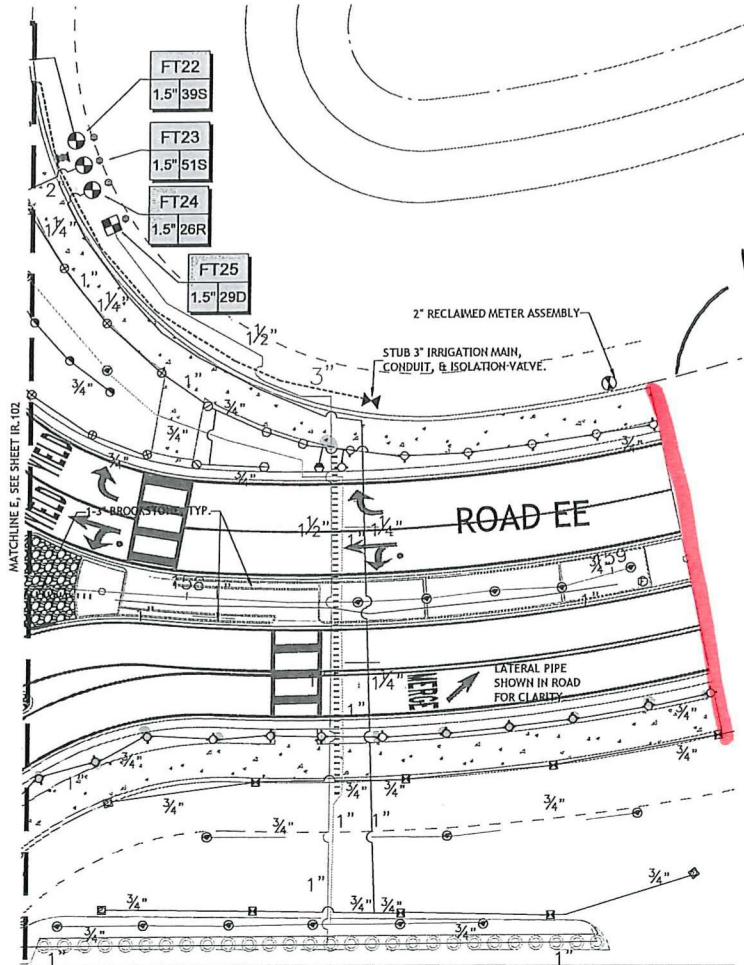
B D G

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DESIGN GROUP

146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
TEL 727.821.5699
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NORTH RIVER RANCH
2ND EXTENSION
FT. HAMER RD. AND ROAD FF
DADDICH 1 FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471
PERMIT SET
ISSUE DATE
1 PERMIT CHECK SET 08-10-
2 BID SET 03-20-
3 REVISED BID SET 03-28-
REVISIONS
NO. COMMENTS DAT
SHEET INFORMATION
JOB NUMBER 20016-6
DRAWN BY HB/J
CHECKED BY HB/J
SCALE: 1"=20'-0"
0 10' 20' 4
IRRIGATION
DEVELOPMENT
PLAN
IR.106
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**North River Ranch Improvement
Stewardship District**

Payment Authorizations Nos. 039 – 044

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization 039 - 044

PA #	Description	Amount	Total
39	Advanced Aquatic Services	\$ 5,578.00	
	Aqua Plumbing & Air	\$ 74.00	
	Ballenger Irrigation	\$ 750.00	
	Doody Free 941	\$ 390.00	
	Eastern Funding	\$ 695.00	
	Frontier	\$ 713.52	
	Jan-Pro of Manasota	\$ 321.45	
		\$ 820.70	
		\$ 1,342.50	
	McClatchy	\$ 175.00	
		\$ 72.54	
		\$ 93.60	
	Manatee County Utilities Department	\$ 1,268.80	
		\$ 309.96	
		\$ 567.89	
		\$ 237.75	
		\$ 616.81	
		\$ 1,085.04	
		\$ 47.07	
		\$ (200.00)	
		\$ 62.69	
	Onsight Industries	\$ 2,227.60	
		\$ 940.30	
	PFM Group Consulting	\$ 3.12	
	Peace River Electric Cooperative	\$ 29.34	
		\$ 55.41	

	Premier Outdoor Lighting	\$ 477.48	
	Premier Portables	\$ 1,120.00	
	Securiteam	\$ 450.00	
		\$ 450.00	
	Spectrum	\$ 127.28	
	Sunrise Landscape	\$ 1,660.00	
		\$ 10,469.75	
		\$ 4,050.00	
		\$ 2,145.00	
		\$ 783.03	
		\$ 349.70	
		\$ 1,324.55	
		\$ 11,700.00	
		\$ 41,057.24	
		\$ 760.75	
		\$ 449.88	
		\$ 715.33	
		\$ 1,178.15	
		\$ 705.58	
	Verizon	\$ 112.98	
	WillScot	\$ 1,273.20	
	WTS International	\$ 2,031.25	
			\$101,669.24
40	Daystar Exterior Cleaning	\$ 990.00	
		\$ 800.00	
	Kathryn Fetzer	\$ 70.00	
	Onsight Industrues	\$ 125.00	
	PFM Group Consulting	\$ 5,833.33	
		\$ 2,083.33	
	Southern Land Services of Southwest Florida, Inc	\$ 900.00	
	Supervisor Fees - 8/9/23		

	Dale Weidemiller	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley	\$ 200.00	
	U.S. Bank	\$ 2,123.13	
		\$ 6,369.37	
	Valley National Bank	\$ 888.98	
	WTS International	\$ 3,049.74	
		\$ 682.50	
		\$ 28.62	
		\$ 72.71	
		\$ 3,105.16	
			\$28,121.87
41	Aqua Plumbing & Air	\$ 362.50	
		\$ 725.00	
		\$ 975.00	
		\$ 1,425.00	
		\$ 216.00	
		\$ 216.00	
		\$ 277.00	
	Clearview Land Design	\$ 967.50	
		\$ 4,208.26	
	Daystar Exterior Cleaning	\$ 315.00	
			\$9,687.26
42	Kutak Rock	\$ 1,232.00	
	PFM Group Consulting	\$ 5,833.33	
		\$ 2,083.33	
	S&G Pools	\$ 2,100.00	
		\$ 1,166.00	
	Southern Land Services of Southwest Florida	\$ 900.00	
	Spectrum Business	\$ 118.58	

	Trimmers Holiday Décor	\$ 6,312.50	
	WTS International	\$ 2,629.69	
			\$22,375.43
43	Advanced Aquatic Services	\$ 5,578.00	
	Ballenger Irrigation	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 170.00	
	C.R. Plastic Products	\$ 2,690.51	
	Doody Free 941	\$ 390.00	
	Eastern Funding	\$ 764.50	
	Frontier	\$ 677.83	
	Galaxy Chemical	\$ 3,234.70	
	Jan-Pro of Manasota	\$ 820.70	
		\$ 1,342.50	
	Manatee County Utilities Department	\$ 1,171.44	
		\$ 248.34	
		\$ 515.45	
		\$ 327.39	
		\$ 598.11	
		\$ 270.52	
		\$ 296.69	
		\$ 577.32	
		\$ 478.13	
		\$ 1,164.83	
		\$ 44.98	
		\$ (148.68)	
		\$ 44.20	
	Peace River Electric Cooperative	\$ 1,245.36	
		\$ 1,495.11	
		\$ 30.76	
		\$ 74.81	
		\$ 1,151.67	
		\$ 50.88	
		\$ 56.46	
		\$ 59.90	

		\$ 96.72	
		\$ 49.24	
		\$ 303.23	
		\$ 40.95	
		\$ 758.70	
		\$ 931.13	
		\$ 34.48	
		\$ 793.19	
		\$ 1,379.46	
		\$ 30.64	
		\$ 30.64	
		\$ 33.45	
		\$ 32.71	
		\$ 57.36	
		\$ 27.73	
	Verizon Wireless	\$ 114.94	
	WillScot	\$ 1,273.20	
	WTS Internationl	\$ 2,031.25	
			\$34,191.43
44	FitRev	\$ 165.00	
	Frontier	\$ 716.29	
	Jones & Sons	\$ 145.00	
	Lewis Consulting Services	\$ 500.00	
		\$ 1,000.00	
	Manatee County Utilities Department	\$ 151.35	
	PFM Group Consulting	\$ 471.59	
	Peace River Electric Cooperative	\$ 29.34	
		\$ 2,315.28	
	Premier Portables	\$ 1,680.00	
	S&G Pools	\$ 1,500.00	
		\$ 1,166.00	
	Spectrum Business	\$ 127.28	

	Stantec Consulting Services	\$ 13,535.37	
	Stone Age Concrete Games	\$ 165.00	
	Sunrise Landscape	\$ 661.03	
		\$ 1,140.10	
		\$ 926.55	
		\$ 547.08	
		\$ 1,785.35	
		\$ 375.85	
		\$ 2,399.50	
		\$ 41,057.24	
	WTS International	\$ 682.50	
		\$ 1,819.37	
		\$ 100.70	
			\$75,162.77
		Total	\$271,208.00

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 039

8/4/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services August Lake Maintenance	10550617	\$ 5,578.00	FY 2023
2	Aqua Plumbing & Air Brightwood Backflow Certification Test	554763	\$ 74.00	FY 2023
3	Ballenger Irrigation August Irrigation Consulting	23383	\$ 750.00	FY 2023
4	Doody Free 941 August Dog Station Maintenance	24983	\$ 390.00	FY 2023
5	Eastern Funding August Lease Installment	2945881523	\$ 695.00	FY 2023
6	Frontier Pavilion Services 08/03/2023 - 09/02/2023	Acct: 941-776-0433-093021-5	\$ 713.52	FY 2023
7	Jan-Pro of Manasota Brightwood Pavilion Janitorial Supplies August Riverfield Verandah Janitorial Services August Brightwood Pavilion Janitorial Services	1195 77651 77695	\$ 321.45 \$ 820.70 \$ 1,342.50	FY 2023 FY 2023 FY 2023
8	McClatchy Legal Advertising on 07/07/2023 (Ad: 1582973) Legal Advertising on 07/05/2023 (Ad: IPL01287810) Legal Advertising on 07/14/2023 (Ad: IPL01299480)	205907 205907 205907	\$ 175.00 \$ 72.54 \$ 93.60	FY 2023 FY 2023 FY 2023
9	Manatee County Utilities Department 11510 Little River Way; Service 06/21/2023 - 07/20/2023 8905 Grand River Parkway 11539 Little River Way 11812 Camp Creek Trail 9903 Cross River Trail 11775 Little River Way 9545 Weymouth Terrace 10023 Cross River Trail 10148 Spruce River Trail	Acct: 338845-162425 Acct: 338845-164615 Acct: 338845-164711 Acct: 342099-178426 Acct: 342099-178427 Acct: 342099-178473 Acct: 342099-179510 Acct: 342099-180539 Acct: 342099-180541	\$ 1,268.80 \$ 309.96 \$ 567.89 \$ 237.75 \$ 616.81 \$ 1,085.04 \$ 47.07 \$ (200.00) \$ 62.69	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
10	Onsight Industries Street Sign Updates Pole Replacement	006-23-345401-1 006-23-346570-1	\$ 2,227.60 \$ 940.30	FY 2023 FY 2023
11	PFM Group Consulting June Reimbursables	OE-EXP-07-2023-27	\$ 3.12	FY 2023
12	Peace River Electric Cooperative 11362 Rolling Fork Trl ; Service 06/26/2023 - 07/26/2023 8890 Ft Hamer Rd ; Service 06/24/2023 - 07/24/2023	Acct: 168751025 Acct: 195716001	\$ 29.34 \$ 55.41	FY 2023 FY 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 039

8/4/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
13	Premier Outdoor Lighting Brightwood Outdoor Lighting Repairs	33395	\$ 477.48	FY 2023
14	Premier Portables Holding Tank Rental 06/22/2023 - 07/19/2023	A-164425	\$ 1,120.00	FY 2023
15	Securiteam August Riverfield Verandah Video Monitoring August Brightwood Pavilion Video Monitoring	17030 17067	\$ 450.00 \$ 450.00	FY 2023 FY 2023
16	Spectrum 11510 Little River Way Services 07/28/2023 - 08/27/2023	0125330072823	\$ 127.28	FY 2023
17	Sunrise Landscape Brightwood Plant Replacement (Amenity Center Muhly Grasses) Brightwood Plant Replacement (Isabella Area) Riverfield Irrigation Repairs (Zone 40) Riverfield Irrigation Repairs (Zone 28) Brightwood Irrigation Repairs (Zone 25 & 30) Brightwood Irrigation Repairs (Isabella/Clubhouse) Brightwood Irrigation Repairs (Lift Station Controller C, Zone 7 & 8) Brightwood Main Irrigation Lines Relocated NRR Landscape Maintenance Brightwood Irrigation Repairs (Zone 20) Riverfield Irrigation Repairs (Control B Clubhouse, Zone 4, 3 & 14) Fort Hamer Irrigation Repairs (Zone 7 & 8) Irrigation Repairs (Control C Lift Station, Zone 7 & 8) Irrigation Repairs (Control B Zone 42)	10516 11808 11939 11940 12099 12100 12101 12121 12251 12302 12303 12304 12305 12306	\$ 1,660.00 \$ 10,469.75 \$ 4,050.00 \$ 2,145.00 \$ 783.03 \$ 349.70 \$ 1,324.55 \$ 11,700.00 \$ 41,057.24 \$ 760.75 \$ 449.88 \$ 715.33 \$ 1,178.15 \$ 705.58	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
18	Verizon Acct. 642468079-00001: Service 06/24/2023 - 07/23/2023	9940384063	\$ 112.98	FY 2023
19	WillScot Mobile Office Rental: 08/02/2023 - 08/29/2023	9018432680	\$ 1,273.20	FY 2023
20	WTS International August Management	12375794	\$ 2,031.25	FY 2023

TOTAL \$ 101,669.24

Vivian Carvalho

Secretary / Assistant Secretary



Board Member


NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 040
8/11/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Daystar Exterior Cleaning			
	August Brightwood Cleaning	18787	\$ 990.00	FY 2023
	August Riverfield Cleaning	18800	\$ 800.00	FY 2023
2	Kathryn Fetzer			
	Yoga Class 08/06/2023	--	\$ 70.00	FY 2023
3	Onsight Industries			
	Signage Replacement	006-23-344022-1	\$ 125.00	FY 2023
4	PFM Group Consulting			
	DM Fee: July 2023	DM-07-2023-35	\$ 5,833.33	FY 2023
	Field Services Fee: July 2023	DM-07-2023-36	\$ 2,083.33	FY 2023
5	Southern Land Services of Southwest Florida, Inc.			
	Dog Park Lawn Maintenance: August 2023	072823-98	\$ 900.00	FY 2023
6	Supervisor Fees - 08/09/2023 Meeting			
	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
7	U.S. Bank			
	FY 2023 Series 2019A1-A2 Trustee Fees 07/01/2023 - 09/30/2023	7002384	\$ 2,123.13	FY 2023
	FY 2024 Series 2019A1-A2 Trustee Fees 10/01/2023 - 06/30/2024	7002384	\$ 6,369.37	FY 2024
8	Valley National Bank			
	VISA Statement Closing Date 07/31/2023	Acct: 9466	\$ 888.98	FY 2023
9	WTS International			
	Payroll - Pay Period Ending 07/15/2023	12376290	\$ 3,049.74	FY 2023
	August Benefits	12376580	\$ 682.50	FY 2023
	July Background Checks	12376827	\$ 28.62	FY 2023
	July Expenses	12377058	\$ 72.71	FY 2023
	Payroll - Pay Period Ending 07/31/2023	12377827	\$ 3,105.16	FY 2023

TOTAL \$ 28,121.87

Venessa Ripoll
Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 041

8/18/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Aqua Plumbing & Air			
	Repair: Work Order # 402739, 2nd Payment	584034	\$ 362.50	FY 2023
	Repair: Work Order # 402757	584073	\$ 725.00	FY 2023
	Repair: Work Order # 402740, 2nd Payment	584074	\$ 975.00	FY 2023
	Repair: Work Order # 402741, 2nd Payment	584075	\$ 1,425.00	FY 2023
	Photo Eye Repair	586237	\$ 216.00	FY 2023
	Float Switch Repair	586238	\$ 216.00	FY 2023
	Vertical Handler Repair	586311	\$ 277.00	FY 2023
2	Clearview Land Design			
	North River Ranch Services Through 08/11/2023	23-05239	\$ 967.50	FY 2023
	North River Ranch Reimbursables Through 08/11/2023	23-05240	\$ 4,208.26	FY 2023
3	Daystar Exterior Cleaning			
	August Wildleaf Cleaning	018815	\$ 315.00	FY 2023
TOTAL			\$ 9,687.26	


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 042

8/25/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Kutak Rock General Counsel Through 07/31/2023	3267219	\$ 1,232.00	FY 2023
2	PFM Group Consulting August DM Fees August Field Service Fees	DM-08-2023-35 DM-08-2023-36	\$ 5,833.33 \$ 2,083.33	FY 2023 FY 2023
3	S&G Pools August Brightwood Pool Service August Riverfield Pool Service	NRR2368 RF8239	\$ 2,100.00 \$ 1,166.00	FY 2023 FY 2023
4	Southern Land Services of Southwest Florida August Fort Hamer to Dog Park Lawn Maintenance	081623-66	\$ 900.00	FY 2023
5	Spectrum Business 8414 Arrow Creek Dr Services 08/15/2023 - 09/14/2023	0126098081523	\$ 118.58	FY 2023
6	Trimmers Holiday Décor Holiday Décor & Lighting Installation Deposit	1831	\$ 6,312.50	FY 2023
7	WTS International Payroll - Pay Period Ending 08/15/2023	12378975	\$ 2,629.69	FY 2023
TOTAL			\$ 22,375.43	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 043

9/1/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services September Lake Maintenance	10551025	\$ 5,578.00	FY 2023
2	Ballenger Irrigation September Irrigation Consulting	23442	\$ 750.00	FY 2023
3	Clean Sweep Parking Lot Maintenance Power Sweeping	52535	\$ 170.00	FY 2023
4	C.R. Plastic Products 12 Chairs	90846823	\$ 2,690.51	FY 2023
5	Doody Free 941 September Dog Station Maintenance	25377	\$ 390.00	FY 2023
6	Eastern Funding August Lease Payment	2945891523	\$ 764.50	FY 2023
7	Frontier Pavilion Services 08/23/2023 - 09/22/2023	Acct: 941-776-9088-032320-5	\$ 677.83	FY 2023
8	Galaxy Chemical Replacement Pump Motor	183151	\$ 3,234.70	FY 2023
9	Jan-Pro of Manasota September Riverfield Verandah Janitorial Services September Brightwood Pavilion Janitorial Services	78059 78103	\$ 820.70 \$ 1,342.50	FY 2023 FY 2023
10	Manatee County Utilities Department 11510 Little River Way ; Service 07/20/2023 - 08/18/2023 8905 Grand River Parkway 11539 Little River Way 8410 Arrow Creek Drive 8475 Fort Hamer Road 11706 Sawyer Lane 8414 Arrow Creek Drive ; Service 07/21/2023 - 08/18/2023 11812 Camp Creek Trail 9903 Cross River Trail 11775 Little River Way 9545 Weymouth Terrace 10023 Cross River Trail 10148 Spruce River Trail	Acct: 338845-162425 Acct: 338845-164615 Acct: 338845-164711 Acct: 338845-168938 Acct: 338845-169394 Acct: 338845-169395 Acct: 338845-170584 Acct: 342099-178426 Acct: 342099-178427 Acct: 342099-178473 Acct: 342099-179510 Acct: 342099-180539 Acct: 342099-180541	\$ 1,171.44 \$ 248.34 \$ 515.45 \$ 327.39 \$ 598.11 \$ 270.52 \$ 296.69 \$ 577.32 \$ 478.13 \$ 1,164.83 \$ 44.98 \$ (148.68) \$ 44.20	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023 FY 2023

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 043

9/1/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
11	Peace River Electric Cooperative			
	11510 Little River Way ; Service 07/19/2023 - 08/19/2023	Acct: 168751001	\$ 1,245.36	FY 2023
	Grande River Parkway ; Service 07/19/2023 - 08/19/2023	Acct: 168751003	\$ 1,495.11	FY 2023
	11539 Little River Way ; Service 07/19/2023 - 08/19/2023	Acct: 168751004	\$ 30.76	FY 2023
	8905 Grand River Pkwy ; Service 07/19/2023 - 08/19/2023	Acct: 168751005	\$ 74.81	FY 2023
	Lot Decorative Lights ; Service 07/19/2023 - 08/19/2023	Acct: 168751007	\$ 1,151.67	FY 2023
	8410 Arrow Creek Dr ; Service 07/19/2023 - 08/19/2023	Acct: 168751008	\$ 50.88	FY 2023
	11705 Sawyer Ln ; Service 07/19/2023 - 08/19/2023	Acct: 168751009	\$ 56.46	FY 2023
	8404 Canyon Creek Trl ; Service 07/19/2023 - 08/19/2023	Acct: 168751011	\$ 59.90	FY 2023
	11712 Moccasin Wallow Rd ; Service 07/19/2023 - 08/19/2023	Acct: 168751013	\$ 96.72	FY 2023
	11750 Little River Way ; Service 07/19/2023 - 08/19/2023	Acct: 168751014	\$ 49.24	FY 2023
	8414 Arrow Creek Dr ; Service 07/19/2023 - 08/19/2023	Acct: 168751015	\$ 303.23	FY 2023
	8010 Ft Hamer Rd ; Service 07/19/2023 - 08/19/2023	Acct: 168751016	\$ 40.95	FY 2023
	Grande Reserve Ph1A-2 Lot Lights ; Service 07/19/2023 - 08/19/2023	Acct: 168751017	\$ 758.70	FY 2023
	Morgan's Glen Decorative Lights PH 1; Service 07/19/2023 - 08/19/2023	Acct: 168751020	\$ 931.13	FY 2023
	Morgan's Glen Decorative Lighting Ph3A ; Service 07/19/2023 - 08/19/2023	Acct: 168751021	\$ 34.48	FY 2023
	Decorative Lighting NRR Ph1D East ; Service 07/19/2023 - 08/19/2023	Acct: 168751023	\$ 793.19	FY 2023
	Decorative Lighting NRR Ph1B2 ; Service 07/19/2023 - 08/19/2023	Acct: 168751024	\$ 1,379.46	FY 2023
	11812 Camp Creek Trail ; Service 07/19/2023 - 08/19/2023	Acct: 168751030	\$ 30.64	FY 2023
	9903 Cross River Trail ; Service 07/19/2023 - 08/19/2023	Acct: 168751031	\$ 30.64	FY 2023
	8699 Canyon Creek Trail ; Service 07/19/2023 - 08/19/2023	Acct: 168751032	\$ 33.45	FY 2023
	8806 Arrow Creek Dr ; Service 07/19/2023 - 08/19/2023	Acct: 168751033	\$ 32.71	FY 2023
	11854 Camp Creek Trail ; Service 07/19/2023 - 08/19/2023	Acct: 168751035	\$ 57.36	FY 2023
	8890 Ft Hamer Rd ; Service 07/24/2023 - 08/24/2023	Acct: 195716001	\$ 27.73	FY 2023
12	Verizon Wireless			
	Acct. 642468079-00001: Service 07/24/2023 - 08/23/2023	9942776092	\$ 114.94	FY 2023
13	WillScot			
	Mobile Office Rental: 08/30/2023 - 09/26/2023	9018713383	\$ 1,273.20	FY 2023
14	WTS International			
	September Management	12378350	\$ 2,031.25	FY 2023
TOTAL			\$ 34,191.43	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

RECEIVED

By Amanda Lane at 3:35 pm, Sep 05, 2023

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 044

9/8/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	FitRev Quarterly Preventative Maintenance	29226	\$ 165.00	FY 2023
2	Frontier Pavilion Services 09/03/2023 - 10/02/2023	Acct: 941-776-0433-093021-5	\$ 716.29	FY 2023
3	Jones & Sons Brightwood Pavilion Pest Control	--	\$ 145.00	FY 2023
4	Lewis Consulting Services Wildleaf Amenities Surveillance Camera Rental: 08/31/2023 - 09/30/2023 Wildleaf Amenities Surveillance Camera Rental: 10/01/2023 - 12/01/2023	1579 1579	\$ 500.00 \$ 1,000.00	FY 2023 FY 2024
5	Manatee County Utilities Department 10024 Plum River Dr	Acct: 342099-180544	\$ 151.35	FY 2023
6	PFM Group Consulting July Postage	OE-EXP-08-2023-24	\$ 471.59	FY 2023
7	Peace River Electric Cooperative 11362 Rolling Fork Trl; Service 07/26/2023 - 08/25/2023 NRR Ph1C & 1D Lighting; 07/24/2023/ - 08/24/2023	Acct: 168751025 Acct: 199230001	\$ 29.34 \$ 2,315.28	FY 2023 FY 2023
8	Premier Portables Holding Tank Rental 08/17/2023 - 09/27/2023	A-169001	\$ 1,680.00	FY 2023
9	S&G Pools September Brightwood Pool Service September Riverfield Pool Service	NRR2399 RF9234	\$ 1,500.00 \$ 1,166.00	FY 2023 FY 2023
10	Spectrum Business 11510 Little River Way Services 08/28/2023 - 09/27/2023	0125330082823	\$ 127.28	FY 2023
11	Stantec Consulting Services Engineering Services Through 08/18/2023	2126005	\$ 13,535.37	FY 2023
12	Stone Age Concrete Games Foosball Replacement Parts	1654	\$ 165.00	FY 2023

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 044

9/8/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
13	Sunrise Landscape			
	Brightwood Irrigation Repairs	12720	\$ 661.03	FY 2023
	Brightwood Irrigation Repairs	12794	\$ 1,140.10	FY 2023
	Brightwood Irrigation Repairs	12795	\$ 926.55	FY 2023
	Brightwood Irrigation Repairs	12796	\$ 547.08	FY 2023
	Riverfield Irrigation Repairs	12822	\$ 1,785.35	FY 2023
	Brightwood Irrigation Repairs	12823	\$ 375.85	FY 2023
	Isabella Area Beds Mulch Install	12867	\$ 2,399.50	FY 2023
	August Landscape Maintenance	12898	\$ 41,057.24	FY 2023
14	WTS International			
	September Benefits	12379588	\$ 682.50	FY 2023
	August Expenses	12379663	\$ 1,819.37	FY 2023
	August Background Checks	12379888	\$ 100.70	FY 2023

TOTAL \$ 75,162.77

\$ 74,162.77	FY 2023
\$ 1,000.00	FY 2024

Vivian Carvalho

Secretary / Assistant Secretary


Board Member

North River Ranch Improvement Stewardship District

Funding Requests Nos. 316 – 338

Funding Requests 316 - 338

FR #	Description	Amount	Total
316			
Phase 4	BKS Partners	\$ 8,497.00	
		\$ 376.00	
	Dewberry Engineers	\$ 751.50	
			\$9,624.50
317			
Amenity	Atlantic TNG	\$ 3,456.10	
		\$ 3,454.20	
		\$ 3,152.10	
	Fortiline Waterworks	\$ 1,273.00	
		\$ (1,273.00)	
		\$ 24,424.80	
		\$ 20,683.20	
	LRK	\$ 14,812.50	
		\$ 1,870.00	
			\$71,852.90
318			
Morgan's Glen	A+ Backbone and Utilities	\$ 9,880.00	
			\$9,880.00
319			
Ft Hamer	Stewart's Tree Service	\$ 36,650.00	
			\$36,650.00
320			
Amenity	RIPA & Associates	\$ 64,471.75	
			\$64,471.75
321			
Morgan's Glen	BKS Partners	\$ 133.00	
		\$ 155.00	
		\$ 229.00	
		\$ 1,217.00	
		\$ 228.00	
		\$ 1,146.00	
		\$ 188.00	
		\$ 100.00	
		\$ 100.00	
		\$ 25.00	
		\$ 25.00	
	Bliss Products and Services	\$ 10,931.70	
	GeoPoint Surveying	\$ 1,840.00	
			\$16,317.70

322			
Phase 4	GeoPoint Surveying	\$ 4,951.25	
	RIPA & Associates	\$ 78,874.84	
			\$4,951.25
323			
Phase 4	Ameritt	\$ 3,000.00	
	Clearview Land Design	\$ 131.25	
		\$ 5,802.50	
			\$8,933.75
324			
Morgan's Glen	Bay Area Bobcat	\$ 2,400.00	
	Kompan	\$ 10,708.16	
			\$13,108.16
325			
Phase 2	Stantec Consulting Services	\$ 11,616.25	
			\$11,616.25
326			
Ft Hamer	Atwell	\$ 628.00	
	Clearview Land Design	\$ 3,210.00	
	Terracon Consultants	\$ 7,087.50	
	Woodruff & Sons	\$ 2,077,566.14	
			\$ 2,088,491.64
327			
Amenity	Bay Area Bobcat	\$ 575.00	
	Fortiline Waterworks	\$ 85,606.40	
		\$ 13,924.50	
		\$ 9,483.00	
		\$ 10,320.10	
		\$ 4,049.00	
		\$ 27,656.92	
		\$ 1,970.00	
		\$ 8,827.04	
		\$ 961.00	
		\$ 7,358.00	
		\$ 3,681.90	
		\$ 83,936.20	
		\$ 5,888.00	
		\$ 93.60	
	Ron Litts	\$ 2,450.00	
			\$ 266,780.66

328			
Amenity	Fortiline Waterworks	\$ 4,165.75	
		\$ 588.72	
		\$ 80,689.00	
		\$ 60,563.00	
		\$ 10,157.25	
		\$ 11,509.00	
		\$ 5,677.00	
		\$ 9,659.50	
		\$ 4,034.00	
	LRK	\$ 1,260.00	
			\$ 188,303.22
329			
Phase 4	Onsight Industries	\$ 3,900.00	
	Stewart's Tree Service	\$ 4,025.00	
			\$ 7,925.00
330			
NRR	Kutak Rock	\$ 3,017.50	
			\$ 3,017.50
331			
Morgan's Glen	A+ Backbone and Utilities	\$ 6,616.00	
	Woodruff & Sons	\$ 159,105.22	
			\$ 165,721.22
332			
Phase 4	Kompan	\$ 3,139.20	
	Mike Armstrong Landscaping, Inc.	\$ 145,951.16	
			\$ 149,090.36
333			
Ft Hamer	Atwell	\$ 1,004.00	
			\$ 1,004.00
334			
Phase 4	Bliss Products and Services	\$ 1,164.73	
	Florida State Fence	\$ 2,550.00	
	GeoPoint Surveying	\$ 8,335.00	
	Mike Armstrong Landscaping	\$ 116,341.20	
	RIPA & Associates	\$ 40,904.29	
			\$ 169,295.22
335			

Ft Hamer	Bliss Products and Services	\$ 1,164.73	
	Mike Armstrong Landscaping	\$ 245,710.32	
			\$ 246,875.05
336			
Morgan's Glen	Bliss Products and Services	\$ 1,164.73	
			\$ 1,164.73
337			
Amenity	RIPA & Associates	\$ 288,559.31	
			\$ 288,559.31
338			
Phase 2	Driggers Engineering Services	\$ 13,950.00	
			\$ 13,950.00
		Grand Total	\$3,837,584.17

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 316

7/28/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	BKS Partners			
	Wildleaf Phase 4B Development/Utilities Insurance 02/13/2023 - 02/13/2024	115356	\$ 8,497.00	FY 2023
	Wildleaf Phase 4B 2nd Lift Asphalt Insurance 02/13/2023 - 02/13/2024	115357	\$ 376.00	FY 2023
2	Dewberry Engineers			
	Ph.4 A/B/C&D Services Through 06/30/2023	2309112	\$ 751.50	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 9,624.50	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 317

7/28/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>AMENITY</u>				
1	Atlantic TNG			
	Amenity Construction Materials	149920	\$ 3,456.10	FY 2023
	Amenity Construction Materials	149895	\$ 3,454.20	FY 2023
	Amenity Construction Materials	149941	\$ 3,152.10	FY 2023
2	Fortiline Waterworks			
	Amenity Construction Materials	6137640	\$ 1,273.00	FY 2023
	Credit for Invoice 6025585	6139274	\$ (1,273.00)	FY 2023
	Amenity Construction Materials	6105009	\$ 24,424.80	FY 2023
	Amenity Construction Materials	6105026	\$ 20,683.20	FY 2023
3	LRK			
	Amenity Services Through 06/30/2023	04.20020.00-22	\$ 14,812.50	FY 2023
	Interior Design Services Through 06/30/2023	04.20020.10-21	\$ 1,870.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 71,852.90



Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 318

8/4/2023

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

1	A+ Backbone and Utilities Conduit Installation and Repairs	1023-MG-1CO	\$ 9,880.00	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 9,880.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 319

8/4/2023

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

1	Stewart's Tree Service 2nd Extension Live Trees	18016	\$ 36,650.00	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 36,650.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 320

8/4/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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AMENITY

1	RIPA & Associates Amenity Center Pay App 7 Through 07/31/2023	01-2137-07	\$ 64,471.75	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 64,471.75

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 321

8/11/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
MORGAN'S GLEN				
1	BKS Partners			
	Phase 3A Final Lift Asphalt Insurance	155988	\$ 133.00	FY 2023
	Phase 3B Final Lift Asphalt Insurance	156020	\$ 155.00	FY 2023
	Phase 3A Lot Trees Insurance	156022	\$ 229.00	FY 2023
	Phase 3B Common Area Landscape Insurance	156025	\$ 1,217.00	FY 2023
	Phase 3B Lot Trees Insurance	156026	\$ 228.00	FY 2023
	Phase 3A Common Area Landscape Insurance	156027	\$ 1,146.00	FY 2023
	Phase 3A Defect Security Insurance	156036	\$ 188.00	FY 2023
	Commercial Infrastructure Defect Security Insurance	156041	\$ 100.00	FY 2023
	Phase 3B Defect Security Insurance	156043	\$ 100.00	FY 2023
	Phase 3B Defect Security Insurance (Premium Correction)	156334	\$ 25.00	FY 2023
	Commercial Infrastructure Defect Security Insurance (Premium Correction)	156335	\$ 25.00	FY 2023
2	Bliss Products and Services			
	Plastic Embankment Slide Installation	24483	\$ 10,931.70	FY 2023
3	GeoPoint Surveying			
	Phase 1C Staking Services Through 07/31/2023	79680-1	\$ 1,840.00	FY 2023

Total PAYABLE TO NORTH RIVER RANCH ISD \$ 16,317.70

Venessa Ripoll
Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 322

8/11/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	GeoPoint Surveying Wildleaf Phase 4A Staking Services Through 07/31/2023	79668-3	\$ 4,951.25	FY 2023
2	RIPA & Associates Phase 4B Pay Application 16RET Through 07/31/2023	01-2083-16RET	\$ 78,874.84	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 83,826.09	

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 323

8/18/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 4</u>				
1	Ameritt			
	Phase 4 - C1 Plat Document Printing	23-221	\$ 3,000.00	FY 2023
2	Clearview Land Design			
	Phase 4C-2 Services Through 08/11/2023	23-05243	\$ 131.25	FY 2023
	Phase 4A Services Through 08/11/2023	23-05247	\$ 5,802.50	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 8,933.75	

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 324

8/18/2023

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

Bay Area Bobcat

Playground Equipment Installation

65

\$ 2,400.00

FY 2023

2

Kompan

Riverfield Playground Equipment Installation

INV118216

\$ 10,708.16

FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 13,108.16


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 325

8/18/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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PHASE 2

1	Stantec Consulting Services Construction Services Through 08/04/2023	2117980	\$ 11,616.25	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 11,616.25

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 326

8/18/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE FT HAMER</u>				
1	Atwell Fort Hamer Rd. 2nd Ext. Discretionary Services Through 07/31/2023	23000321	\$ 628.00	FY 2023
2	Clearview Land Design Fort Hamer Rd. 2nd Ext. Services Through 05/12/2023	23-05244	\$ 3,210.00	FY 2023
3	Terracon Consultants Bella Lago to Road FF Services Through 07/29/2023	TJ81717	\$ 7,087.50	FY 2023
4	Woodruff & Sons Fort Hamer Rd. 2nd Ext. Pay Application 15 Through 07/31/2023	2763-15	\$ 2,077,566.14	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,088,491.64

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 327

8/18/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
AMENITY				
1	Bay Area Bobcat			
	Brightwood Shade Structures	63	\$ 575.00	FY 2023
2	Fortiline Waterworks			
	Amenity Construction Materials	6058492	\$ 85,606.40	FY 2023
	Amenity Construction Materials	6058547	\$ 13,924.50	FY 2023
	Amenity Construction Materials	6118283	\$ 9,483.00	FY 2023
	Amenity Construction Materials	6118449	\$ 10,320.10	FY 2023
	Amenity Construction Materials	6118454	\$ 4,049.00	FY 2023
	Amenity Construction Materials	6126210	\$ 27,656.92	FY 2023
	Amenity Construction Materials	6136738	\$ 1,970.00	FY 2023
	Amenity Construction Materials	6136912	\$ 8,827.04	FY 2023
	Amenity Construction Materials	6137033	\$ 961.00	FY 2023
	Amenity Construction Materials	6137107	\$ 7,358.00	FY 2023
	Amenity Construction Materials	6143400	\$ 3,681.90	FY 2023
	Amenity Construction Materials	6164623	\$ 83,936.20	FY 2023
	Amenity Construction Materials	6167617	\$ 5,888.00	FY 2023
	Amenity Construction Materials	6167650	\$ 93.60	FY 2023
3	Ron Litts			
	Site Inspection and Tree Health Recommendations	0873	\$ 2,450.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 266,780.66


Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 328

8/25/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>AMENITY</u>				
1	Fortiline Waterworks			
	Amenity Construction Materials	6136792	\$ 4,165.75	FY 2023
	Amenity Construction Materials	6136916	\$ 588.72	FY 2023
	Amenity Construction Materials	6136686	\$ 80,689.00	FY 2023
	Amenity Construction Materials	6126116	\$ 60,563.00	FY 2023
	Amenity Construction Materials	6137083	\$ 10,157.25	FY 2023
	Amenity Construction Materials	6086091	\$ 11,509.00	FY 2023
	Amenity Construction Materials	6118362	\$ 5,677.00	FY 2023
	Amenity Construction Materials	6136940	\$ 9,659.50	FY 2023
	Amenity Construction Materials	6137051	\$ 4,034.00	FY 2023
2	LRK			
	Interior Design Services Through 07/31/2023	04.20020.10-22	\$ 1,260.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 188,303.22

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 329

8/25/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 4</u>				
1	Onsight Industries Mailbox Kiosk Removal & Reinstallation	006-23-348464-1	\$ 3,900.00	FY 2023
2	Stewart's Tree Service Phase 4A/4B Buffer & Common Area Trees	18039	\$ 4,025.00	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 7,925.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 330

8/25/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Kutak Rock Jon M Hall Construction Dispute Counsel Through 07/31/2023	3267220	\$ 3,017.50	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 3,017.50

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 331

9/1/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE MORGAN'S GLEN</u>				
1	A+ Backbone and Utilities Conduit Installation	1002-MG-CO	\$ 6,616.00	FY 2023
2	Woodruff & Sons Pay Application 15 Through 07/31/2023	2758-15	\$ 159,105.22	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 165,721.22	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 332

9/1/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 4</u>				
1	Kompan Wildleaf Phase 4A/4B Playground Equipment	INV118491	\$ 3,139.20	FY 2023
2	Mike Armstrong Landscaping, Inc. Wildleaf 4A/4B Pay Application 14 Through 07/10/2023	--	\$ 145,951.16	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 149,090.36

Vivian Carvalho

Secretary / Assistant Secretary

Board Member

RECEIVED

By Amanda Lane at 3:35 pm, Sep 05, 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 333

9/1/2023

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

1	Atwell Fort Hamer Rd. 2nd Ext. Discretionary Services Through 08/31/2023	314697	\$ 1,004.00	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,004.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

RECEIVED

By Amanda Lane at 3:35 pm, Sep 05, 2023

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 334

9/8/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	Bliss Products and Services Wildleaf 4A Trash Receptacles	24610	\$ 1,164.73	FY 2023
2	Florida State Fence Wildleaf 4A Temporary Fence Rental	148257	\$ 2,550.00	FY 2023
3	GeoPoint Surveying Wildleaf Phase 4A/4B Staking Services Through 05/28/2023	78363 - 2	\$ 8,335.00	FY 2023
4	Mike Armstrong Landscaping Wildleaf 4A/4B Pay Application 15 Through 08/10/2023	--	\$ 116,341.20	FY 2023
5	RIPA & Associates Phase 4B Pay Application 17 Through 08/31/2023	01-2083-17	\$ 40,904.29	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 169,295.22

Vivian Carvalho

Secretary / Assistant Secretary

Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 335

9/8/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE FT HAMER</u>				
1	Bliss Products and Services Trash Receptacles	24610	\$ 1,164.73	FY 2023
2	Mike Armstrong Landscaping Ft Hamer 2nd Ext, Pay Application 1 Through 08/10/2023	--	\$ 245,710.32	FY 2023
Total - PAYABLE TO NORTH RIVER RANCH ISD				\$ 246,875.05

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 336

9/8/2023

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

1	Bliss Products and Services Trash Receptacles	24610	\$ 1,164.73	FY 2023
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Total PAYABLE TO NORTH RIVER RANCH ISD \$ 1,164.73

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 337

9/8/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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AMENITY

1	RIPA & Associates Pay Application 8 Through 08/31/2023	01-2137-08	\$ 288,559.31	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 288,559.31

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 338

9/8/2023

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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PHASE 2

1	Driggers Engineering Services Phase 2 Services Through 08/31/2023	EO13203	\$ 13,950.00	FY 2023
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Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 13,950.00

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 7/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$483,767.60										\$483,767.60
Accounts Receivable	459.83										459.83
Prepaid Expenses	4,250.18										4,250.18
Deposits	11,533.28										11,533.28
Due From Other Funds		\$3,836.72									3,836.72
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		91,060.27									91,060.27
Revenue (Series 2019)		272,478.74									272,478.74
Revenue (Series 2019-MG)		167,823.46									167,823.46
Prepayment A2 (Series 2019-MG)		430,980.94									430,980.94
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)			161,903.88								161,903.88
Prepayment A2 (Series 2020)			943,911.38								943,911.38
Sinking Fund (Series 2020)			0.06								0.06
Redemption A3 (Series 2020)			100,106.25								100,106.25
Debt Service Reserve A1 (Series 2023)				\$750,335.41							750,335.41
Debt Service Reserve A2 (Series 2023)				1,266,793.99							1,266,793.99
Revenue (Series 2023)				16.25							16.25
Capitalized Interest A1 (Series 2023)				951,688.02							951,688.02
Capitalized Interest A2 (Series 2023)				1,312,539.33							1,312,539.33
Revenue (Series 2021B)					\$2,150.01						2,150.01
Prepayment (Series 2021B)					215,034.75						215,034.75
Accounts Receivable - Due from Developer						\$1,750,137.18					1,750,137.18
Due From Other Funds						81,866.14					81,866.14
Acquisition/Constr (Series 2019)						125,117.31					125,117.31
Acquisition/Constr (Series 2019-MG)						145.55					145.55
Restricted Acq/Constr (Series 2019-MG)						3.03					3.03
Acquisition/Constr A1, A2 (Series 2020)							\$265.95				265.95
Acquisition/Constr - Neighborhood Infrs								\$11,043,358.26			11,043,358.26
Acquisition/Constr - Master Infrastructu								1,560.64			1,560.64
Cost of Issuance (Series 2023)								13,066.92			13,066.92
Acquisition/Constr (Series 2021B)									\$136,786.59		136,786.59
Total Current Assets	\$500,010.89	\$1,132,238.60	\$1,630,826.66	\$4,281,373.00	\$217,184.76	\$1,957,269.21	\$265.95	\$11,057,985.82	\$136,786.59	\$0.00	\$20,913,941.48
<u>Investments</u>											
Amount Available in Debt Service Funds										\$7,145,761.21	\$7,145,761.21
Amount To Be Provided										57,609,238.79	57,609,238.79
Total Investments	\$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
Total Assets	\$500,010.89	\$1,132,238.60	\$1,630,826.66	\$4,281,373.00	\$217,184.76	\$1,957,269.21	\$265.95	\$11,057,985.82	\$136,786.59	\$64,755,000.00	\$85,668,941.48

North River Ranch Improvement SD
Statement of Financial Position
As of 7/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Liabilities and Net Assets</u>											
<u>Current Liabilities</u>											
Accounts Payable	\$42,923.51										\$42,923.51
Due To Other Funds	600.00										600.00
Accounts Payable						\$1,750,542.29					1,750,542.29
Retainage Payable						520,401.15					520,401.15
Deferred Revenue						1,796,607.18					1,796,607.18
Retainage Payable							\$157,749.74				157,749.74
Accounts Payable								\$7,467.00			7,467.00
Retainage Payable								398,286.28			398,286.28
Retainage Payable									\$588,807.05		588,807.05
Total Current Liabilities	<u>\$43,523.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,067,550.62</u>	<u>\$157,749.74</u>	<u>\$405,753.28</u>	<u>\$588,807.05</u>	<u>\$0.00</u>	<u>\$5,263,384.20</u>
<u>Long Term Liabilities</u>											
Revenue Bonds Payable - Long-Term										\$64,755,000.00	\$64,755,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$64,755,000.00</u>	<u>\$64,755,000.00</u>
Total Liabilities	<u>\$43,523.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,067,550.62</u>	<u>\$157,749.74</u>	<u>\$405,753.28</u>	<u>\$588,807.05</u>	<u>\$64,755,000.00</u>	<u>\$70,018,384.20</u>
<u>Net Assets</u>											
Net Assets, Unrestricted	\$0.03										\$0.03
Current Year Net Assets, Unrestricted	(99,990.46)										(99,990.46)
Net Assets - General Government	(97,881.39)										(97,881.39)
Current Year Net Assets - General Government	654,359.20										654,359.20
Current Year Net Assets, Unrestricted		1,132,238.60									1,132,238.60
Current Year Net Assets, Unrestricted			1,630,826.66								1,630,826.66
Current Year Net Assets, Unrestricted				4,281,373.00							4,281,373.00
Current Year Net Assets, Unrestricted					217,184.76						217,184.76
Net Assets, Unrestricted						(1,131,275.13)					(1,131,275.13)
Current Year Net Assets, Unrestricted						(979,006.28)					(979,006.28)
Current Year Net Assets, Unrestricted							(\$157,483.79)				(157,483.79)
Current Year Net Assets, Unrestricted								\$10,652,232.54			10,652,232.54
Current Year Net Assets, Unrestricted									(452,020.46)		(452,020.46)
Total Net Assets	<u>\$456,487.38</u>	<u>\$1,132,238.60</u>	<u>\$1,630,826.66</u>	<u>\$4,281,373.00</u>	<u>\$217,184.76</u>	<u>(\$2,110,281.41)</u>	<u>(\$157,483.79)</u>	<u>\$10,652,232.54</u>	<u>(\$452,020.46)</u>	<u>\$0.00</u>	<u>\$15,650,557.28</u>
Total Liabilities and Net Assets	<u>\$500,010.89</u>	<u>\$1,132,238.60</u>	<u>\$1,630,826.66</u>	<u>\$4,281,373.00</u>	<u>\$217,184.76</u>	<u>\$1,957,269.21</u>	<u>\$265.95</u>	<u>\$11,057,985.82</u>	<u>\$136,786.59</u>	<u>\$64,755,000.00</u>	<u>\$85,668,941.48</u>

North River Ranch Improvement SD

Statement of Activities

As of 7/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Revenues</u>											
On-Roll Assessments	\$1,091,755.30										\$1,091,755.30
Off-Roll Assessments	604,804.78										604,804.78
Developer Contributions	154,697.97										154,697.97
Other Income & Other Financing Sources	57,389.48										57,389.48
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		866,856.76									866,856.76
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			2,185,853.36								2,185,853.36
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					595,928.96						595,928.96
Other Income & Other Financing Sources					158,323.31						158,323.31
Developer Contributions						\$11,711,319.17					11,711,319.17
Other Income & Other Financing Sources						137,859.40					137,859.40
Inter-Fund Transfers In						45,962.35					45,962.35
Other Income & Other Financing Sources							\$8,874.00				8,874.00
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									\$215,516.00		215,516.00
Total Revenues	\$1,908,762.52	\$2,992,473.50	\$3,175,351.90	\$9,202,151.40	\$766,727.68	\$11,895,140.92	\$8,863.95	\$23,111,893.69	\$215,516.00	\$0.00	\$53,276,881.56
<u>Expenses</u>											
Supervisor Fees	\$10,800.00										\$10,800.00
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	53,886.19										53,886.19
Disclosure	18,750.00										18,750.00
Property Appraiser	32,752.66										32,752.66
District Counsel	17,073.28										17,073.28
Arbitrage Calculation	1,000.00										1,000.00
Travel and Per Diem	2,267.74										2,267.74
Telephone	238.99										238.99
Postage & Shipping	3,034.43										3,034.43
Copies	2,231.03										2,231.03
Legal Advertising	1,226.29										1,226.29
Bank Fees	15.00										15.00
Miscellaneous	9,357.05										9,357.05
Office Supplies	1,120.17										1,120.17
Property Taxes	245.13										245.13
Web Site Maintenance	3,650.00										3,650.00
Dues, Licenses, and Fees	2,060.35										2,060.35
Maintenance Staff	40,000.00										40,000.00
Lifestyle Staff	47,112.01										47,112.01
Resident Services	34,052.93										34,052.93
Electric	234.88										234.88
Clubhouse Electric	18,611.78										18,611.78

North River Ranch Improvement SD

Statement of Activities

As of 7/31/2023

	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
Water Reclaimed	29,594.70										29,594.70
Amenity - Cable TV	16,918.09										16,918.09
Amenity - Landscape Maintenance	37,389.26										37,389.26
Amenity - Irrigation Repairs	4,946.20										4,946.20
Amenity - Pool Maintenance	16,150.00										16,150.00
Amenity - Janitorial	24,199.17										24,199.17
Amenity - Pest Control	900.00										900.00
Amenity - Fitness Equipment Leasing	6,925.00										6,925.00
Amenity - Envera Security	55,193.32										55,193.32
Amenity - Firepits	1,125.24										1,125.24
Amenity - Capital Outlay	2,344.75										2,344.75
Amenity - Miscellaneous	8,936.16										8,936.16
General Insurance	9,544.00										9,544.00
Property & Casualty Insurance	23,234.00										23,234.00
Other Insurance	1,752.00										1,752.00
Irrigation	51,449.15										51,449.15
Lake Maintenance	62,109.00										62,109.00
Landscaping Maintenance & Material	265,593.18										265,593.18
Landscape Improvements	81,706.58										81,706.58
Fertilizer / Pesticides	24,417.52										24,417.52
Flower & Plant Replacement	875.00										875.00
Contingency	49,734.73										49,734.73
Equipment Repair & Maintenance	4,628.95										4,628.95
Capital Expenditures	100,105.45										100,105.45
Cleaning	21,261.00										21,261.00
Lighting	11,933.35										11,933.35
Streetlight Leasing	51,311.49										51,311.49
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						\$623,774.49					623,774.49
District Counsel						36,581.58					36,581.58
Contingency						12,218,092.95					12,218,092.95
Engineering							\$1,455.50				1,455.50
Contingency							164,892.34				164,892.34
Engineering								\$108,649.75			108,649.75
Other Debt Service Costs								256,250.00			256,250.00
Contingency								8,283,673.04			8,283,673.04
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	\$1,354,397.32	\$1,860,272.09	\$1,544,561.25	\$4,953,076.35	\$549,550.00	\$12,878,449.02	\$166,347.84	\$12,569,590.04	\$667,538.97	\$0.00	\$36,543,782.88

North River Ranch Improvement SD

Statement of Activities

As of 7/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$3.54										\$3.54
Interest Income		\$37.19									37.19
Interest Income			\$36.01								36.01
Interest Income				\$32,297.95							32,297.95
Interest Income					\$7.08						7.08
Interest Income						\$4,301.82					4,301.82
Interest Income							\$0.10				0.10
Interest Income								\$109,928.89			109,928.89
Interest Income									\$2.51		2.51
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$3.54</u>	<u>\$37.19</u>	<u>\$36.01</u>	<u>\$32,297.95</u>	<u>\$7.08</u>	<u>\$4,301.82</u>	<u>\$0.10</u>	<u>\$109,928.89</u>	<u>\$2.51</u>	<u>\$0.00</u>	<u>\$146,615.09</u>
Change in Net Assets	\$554,368.74	\$1,132,238.60	\$1,630,826.66	\$4,281,373.00	\$217,184.76	(\$979,006.28)	(\$157,483.79)	\$10,652,232.54	(\$452,020.46)	\$0.00	\$16,879,713.77
Net Assets At Beginning Of Year	<u>(\$97,881.36)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,131,275.13)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,229,156.49)</u>
Net Assets At End Of Year	<u><u>\$456,487.38</u></u>	<u><u>\$1,132,238.60</u></u>	<u><u>\$1,630,826.66</u></u>	<u><u>\$4,281,373.00</u></u>	<u><u>\$217,184.76</u></u>	<u><u>(\$2,110,281.41)</u></u>	<u><u>(\$157,483.79)</u></u>	<u><u>\$10,652,232.54</u></u>	<u><u>(\$452,020.46)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,650,557.28</u></u>

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 1,091,755.30	\$ 902,410.00	\$ 189,345.30	\$ 1,082,892.00	100.82%
Off-Roll Assessments	604,804.78	504,004.20	100,800.58	604,805.00	100.00%
Developer Contribution	154,697.97	-	154,697.97	-	
Other Income & Other Financing Sources	57,389.48	-	57,389.48	-	
Net Revenues	\$ 1,908,647.53	\$ 1,406,414.20	\$ 502,233.33	\$ 1,687,697.00	113.09%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 10,800.00	\$ 10,000.00	\$ 800.00	\$ 12,000.00	90.00%
POL Insurance	7,807.00	12,040.00	(4,233.00)	14,448.00	54.04%
Trustee Services	23,843.16	18,750.00	5,093.16	22,500.00	105.97%
District Management	52,499.97	58,333.30	(5,833.33)	70,000.00	75.00%
Field Management	6,249.99	20,833.30	(14,583.31)	25,000.00	25.00%
Engineering	53,886.19	29,166.70	24,719.49	35,000.00	153.96%
Disclosure	18,750.00	16,666.70	2,083.30	20,000.00	93.75%
Property Appraiser	32,752.66	28,200.00	4,552.66	33,840.00	96.79%
District Counsel	17,073.28	16,666.70	406.58	20,000.00	85.37%
Assessment Administration	-	9,166.70	(9,166.70)	11,000.00	0.00%
Audit	-	14,166.70	(14,166.70)	17,000.00	0.00%
Arbitrage Calculation	1,000.00	2,500.00	(1,500.00)	3,000.00	33.33%
Travel and Per Diem	2,267.74	-	2,267.74	-	
Telephone	238.99	166.70	72.29	200.00	119.50%
Postage & Shipping	3,034.43	416.70	2,617.73	500.00	606.89%
Copies	2,231.03	-	2,231.03	-	
Legal Advertising	1,226.29	4,166.70	(2,940.41)	5,000.00	24.53%
Bank Fees	15.00	-	15.00	-	
Miscellaneous	9,357.05	16,666.70	(7,309.65)	20,000.00	46.79%
Office Supplies	1,120.17	-	1,120.17	-	
Property Taxes	245.13	83.30	161.83	100.00	245.13%
Web Site Maintenance	3,650.00	762.50	2,887.50	915.00	398.91%
Dues, Licenses, and Fees	2,060.35	645.80	1,414.55	775.00	265.85%
Maintenance Staff	40,000.00	48,750.00	(8,750.00)	58,500.00	68.38%
Lifestyle Staff	47,112.01	115,430.80	(68,318.79)	138,517.00	34.01%
Resident Services	34,052.93	18,333.30	15,719.63	22,000.00	154.79%
Total General & Administrative Expenses	\$ 371,273.37	\$ 441,912.60	\$ (70,639.23)	\$ 530,295.00	70.01%
Field Operations					
Electric	\$ 234.88	\$ 41,666.70	\$ (41,431.82)	\$ 50,000.00	0.47%
Water Reclaimed	-	17,500.00	(17,500.00)	21,000.00	0.00%
Wetland Monitoring	-	8,333.30	(8,333.30)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	20,833.30	(20,833.30)	25,000.00	0.00%
Wetland Mitigation	-	1,000.00	(1,000.00)	1,200.00	0.00%
Equipment Rental	-	6,950.00	(6,950.00)	8,340.00	0.00%
General Insurance	9,544.00	-	9,544.00	-	
Property & Casualty Insurance	23,234.00	31,178.30	(7,944.30)	37,414.00	62.10%
Other Insurance	1,752.00	-	1,752.00	-	
Irrigation	51,449.15	15,000.00	36,449.15	18,000.00	285.83%

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
Field Operations - Continued					
Lake Maintenance	\$ 62,109.00	\$ 111,760.80	\$ (49,651.80)	\$ 134,113.00	46.31%
Landscape Maintenance & Material	265,593.18	225,000.00	40,593.18	270,000.00	98.37%
Landscape Improvements	81,706.58	100,000.00	(18,293.42)	120,000.00	68.09%
Fertilizer / Pesticides	24,417.52	-	24,417.52	-	
Flower & Plant Replacement	875.00	-	875.00	-	
Contingency	49,734.73	8,333.30	41,401.43	10,000.00	497.35%
Equipment Repair and Maintenance	4,628.95	7,000.00	(2,371.05)	8,400.00	55.11%
Pest Control	-	29,166.70	(29,166.70)	35,000.00	0.00%
Capital Expenditures	100,105.45	25,000.00	75,105.45	30,000.00	333.68%
Street Sweeping	21,261.00	21,666.70	(405.70)	26,000.00	81.77%
Lighting	11,933.35	833.30	11,100.05	1,000.00	1193.34%
Streetlights - Leasing	51,311.49	41,666.70	9,644.79	50,000.00	102.62%
Shared Bike Maintenance	-	12,500.00	(12,500.00)	15,000.00	0.00%
Total Field Operations	\$ 759,890.28	\$ 725,389.10	\$ 34,501.18	\$ 870,467.00	87.30%
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 11,770.04	\$ 10,000.00	\$ 1,770.04	\$ 12,000.00	98.08%
Clubhouse Water	25,761.64	2,083.30	23,678.34	2,500.00	1030.47%
Clubhouse Phone	-	208.30	(208.30)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	8,551.45	10,833.30	(2,281.85)	13,000.00	65.78%
Amenity - Landscape Maintenance	29,026.54	41,666.70	(12,640.16)	50,000.00	58.05%
Amenity - Irrigation Repairs	4,218.28	16,666.70	(12,448.42)	20,000.00	21.09%
Amenity - Pool Maintenance	9,000.00	9,000.00	-	10,800.00	83.33%
Pool equipment	-	1,250.00	(1,250.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	12,500.00	(12,500.00)	15,000.00	0.00%
Amenity - Interior Cleaning	15,584.34	14,258.30	1,326.04	17,110.00	91.08%
Amenity - Pest Control	580.00	26,666.70	(26,086.70)	32,000.00	1.81%
Amenity - Fitness Equipment Leasing	6,925.00	6,950.00	(25.00)	8,340.00	83.03%
Amenity - Security Monitoring	31,009.83	4,500.00	26,509.83	5,400.00	574.26%
Firepits	1,125.24	5,000.00	(3,874.76)	6,000.00	18.75%
Capital outlay	2,344.75	1,875.00	469.75	2,250.00	104.21%
Miscellaneous	8,936.16	854.20	8,081.96	1,025.00	871.82%
Total Brightwood Pavilion - Amenity Expenses	\$ 154,833.27	\$ 164,312.50	\$ (9,479.23)	\$ 197,175.00	78.53%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 6,841.74	\$ 5,416.70	\$ 1,425.04	\$ 6,500.00	105.26%
Clubhouse Water	3,833.06	225.00	3,608.06	270.00	1419.65%
Amenity - Cable TV / Internet / Wi-Fi	8,366.64	7,500.00	866.64	9,000.00	92.96%
Amenity - Landscape Maintenance	8,362.72	3,750.00	4,612.72	4,500.00	185.84%
Amenity - Irrigation Repairs	727.92	-	727.92	-	
Amenity - Pool Maintenance	7,150.00	7,000.00	150.00	8,400.00	85.12%
Pool equipment	-	1,250.00	(1,250.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	-	6,870.00	(6,870.00)	8,244.00	0.00%
Amenity - Interior Cleaning	8,614.83	8,206.70	408.13	9,848.00	87.48%
Amenity - Pest Control	320.00	-	320.00	-	
Amenity - Security Monitoring	24,183.49	4,500.00	19,683.49	5,400.00	447.84%

North River Ranch Improvement SD

Budget to Actual

For the Month Ending 7/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Revised Budget	Percentage Used
Riverfield Verandah - Amenity - Continued					
Gate monitoring	\$ -	\$ 27,498.30	\$ (27,498.30)	\$ 32,998.00	0.00%
Capital outlay	-	1,750.00	(1,750.00)	2,100.00	0.00%
Miscellaneous	-	833.30	(833.30)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 68,400.40	\$ 74,800.00	\$ (6,399.60)	\$ 89,760.00	76.20%
 Total Expenses	 \$ 1,354,397.32	 \$ 1,406,414.20	 \$ (52,016.88)	 \$ 1,687,697.00	 80.25%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 3.54	\$ -	\$ 3.54	\$ -	
Total Other Income (Expenses)	\$ 3.54	\$ -	\$ 3.54	\$ -	
Net Income (Loss)	\$ 554,253.75	\$ -	\$ 554,253.75	\$ -	

North River Ranch Improvement Stewardship District

RIPA DPO for NRR Phase IV-C1
(Mass Earthwork)



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

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
COUNTY					
003	STORM PIPE	1.00	LS	(\$417,679.00)	(\$417,679.00)
004	TAX CREDIT	1.00	LS	(\$25,110.74)	(\$25,110.74)
Total Price for above COUNTY Items:					(\$442,789.74)
ATLANTIC					
001	STORM STRUCTURES	1.00	LS	(\$113,141.20)	(\$113,141.20)
002	TAX CREDIT	1.00	LS	(\$6,638.47)	(\$6,638.47)
Total Price for above ATLANTIC Items:					(\$119,779.67)

Total Bid Price: (\$562,569.41)

Notes:

- DPO Deduct for County and Atlantic

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

North River Ranch 4C
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch 4C

DPO # 01-2119-001

CO #

To: County Materials

Date: 11/2/2022

Attention: Johnny Smith

Job # 01-2119

CC: 02-301

Approved By: AR

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
360	LF	18" RCP CL3	\$ 30.00	\$10,800.00
96	LF	24" RCP CL3	\$ 46.50	\$4,464.00
96	LF	30" RCP CL3	\$ 71.25	\$6,840.00
168	LF	48" RCP CL3	\$ 161.25	\$27,090.00
1184	LF	60" RCP CL3	\$ 258.75	\$306,360.00
344	LF	36" RCP CL3	\$ 97.50	\$33,540.00
2	EA	18" MITERED END SECTION	\$ 543.75	\$1,087.50
1	EA	24" MITERED END SECTION	\$ 712.50	\$712.50
1	EA	30" MITERED END SECTION	\$ 1,875.00	\$1,875.00
2	EA	48" MITERED END SECTION	\$ 3,750.00	\$7,500.00
2	EA	60" MITERED END SECTION	\$ 8,250.00	\$16,500.00
14	EA	36"X42" STRAP W/ HARDWARE	\$ 65.00	\$910.00
		Tax Exempt	Total	\$417,679.00

Remarks

See Attached QUOTE

CC:

Date: 10/26/2022	Bid Date: 10/26/2022	Time: 12:00 AM	Project: 044-3380-22	Revision: 0
Bid To: Ripa & Associates	Project Name: North River Ranch 4C-REVISION			
Contact: Chad Villiard	Project Address:			
Phone: 813-623-6777	City/State/County: Florida, Manatee			
Email: cvilliard@ripaconstruction.com	Memo:			
Quoted By: Johnny Smith				Cell: (941)915-3671
Email: Johnny.Smith@countymaterials.com				

Description	UOM	Qty	Unit Price	Extension
ROUND PIPE				
18" RCP CL3	LF	360.00	\$30.00	\$10,800.00
24" RCP CL3	LF	96.00	\$46.50	\$4,464.00
30" RCP CL3	LF	96.00	\$71.25	\$6,840.00
36" RCP CL3	LF	344.00	\$97.50	\$33,540.00
48" RCP CL3	LF	168.00	\$161.25	\$27,090.00
60" RCP CL3	LF	1184.00	\$258.75	\$306,360.00
Net Price				\$389,094.00

END TREATMENTS

18" MITERED END SECTION	EA	2.00	\$543.75	\$1,087.50
24" MITERED END SECTION	EA	1.00	\$712.50	\$712.50
30" MITERED END SECTION 4:1	EA	1.00	\$1,875.00	\$1,875.00
48" MITERED END SECTION 4:1	EA	2.00	\$3,750.00	\$7,500.00
60" MITERED END SECTION 4:1	EA	2.00	\$8,250.00	\$16,500.00
36" & 42" STRAP W/ HARDWARE	EA	14.00	\$65.00	\$910.00

ALL MES are GOOD BELLS.....

Lead times vary depending on size of pipe.....

Net Price **\$28,585.00**
\$417,679.00

*MES BAR GRATES ARE AVAILABLE IN SINGLE, DOUBLE AND TRIPLE RUN, WITH OR WITHOUT BOLT FRAME. MES BAR GRATES ARE A SPECIAL ORDER ITEM, REQUIRE A MINIMUM OF 2 WEEKS PRODUCTION TIME, ARE NON-RETURNABLE AND NON-REFUNDABLE. CALL FOR MORE INFORMATION OR A QUOTE.

Material to be used for drainage

Clerical errors are subject to correction. All M.E.S. quoted as 4:1 slope unless otherwise noted. All quantities are rounded up to even joints.

PRICE & AVAILABILITY SUBJECT TO CHANGE AFTER 30 DAYS. All sales are subject to all applicable Sales Tax unless exempt tax status is provided prior to first shipment.

Prices quoted are FULL TRUCK LOAD QUANTITIES f.o.b. jobsite; TRUCK NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER. All ERCP and RCP will require off loading by customer. Subject to possible fuel surcharge. A minimum drop charge may apply on less than full truckload quantities.

A 30% restocking charge will be added to all returned items. ALL DESIGN/SPECIALTY ITEMS ARE NON RETURNABLE, NON REFUNDABLE, & REQUIRE A SIGNED ORDER OR PURCHASE ORDER.

Payment Terms: All invoices are due and payable by the end of the month following the month of purchase. Invoices not paid when due shall accrue interest at the rate of 1-1/2% per month (18% per annum).

Contract: This proposal when signed by Seller and Buyer constitutes a binding contract and is made for acceptance within thirty (30) days from date hereof unless used for bidding purposes, in which case it is for acceptance within thirty (30) days of the awarding of the contract. No other contract will be signed unless this quotation and its attached terms and conditions are made a part thereof. This bid is contingent upon successful negotiations of the contract for this project, between County Materials Corporation and the General Contractor / Contractor / Subcontractor.

Signature by Buyer, or Company PO, acknowledges acceptance of the terms and conditions attached. If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller.

County Materials

Seller

Buyer

Johnny Smith - Sales Representative

Print Name & Title: Authorized Rep. For Seller

Print Name: Authorized Rep. For Buyer

Signature

Date

Signature

Date

Delivery Contact Name:

Phone #:

Delivery Address:

Estimated Start:

Subject to Attached Terms & Conditions

Signature by Buyer acknowledges acceptance of the terms and conditions attached.

TERMS AND CONDITIONS OF QUOTATION/SALES CONTRACT

1. **CONTRACT TERMS:** The buyer listed on the face of this Quotation/Sales Contract ("Buyer") acknowledges, understands, and agrees that, by accepting this Quotation/Sales Contract ("Quotation/Sales Contract"), it shall be bound by the terms and conditions set forth herein ("Terms and Conditions"). Buyer further acknowledges, understands, and agrees that said Terms and Conditions shall be enforceable against Buyer by County Materials Corporation and all of its divisions, subsidiaries, affiliates, privies, assigns, associated or affiliated companies, corporations, partnerships, successors, and insurers, including but not limited to Central Processing Corporation and A-1 Transit Corporation ("Seller"). The sole agreement of the parties shall be made up of (1) this Quotation/Sales Contract, (2) Buyer's credit application, if any, and (3) Seller's order confirmation, if any ("Agreement"). This Agreement is the sole agreement under which Buyer shall purchase goods, materials, services, and/or products ("Products") from Seller, and acceptance of any purchase order from Buyer is hereby made expressly conditional upon Buyer's acceptance of the Agreement. Any different or additional terms or conditions contained in Buyer's acceptance of this Quotation/Sales Contract, whether by purchase order or otherwise, are hereby objected to by Seller and shall have no effect on, and not become part of, the Agreement. Additional terms or changes to the Agreement, and alleged subsequent agreements between the parties, shall not be effective as against the Seller unless signed by an authorized representative of the Seller.

2. **CREDIT AND PAYMENT:** Buyer agrees to make prompt payment in accordance with the terms hereof, without reference to Buyer's agreement with any other party, and with no right of setoff or retention. If delivery is to be delayed past the delivery date specified in this Agreement, either at the request of Buyer or through no fault of Seller, Buyer shall pay promptly in full for all Products sold hereunder. If Buyer is or becomes insolvent, or is unable to pay its debts as they mature, or files or has filed against it a bankruptcy, insolvency, or similar petition, or if Seller in good faith doubts the ability of the Buyer to pay, Seller may demand cash payment in advance before shipments are made. In the event Buyer fails to make the demanded payment within fifteen (15) days after Seller's demand, Seller may cancel the unperformed portion of the contract, without prejudice to its right to hold Buyer liable for all harm or damages resulting from its failure to pay.

3. **INTEREST AND COSTS:** Invoices not paid when due shall bear interest at the rate of 1 1/2% per month if not prohibited by law, otherwise at the highest lawful contract rate. Buyer shall be responsible for paying such interest incurred upon demand, together with reasonable costs of collection (including attorneys' fees and expenses) whether or not a lawsuit is commenced.

4. **TAXES:** Sales, use, excise, or similar taxes arising out of or relating to the sale, delivery, installation, or use of the Products, if any, are not included in the price on the Quotation/Sales Contract except as otherwise specified herein or in a separate written agreement between Buyer and Seller. In the absence of an exemption or resale certificate acceptable to Seller and to the respective taxing authority, all such taxes are the sole responsibility of and shall be paid by Buyer. At any time Seller shall have the right to separately bill Buyer for such taxes which the Seller may have been required to pay and the Buyer shall promptly reimburse the Seller for the entire amount of such taxes.

5. **CHANGE ORDERS:** Change orders after receipt of Buyer's order may necessitate rescheduling estimated delivery date(s) for Buyer's order. Change orders may result in additional charges for time, labor, and/or materials costs, which shall increase the Buyer's contract price stated in this Quotation/Sales Contract. Buyer understands and acknowledges any change order made by Buyer may delay the delivery date for the Product(s) ordered and Buyer agrees to bear any additional costs arising out of or resulting from any change order made by Buyer, pursuant to the Terms and Conditions herein. Buyer and Seller shall agree on the necessary changes in price and estimated delivery date(s), if any, for any change in scope or additional work before Seller is obligated to proceed with any change requested by Buyer.

6. **DELAYS:** Buyer shall reimburse Seller for all expenses incurred by Seller which arise out of delays, including, without limitation, delays caused by Buyer, such as failure to timely submit necessary documents, approvals, or information needed by the Seller, the failure to accept delivery on a timely basis, etc. Seller will not be responsible for any delays resulting from a force majeure event, as set out in this Agreement below. Shipments of orders delayed for any reason in whole or in part beyond the control of Seller and beyond one (1) month of the ordered date are subject to an increase based on increased labor and materials costs. Any statements made relating to delivery dates, shipping dates, or production dates are not warranties and do not form part of the basis of the contract. Present lead times are good faith estimates and are not contractual nor are they intended to imply that time is of the essence.

7. DELIVERY TERMS:

(1) All scheduled delivery dates are approximate.

(2) Seller's responsibility for delivery shall cease FOB shipping point or, if Seller agrees to deliver FOB delivery site, at the curbside or street frontage of the address of delivery. If Buyer requires Seller to cross a curb line or enter private property to make delivery on site, Buyer shall be responsible for providing Seller with safe and adequate access to the site, along with a certificate of insurance, and Seller shall not be liable for any damage resulting from delivery of Products on private property or when required to deliver inside a curb line. Seller shall have the right to charge the Buyer the sum of \$90.00 per hour of waiting time in excess of one hour, and Buyer shall pay such charge upon demand.

(3) The driver of the delivery vehicle is empowered to refuse delivery or continue delivery if, in his opinion, the point where the Product is to be delivered is unsafe or is likely to prove dangerous. If the delivery vehicle is required to deliver at any point off a public road, the Buyer will be responsible for any and all damage to vehicles, pipes, manholes, underground utilities or any other property of any sort resulting therefrom and hereby indemnifies the Seller against any and all loss, damage, claims, costs, including legal costs on an indemnity basis or demands which the Seller may incur as a result of such delivery.

(4) Traffic control services shall be provided by the Buyer whenever required for safe delivery, and site access and egress.

(5) In the event that the Buyer requests that any Product be deposited on a street or public highway the Buyer shall be responsible for compliance with any and all city, county, or state regulations and/or permits and for all steps which need to be taken for the protection at all times of persons or property and shall indemnify, defend, and hold harmless the Seller for any and all costs, claims, losses or expenses, including legal costs and fees, which the Seller may incur as a result of such delivery.

(6) Delivery schedules will be mutually agreed upon between Seller and Buyer.

8. **FREIGHT ALLOWANCE:** When Products are delivered by trucks owned by Seller, any of its affiliates, or by carrier, the purchase price shall increase by an amount equal to the freight allowance. Buyer will pay such increase as part of the purchase price together with any additional costs arising out of delivery.

9. **CANCELLATION:** In the event the order is cancelled by Buyer prior to delivery, or Buyer otherwise fails to comply with its obligations under the Agreement, Seller shall be entitled to all damages incurred in connection with this order, including without limitation, restocking costs, material procurement costs, administrative costs, lost profits, incidental and consequential damages, and Seller's reasonable attorneys' fees and expenses, if any.

10. BACK CHARGES/DAMAGES. Seller will not permit or accept any back charges for any reason nor will it accept any assessment for damages due to delivery performance unless such charges are authorized in writing by Seller prior to these charges being incurred.

11. PERFORMANCE BONDS: Seller will not pay for, nor allow deductions for, performance bonds.

12. NOTICE OF BID ACCEPTANCE. To assure prompt delivery of the request Product, Buyer must inform Seller of bid acceptance as early as possible along with all pertinent data (taxable authorities, purchase order numbers, etc.) in order to provide Seller with sufficient time to provide the Product ordered by Buyer at the time requested by Buyer.

13. DESIGN OF PRODUCTS: If Buyer is purchasing stock Products from Seller, Seller bears responsibility for designing Products in compliance with the applicable ASTM standard(s) and as described in Seller's sales material. If Buyer is purchasing non-stock Products that must meet certain specifications, then Buyer must provide Seller with specifications sufficient to permit Seller to draft production drawings for the Products in compliance with those specifications; furthermore, Seller has no responsibility for the design or creation of the Product specifications provided by the Buyer and is only responsible for drafting production drawings based on the specifications provided. Buyer understands that that harmful cracking or other damage may occur if the Product specifications are not properly designed.

14. INSTALLATION OF PRODUCTS: Unless otherwise agreed to by Seller as part of the Agreement, Seller shall have no responsibility for the installation, unloading, or maintenance of the Products, it being understood that the Seller's sole responsibility is described on the face hereof, and that harmful cracking or other damage may occur if the Products are not properly installed, unloaded, or maintained.

15. ADVICE: Any installation advice provided verbally or outlined in technical literature provided by Seller and/or its affiliates, including County Materials Corp., is intended as a guide for informational purposes only and are not intended to replace sound engineering practice and judgment and should not be relied upon for that purpose.

16. INSPECTION AND TESTING: All requests for inspections or tests not regularly conducted by the Seller are for the Buyer's account, and must be made by separate agreement as to the nature, extent of, and charges for such inspections or tests.

17. INSPECTION AND REJECTION OF NON-CONFORMING PRODUCTS: (a) Buyer shall inspect all Products within 48 hours of receipt (the "Inspection Period"). Buyer will be deemed to have accepted the Products unless it notifies Seller in writing of any non-conforming Products during the Inspection Period and furnishes such written evidence or other documentation as required by Seller. At Seller's request and option, Buyer must provide Seller an opportunity to examine the alleged nonconforming Products without delay or a sample of the alleged non-conforming Products. The Products are in conformity if they do not deviate from the agreed specification at the time of passage of title and risk. (b) If Buyer timely notifies Seller of any non-conforming Products, Seller shall, in its sole discretion, either (i) provide conforming Products to replace any such non-conforming Products, or (ii) repair or remediate the non-conformity, or (iii) credit or refund the purchase price for such non-conforming Products, together with any reasonable shipping and handling expenses incurred by Buyer in connection therewith. Buyer shall ship, at its expense and risk of loss, the non-conforming Products to the location specified by Seller. If Seller exercises its option to provide replacement conforming Products, Seller shall ship conforming Products to Buyer at Buyer's expense and risk of loss after receiving Buyer's shipment of all non-conforming Products. (c) Buyer acknowledges and agrees that the remedies set forth in subsection (b) above are Buyer's exclusive remedies for the delivery of non-conforming Products.

18. LIMITATION OF LIABILITY: SELLER'S LIABILITY ON ANY CLAIM SHALL NOT EXCEED THE AMOUNT INVOICED FOR THE PRODUCTS ACTUALLY RECEIVED BY BUYER for any loss or damage arising out of the supplying of any Product to Buyer, or the sale, operation, or use of the Product, whether such claim is based in contract, warranty, tort (including negligence) or other grounds, with regard to which such claim for loss or damage is made. IN NO EVENT SHALL SELLER BE LIABLE FOR SPECIAL, CONSEQUENTIAL, INCIDENTAL, LIQUIDATED, PUNITIVE, OR EXEMPLARY DAMAGES, which could include, but is not limited to, loss of profits or revenue, loss of use of the Product or any associated product, cost of capital, cost of substitute products, cost of facilities or services, downtime costs, or claims by Buyer's customers for such damages, whether such damages arise as a result of breach of contract or warranty, a tort claim (including negligence), or on other grounds. THIS LIMITATION OF LIABILITY AND EXCLUSION SHALL APPLY EVEN IF THE EXPRESS LIMITED WARRANTY SET FORTH BELOW FAILS OF ITS ESSENTIAL PURPOSE. The above limitations do not include damages related to personal injury.

EXCLUSIVE LIMITED WARRANTY: Seller warrants that stock Product, to the extent it is manufactured by Seller, shall be free from manufacturing defects in materials and workmanship and meet solely the description and specifications set forth in Section 13 above and conform to (subject to reasonable variance in accordance with normal industry practice) the applicable ASTM standard(s) for a period of thirty (30) days from delivery thereof, and all other warranties are expressly disclaimed as described in the capitalized sentence below. Seller may, in its sole discretion, also rely on any generally accepted industry standards. Seller retains the right, however, to change the dimensions, composition, design, performance, color, and appearance of the Product without liability if, in Seller's judgment, the change is non-material. Seller warrants that non-stock Product manufactured by Seller meet only those specifications and standards provided by Buyer for a period of thirty (30) days from delivery, all other warranties are expressly disclaimed as described in the capitalized sentence below, and Buyer understands that that harmful cracking or other damage may occur if the Product specifications are not properly designed. Seller does not warranty any portion of Product not manufactured by Seller but Seller shall assign to Buyer, upon request, all assignable warranties of Seller's suppliers related to such Products. Acceptance by Buyer of the Product constitutes confirmation that the Product meets the description set forth above. THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WRITTEN OR ORAL WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHETHER EXPRESS OR IMPLIED BY LAW, INCLUDING THE UNIFORM COMMERCIAL CODE AS ENACTED IN THE STATE OF FLORIDA OR ELSEWHERE. This limited warranty only applies if the Product has not been subjected to misuse, negligence, or accident and have not been installed, maintained, altered, or repaired in any manner that, in Seller's sole judgment, adversely affects the condition or operation of the Product. Further, the foregoing limited warranty and the exclusive remedy below run only in favor of the original Buyer and may not be assigned or otherwise transferred.

EXCLUSIVE REMEDY: For any loss or damage arising out of supplying Product to Buyer, or the sale, operation, or use of the Product-whether such claim is based in contract, warranty, tort (including negligence) or other grounds- BUYER'S EXCLUSIVE REMEDY IS LIMITED, at Seller's sole discretion, to either: (1) refund by Seller of the purchase price for any non-conforming Product sold hereunder; or (2) the repair of non-conforming Product or replacement of any non-conforming Product with new Product in its unfinished state. UNDER THIS EXCLUSIVE REMEDY, BUYER SHALL NOT RECOVER ANY OTHER COSTS FROM SELLER, including but not limited to costs for: return of non-conforming Product, delivery of replacement Product, removal of non-conforming Product, reinstallation of replacement Product (or products purchased to replace any non-conforming Product), and/or any labor charges incurred related to the Product. NO OTHER REMEDY SHALL BE AVAILABLE TO BUYER. ANY CLAIM FOR INCIDENTAL AND/OR CONSEQUENTIAL DAMAGES for lost profits, lost sales, injury to property, or any other incidental or consequential loss IS THEREFORE BARRED PURSUANT TO THE TERMS OF THIS EXCLUSIVE REMEDY. Seller will not be liable for any failure of Product to conform to the Exclusive Limited Warranty above caused by installation or maintenance of the Product, or use of other products/materials in conjunction with the Product that negatively impacts the Product or otherwise do not conform with industry standards. The above limitations do not include damages related to personal injury.

19. CLAIMS: BUYER'S EXCLUSIVE PROCEDURE FOR COMMENCING CLAIMS against Seller after acceptance of the Product shall be as follows: Notice of claims against Seller for breach of warranty or for any other alleged non-conformity of the Product MUST BE GIVEN TO SELLER PROMPTLY UPON

DISCOVERY AND MUST BE SUPPORTED IN WRITING WITHIN SEVEN (7) CALENDAR DAYS AFTER DISCOVERY of the alleged breach or non-conformance to afford Seller an opportunity to investigate such claims promptly and mitigate any potential damages. Failure of Buyer to give such notice SHALL CONSTITUTE A WAIVER BY BUYER of their right to later make such a claim and Buyer shall be barred from the exclusive remedy permitted herein.

20. FAILURE BY SELLER: If at any time prior to delivery, Seller materially fails to fulfill its obligations hereunder or abandons production of the Products without cause, and such failure or abandonment is not corrected or commenced to be corrected within seven (7) days of written notice from Buyer (except for matters which by their nature cannot be corrected within said seven (7) days, in which case it shall be sufficient that Seller commenced to remedy such failure within said period and thereafter diligently proceeds), Buyer may elect to terminate Buyer's continuing obligations under this Agreement. If Buyer elects to terminate the Buyer's obligations hereunder, Buyer shall be entitled to the return of all deposit money paid to Seller in connection with this Agreement. TERMINATION OF THE AGREEMENT AND RETURN OF DEPOSIT MONEY ARE THE BUYER'S SOLE AND EXCLUSIVE REMEDY IN THE EVENT OF A FAILURE TO COMPLY OR ABANDONMENT BY SELLER.

21. TITLE AND RISK OF LOSS: For Products delivered by common carrier, Buyer accepts the risk of loss, shortage, destruction, or damage upon delivery of the Products by Seller to the common carrier, and Buyer's sole remedy shall be against the common carrier for any loss, shortage, destruction, or damage to the Products resulting from shipment. For Product delivered by Seller or any of its affiliates, title and all risks of loss, shortage, damage, destruction, delay, etc. with respect to Product shall not pass to Buyer until delivery at the point described on the face of this Quotation/Contract or at such other point as may be designated by Buyer. All claims for loss, shortage, damage, destruction, delay, etc. to the Product delivered shall be made at the time such Product is delivered, and no such claim shall be allowed unless a notation of the loss, shortage, damage, destruction, delay, etc. is made on the delivery receipt for the products to which such claim applies. In no event shall Buyer's rights against Seller for loss, shortage, damage, destruction, delay, etc. exceed Buyer's rights for breach of warranty as set forth above. Buyer shall pay Seller for all expenses incurred in the production and delivery of the Product regardless of delays or Seller's inability to deliver said Product due to circumstances beyond its control. Seller shall retain any and all necessary lien rights allowable for payment on the Product subject to this Agreement until the purchase price plus any additional interest has been paid. Buyer hereby grants Seller a first priority security interest in all products until such time as Seller is paid in full all amounts due and owing under this Agreement.

22. RETURNS: No Products shall be returned to the Seller without its prior written approval of such return and of the terms and conditions relating thereto. Further, Buyer shall return the Products in good and saleable condition and shall pay any costs or charges arising out of such return, including shipping costs and a restocking charge equal to thirty percent (30%) of the purchase price of the returned Products. Non-stock Products (i.e., custom-manufactured Products) are non-returnable.

23. INDEMNITY: Buyer shall defend, indemnify, and hold Seller harmless from any and all third-party losses, damages, claims, penalties, liabilities, and expenses, including reasonable attorneys' fees and expenses of whatever nature and however arising or incurred (including but not limited to Seller's reasonable attorneys' fees and expenses in defending any third-party claims), which arise from Buyer's negligence or from Buyer's improper use (including use of the Product beyond its useful life), installation, possession, operation, maintenance, storage, or handling of the Products and which give rise to any claim against the Seller by the Buyer or a third party.

24. FORCE MAJEURE. Seller shall not be considered in default in the performance of its obligations hereunder if such performance is prevented or delayed, in whole or in part, because of an act of God, shortages or lack of availability of raw materials, vendor or supplier performance, failure of suppliers or subcontracts to satisfactorily meet scheduled deliveries, equipment or facility failures, war, blockade, embargo, hostilities, revolution, terrorism, riots, civil commotion or insurrection, strike or lockout, labor dispute or other labor disturbance, slowdowns, epidemic or prevalent disease or illness with an actual or probable threat to human life, quarantine/travel restriction, fire, wind, earthquake or flood, theft or vandalism, severe weather, traffic delays, delays of third parties, government shutdown, or because of any law, order, proclamation, regulation or ordinance of any government, or for any other cause, whether similar or dissimilar to those enumerated, beyond the reasonable control of Seller.

25. ACTIONS: No action for the enforcement of the remedies set forth herein shall be commenced more than one year after the cause of action accrued for the enforcement of such remedies.

26. VENUE AND CHOICE OF LAW: Any action arising out of or related to the transactions contemplated by this Agreement shall be governed and construed in accordance with the laws of the State of Florida, without regard to conflict of laws provisions wherever contained. The parties agree that any litigation shall be conducted exclusively in the Lake County Circuit Court located in Tavares, Florida without a jury, and the parties hereby consent to such jurisdiction and waive any personal jurisdiction or venue objections (including forum non conveniens) to such forum.

27. SEVERABILITY AND WAIVER: If any section or part of a section hereof is found to be unenforceable, then the remainder shall continue in full force and effect as if the unenforceable section or part thereof did not exist. Any delay or failure in the exercise of a right by Seller shall not be deemed a waiver thereof, and any agreement (express or implied) in an earlier instance not to exercise a right shall not be deemed a waiver in any subsequent instance.

28. CLERICAL ERRORS: Seller reserves the right to correct clerical errors or similar errors relating to price or any other terms shown in this Quotation/Sales Contract.

29. SIGNATURE: Either party may evidence execution of this Quotation/Sales Contract by facsimile or copy signature. Such signature shall be binding on said party and shall have the same force and effect as an original signature. This Quotation/Sales Contract further may be signed in counterparts, each of which shall be part of this Agreement.

30. CAUTION: Freshly mixed concrete or mortar may cause skin irritation or chemical burns. Avoid direct contact where possible and wash exposed skin areas promptly with water. Sawing or grinding of concrete products may result in the release of dust particles which could cause minor eye or nose irritation if proper protective equipment is not in place. The use of a NIOSH approved respirator and tight fitting goggles is recommended when sawing or grinding concrete products.

Rev: 01/07/2022

Buyer: Ripa & Associates

Chad Villiard

Print Name & Title: Authorized Rep. For Buyer

Signature
Date

Signature by Buyer acknowledges acceptance of the terms and conditions attached.

DIRECT PURCHASE ORDER FORM

North River Ranch Community Development District
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch Phase 4C

DPO # 01-2119-007-OPO

CO #

To: Atlantic TNG LLC

Date: 12/1/2022

Attention: Raquel Martinez

Job # 01-2119

CC:

Approved By: AR

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-302 Storm Structures	\$ 113,141.20	\$113,141.20
		Tax Exempt	Total	\$113,141.20

Remarks

See Attached QUOTE

CC:



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988 F: (941) 351-3765
www.AtlanticTNG.com

DATE: 11/18/2022

PROJECT: NORTH RIVER RANCH PHASE 4C-MASS GRADING

BILL TO: NORTH RIVER RANCH CDD
C/O RIPA

COUNTY: MANATEE

QTY	DESCRIPTION	UNIT COST	AMOUNT
STORM		5% DISCOUNT	
2	4'X6' CURB INLET TYPE 1/J, 7" WALL, 8" RED #36, 37	\$7,309.30	\$14,618.60
2	USF # 1110-M RING AND COVER	\$220.40	\$440.80
3	4'X7' MANHOLE TYPE J8, 8" WALL, 8" RED #15E, 25B, 25C	\$6,805.80	\$20,417.40
1	7'X7' MANHOLE TYPE J8, 8" WALL, 8" RED #15D	\$8,121.55	\$8,121.55
5	96"Ø MANHOLE TYPE J8, 9" WALL, 8" RED #15A, 15B, 15C, 25A, 25D	\$8,665.90	\$43,329.50
9	USF #170-CE RING AND COVER	\$271.70	\$2,445.30
3	2'X3' CONTROL STRUCTURE TYPE C, 6" WALL #9, 29, 31	\$1,387.00	\$4,161.00
3	USF #6606 PTD GRATE	\$312.55	\$937.65
1	3'X6½' CONTROL STRUCTURE TYPE H, 6" WALL, FRAME #11	\$3,702.15	\$3,702.15
1	USF #6609 PTD GRATE	\$987.05	\$987.05
2	3'X8'9" CONTROL STRUCTURE TYPE H4, 6" WALL, FRAME #15, 25	\$5,679.10	\$11,358.20
2	USF #6622 PTD GRATE	\$1,311.00	\$2,622.00
OPTIONAL - FOR STORM			
	6' FOOTERS FOR FLARED END SECTIONS	ADD \$284 EACH	
	9' FOOTERS FOR FLARED END SECTIONS	ADD \$432 EACH	
	ONE GALLON BUCKET OF LUBE	ADD \$26 EACH	
	BOX 1.5" RAMNEK- STORM	ADD \$75 EACH	
	STORM A-LOK CONNECTOR FOR 15" RCP	ADD \$105 EACH	
	STORM A-LOK CONNECTOR FOR 18" RCP	ADD \$84 EACH	
	STORM A-LOK CONNECTOR FOR 24" RCP	ADD \$149 EACH	
	STORM A-LOK CONNECTOR FOR 30" RCP	ADD \$179 EACH	
	STORM A-LOK CONNECTOR FOR 36" RCP	ADD \$210 EACH	
	STORM A-LOK CONNECTOR FOR 42" RCP	ADD \$240 EACH	
	STORM A-LOK CONNECTOR FOR 48" RCP	ADD \$270 EACH	
	STORM A-LOK CONNECTOR FOR 54" RCP	ADD \$440 EACH	
	STORM A-LOK CONNECTOR FOR 60" RCP	ADD \$486 EACH	

TOTAL	\$113,141.20
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LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIPA ON THIS PROJECT.

RAQUEL MARTINEZ /

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B., JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING

**PLEASE SIGN AND
RETURN**

**CONFIRMING ORDER ONLY.
PAY FROM INVOICE.**

SIGNATURE

TITLE

DATE

TERM: **Net 30 days.**

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

* A 3% Credit Card fee will be added to transactions

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.

North River Ranch Improvement Stewardship District

RIPA DPO for NRR Phase IV-C



To:	Neal Communities	Contact:	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	North River Ranch Ph IV-C	Bid Number:	22-194
Project Location:	Moccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	Bid Date:	8/28/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
FORTILINE					
001	UNDERDRAIN	1.00	LS	(\$15,972.56)	(\$15,972.56)
002	TAX CREDIT	1.00	LS	(\$1,008.35)	(\$1,008.35)
003	SANITARY	1.00	LS	(\$333,264.55)	(\$333,264.55)
004	TAX CREDIT	1.00	LS	(\$19,995.87)	(\$19,995.87)
005	FORCEMAIN	1.00	LS	(\$21,851.00)	(\$21,851.00)
006	TAX CREDIT	1.00	LS	(\$1,311.06)	(\$1,311.06)
007	WATERMAIN	1.00	LS	(\$610,310.00)	(\$610,310.00)
008	TAX CREDIT	1.00	LS	(\$36,618.60)	(\$36,618.60)
009	RECLAIM	1.00	LS	(\$412,837.85)	(\$412,837.85)
010	TAX CREDIT	1.00	LS	(\$24,770.27)	(\$24,770.27)
011	STORM PIPE	1.00	LS	(\$322,476.80)	(\$322,476.80)
012	TAX CREDIT	1.00	LS	(\$19,348.61)	(\$19,348.61)
Total Price for above FORTILINE Items:					(\$1,819,765.52)
ARMOROCK					
013	POLYMER STRUCTURES	1.00	LS	(\$278,368.00)	(\$278,368.00)
014	TAX CREDIT	1.00	LS	(\$16,752.08)	(\$16,752.08)
015	LIFT STATION	1.00	LS	(\$108,126.00)	(\$108,126.00)
016	TAX CREDIT	1.00	LS	(\$6,487.56)	(\$6,487.56)
Total Price for above ARMOROCK Items:					(\$409,733.64)
ATLANTIC TNG					
017	PRECAST SANITARY STRCUCTURES	1.00	LS	(\$172,264.45)	(\$172,264.45)
018	TAX CREDIT	1.00	LS	(\$10,385.87)	(\$10,385.87)
019	PRECAST STORM STRUCTURES	1.00	LS	(\$220,120.70)	(\$220,120.70)
020	TAX CREDIT	1.00	LS	(\$13,207.24)	(\$13,207.24)
Total Price for above ATLANTIC TNG Items:					(\$415,978.26)

Total Bid Price: (\$2,645,477.42)

Notes:

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To:	Neal Communities	Contact:	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	North River Ranch Ph IV-C	Bid Number:	22-194
Project Location:	Moccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	Bid Date:	8/28/2023

ACCEPTED:

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

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Andrew Babchick
813-417-6920 ababchick@ripaconstruction.com

DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch 4C Infrastructure

DPO # 01-2136-002 - OPO

CO #

To: Fortiline

Date: 4/13/2023

Attention: Shawn Mason

Job # 01-2136

CC:

Approved By: SS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-309 Underdrain	\$ 15,972.56	\$15,972.56
1	LS	02-340 Sanitary	\$ 333,264.55	\$333,264.55
1	LS	02-350 Forcemain	\$ 21,851.00	\$21,851.00
1	LS	02-320 Watermain	\$ 623,859.50	\$623,859.50
1	LS	02-322 Reclaim	\$ 416,960.85	\$416,960.85
1	LS	02-301 Storm Pipe	\$ 322,476.80	\$322,476.80
Tax Exempt			Total	\$1,734,385.26

Remarks

See Attached QUOTE

CC:

QUOTE



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE TAMPA	6319357	3/28/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	NORTH RIVER RANCH PH4C1 (MANATEE)

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			<p>*****</p> <p>GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY</p> <p>*****</p> <p>*****</p> <p>DATE: 1/19/23</p> <p>JOB NAME: NORTH RIVER RANCH PH4C1</p> <p>LOCATION: SILVER CREEK AVE & SPRUCE RIVER WAY</p> <p>SPECS: MANATEE COUNTY</p> <p>ENG: CLEARVIEW</p> <p>DATE ON PLANS: 6/01/22</p> <p>*****</p> <p>SALESMAN: SHAWN MASON</p> <p>CELL: 813-951-3505</p> <p>E-MAIL: SHAWN.MASON@FORTILINE.COM</p> <p>*****</p>		

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH PH4C1 (MANATEE)	6319357	3/28/23	2

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
DRAINAGE					
520	3300	FT	6"X100' SGW PIPE PERF W/SOCK	2.6900	8,877.00
530	10	RL	12.5'X360' FILTER FABRIC 500SY NONWOVEN	478.0000	4,780.00
540	7	EA	2"X100' 10MIL PIPEWRAP TAPE TA.33.PW21	9.0000	63.00
550	112	FT	6" SDR35 PVC SEWER PIPE	6.1300	686.56
560	2	EA	6" SDR35 PVC WYE GXG	47.0000	94.00
570	2	EA	6" SDR35 PVC 45 GXS	21.0000	42.00
580	72	EA	8"-10" SS WORM GEAR CLAMP	3.7500	270.00
590	16	EA	6" SDR35 PVC CO ADPT SW HXF	28.0000	448.00
600	16	EA	6" SDR35 PVC CO PLUG RECESSED	23.5000	376.00
610	16	EA	3" BRASS VALVE MARKER UDCO UNDER DRAIN C/O	21.0000	336.00
Package Sub-total:					15,972.56
SUBTOTAL DRAINAGE					
Section Sub-total:					15,972.56
SANITARY					
670	70	FT	8" C900 DR18 PIPE GREEN 14'	22.9900	1,609.30
680	10962	FT	8" SDR26 PVC HW SEWER PIPE	13.9900	153,358.38
690	5992	FT	6" SDR26 PVC HW SEWER PIPE	7.7600	46,497.92
700	1220	FT	2" SCH40 PVC PIPE BE	2.4600	3,001.20
710	11	EA	3"X1000' SEWER DETECTOR TAPE	52.0000	572.00
720	7	EA	8" SDR26 HW PVC 90 GXG HARCO	215.0000	1,505.00
730	7	EA	8" SDR26 HW PVC TEE GXG HARCO	164.0000	1,148.00
740	136	EA	8"X6" SDR26 HW WYE GXG HARCO	116.0000	15,776.00
750	2	EA	8" SDR35 PVC SPIGOT PLUG	32.5000	65.00
760	378	EA	6" SDR26 HW 45 GXS HARCO HARCO ONLY	33.0000	12,474.00
770	87	EA	6" SDR26 HW PVC 22-1/2 GXG HARCO	56.5000	4,915.50
780	138	EA	6" SDR26 HW PVC 45 GXG HARCO	44.5000	6,141.00
790	366	EA	6" SDR26 HW PVC WYE GXG HARCO	88.0000	32,208.00
800	261	EA	6" SDR35 PVC CO ADPT SW HXF	28.0000	7,308.00
810	261	EA	6" SDR35 PVC CO PLUG RECESSED	23.5000	6,133.50
820	261	EA	6" SDR26 HW PVC SPIGOT PLUG	39.7500	10,374.75
830	261	EA	6" SDR35 PVC CAP G	15.5000	4,045.50
840	261	EA	2" SCH40 PVC CAP H	1.5000	391.50
850	261	EA	7621-FE R&C CLEAN OUT USF	74.0000	19,314.00
860	51	EA	23-3/4" TPO INFLOW PROTECTOR W/MANATE STAMP	126.0000	6,426.00
Package Sub-total:					333,264.55
SUBTOTAL SANITARY					
Section Sub-total:					333,264.55

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH PH4C1 (MANATEE)	6319357	3/28/23	3

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
FORCE MAIN					
920	1100	FT	6" C900 DR18 PIPE GREEN	12.9900	14,289.00
930	2500	FT	10AWG CC WIRE GREEN 500' ROLL	.2800	700.00
940	2	BX	7904 EMS WARNING TAPE GREEN 500' PER BOX	1,074.5000	2,149.00
950	7	EA	6" RIEBERLOK GSKT F/C900 EPDM	79.7500	558.25
960	1	EA	DRYCON DIRECT BURY WIRE LUG PACK OF 5	59.0000	59.00
PACK OF 5					
980	1	EA	15" LONG TRACER WIRE TEST BOX 2-TERMINAL, BLACK LID, NON-TRAFFIC P2B202CNG15T2TBLK	31.5000	31.50
990	1	EA	6" MJ GV O/L A2361-23-LNS E466 L/ACC 316SS STEM, HOLIDAY FREE	789.0000	789.00
1000	1	EA	461S SCREW VB W/SEWER LID	86.0000	86.00
1010	1	EA	VLV BOX CENTER DEVICE BOXLOK-4	31.0000	31.00
1020	1	EA	3" BRASS VALVE MARKER 6"	21.0000	21.00
FORCE MAIN					
1030	1	EA	6" MJ LONG SLEEVE PERMOX C153	376.0000	376.00
1040	4	EA	6" MJ 45 PERMOX LINED C153	322.0000	1,288.00
1050	1	EA	6"X4" MJ RED PERMOX C153	222.0000	222.00
1060	13	EA	6" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	40.7500	529.75
1070	13	EA	6" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	50.0000	650.00
1080	1	EA	4" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	33.5000	33.50
1090	1	EA	4" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	38.0000	38.00
Package Sub-total:					21,851.00
SUBTOTAL FORCE MAIN					
Section Sub-total:					21,851.00
WATER					
1150	860	FT	8" TJ DIP PR350	31.8200	27,365.20
1160	43	EA	8" TYTON GASKET EPDM	35.0000	1,505.00
1170	20	EA	8" SPLIT BELL REST 1100G2 STARBOND COAT, BLUE N&B F/C900	136.0000	2,720.00
1180	9040	FT	8" C900 DR18 PIPE BLUE	22.2800	201,411.20
1190	1200	FT	20"X300' POLYWRAP BLUE 3"-8"	.8500	1,020.00
1200	320	FT	6" C900 DR18 PIPE BLUE	12.9900	4,156.80
1210	1600	FT	2" SDR21 PVC PIPE BLUE	1.6800	2,688.00
1220	1280	FT	2" SCH40 PVC PIPE BE	2.4600	3,148.80
1230	4900	FT	1"X100' CTS ENDOPURE 250PSI BLUE	.6500	3,185.00
1240	18000	FT	10AWG CC WIRE BLUE 500' ROLL	.2800	5,040.00
1250	20	BX	7903 EMS WARNING TAPE BLUE 500' PER BOX	1,074.0000	21,480.00
1260	24	EA	2"X108' BLUE ADHESIVE TAPE	9.0000	216.00
1270	83	EA	DRYCON DIRECT BURY WIRE LUG PACK OF 5	59.0000	4,897.00
PACK OF 5					
1290	218	EA	8" RIEBERLOK GSKT F/C900 EPDM	129.0000	28,122.00
2240	6	EA	RIEBERLOK FIELD REST TAPE 50YD	21.0000	126.00
1300	50	EA	8" MJ GV O/L A2361-23-LNS E466 L/ACC 316SS STEM, HOLIDAY FREE	1,241.0000	62,050.00

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH PH4C1 (MANATEE)	6319357	3/28/23	4

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1310	51	EA	3" BRASS VALVE MARKER 8" WATER	21.0000	1,071.00
1320	17	EA	6" MJ GV O/L A2361-23-INS E466 L/ACC 316SS STEM, HOLIDAY FREE	789.0000	13,413.00
1330	17	EA	3" BRASS VALVE MARKER 6" WATER	21.0000	357.00
1340	76	EA	461S VB COMP SCREW 18"X24"	86.0000	6,536.00
1350	76	EA	VLV BOX CENTER DEVICE BOXLOK-4	31.0000	2,356.00
1360	76	EA	15" LONG TRACER WIRE TEST BOX 2-TERMINAL, BLACK LID, NON-TRAFFIC P2B202CNG15T2TBLK	31.5000	2,394.00
1370	9	EA	8" MJ LONG SLEEVE C153	156.0000	1,404.00
1380	62	EA	8" MJ 45 C153	127.0000	7,874.00
1390	11	EA	8" MJ TEE C153	230.0000	2,530.00
1400	17	EA	8"X6" MJ HYD TEE C153	221.0000	3,757.00
1410	4	EA	8" MJ CROSS C153	245.0000	980.00
1420	4	EA	8"X2" MJ TAPT CAP C153	108.0000	432.00
1430	235	EA	8" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	60.0000	14,100.00
1440	66	EA	8" STAR GRIP MJ REST DIP 3000 W/STARBOND COATING	49.0000	3,234.00
1450	339	EA	8" MJ ACC L/GLAND W/EPDM BLUE BOLTS - IMPORT	55.7500	18,899.25
1460	152	EA	8X1 IP 202BS SDL F/C900 9.05 202BS-905-IP4 FORD	198.0000	30,096.00
1470	34	EA	6" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	40.7500	1,385.50
1480	51	EA	6" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	50.0000	2,550.00
1490	2	EA	4" FLGXPE DIP 8'00"	574.0000	1,148.00
1500	4	EA	4" FLG 90 C110	122.0000	488.00
1510	1	EA	4" FLG TEE C110	222.0000	222.00
1520	1	EA	4"X2" TAP BLIND FLG C110	89.0000	89.00
1530	9	EA	4" FLG ACC KIT FF 1/8" RR ZINC	36.0000	324.00
1540	1	EA	4" STAR GRIP MJ REST DIP 3000 W/STARBOND COATING	28.0000	28.00
1550	6	EA	4" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	38.0000	228.00
1560	4	EA	2" THD BRASS GV NO LEAD	65.0000	260.00
1570	16	EA	2" ADPT MIPXPJC NO LEAD 74753-22	94.0000	1,504.00
1580	4	EA	2" SCH40 PVC CAP FIPT	4.0000	16.00
1590	192	EA	2" SCH40 PVC CAP H	1.5000	288.00
1600	16	EA	2" SS INSERT CTS 506141	6.0000	96.00
1610	1	EA	2"X1/4" GALV HEX BUSHING	12.5000	12.50
1620	106	EA	1 TEE PJCXPJC NO LEAD 74760-22	49.5000	5,247.00
1630	717	EA	1" SS INSERT CTS 504385	3.2500	2,330.25
1640	152	EA	1" BALL CORP MIPXPJC 74704B-22 NO LEAD	62.0000	9,424.00
1650	255	EA	1" BALL VLV PJCXFIP 76102W-22 NO LEAD	85.0000	21,675.00
1660	255	EA	1"X3/4" BRASS HEX BUSH NO LEAD	5.5000	1,402.50
1670	510	EA	3/4" METER CPLG LEAD FREE	7.0000	3,570.00
1680	255	EA	5/8"X3/4"X7" RESETTER BVXMSN NO LEAD 718-207WX	106.0000	27,030.00
1690	1	EA	1/4"XCLOSE GALV NIPPLE	2.0000	2.00
1700	1	EA	2-1/2" 0-300 LIQ GAUGE 2-PG25	12.0000	12.00
1710	252	EA	19X10 OVAL MTR BOX 6423-WNL FL WATER METER NON-LOCKING MB W/BUE LID	89.5000	22,554.00
1720	17	EA	5-1/4VO HYD 4'0" MANATEE A423 6MJ O/L L/ACC SAFETY YELLOW	2,545.0000	43,265.00
1730	17	EA	BLUE HYDE MARKER W/PAD	8.5000	144.50
Package Sub-total:					623,859.50
SUBTOTAL WATER					

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH PH4C1 (MANATEE)	6319357	3/28/23	5

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			Section Sub-total:		623,859.50
			RECLAIM		
1790	680	FT	6" TJ DIP PR350	23.9000	16,252.00
1800	34	EA	6" TYTON GASKET EPDM	22.0000	748.00
1810	20	EA	6" SPLIT BELL REST 1100G2	79.7500	1,595.00
1820	1200	FT	STARBOND COAT, BLUE N&B F/C900		
1830	10940	FT	3"-8" PURPLE POLYWRAP 20"X300'	.8500	1,020.00
1840	1700	FT	6" C900 DR18 PIPE PURPLE	12.9900	142,110.60
1850	1320	FT	2" SDR21 PVC PIPE PURPLE	1.6800	2,856.00
1860	500	FT	2" SCH40 PVC PIPE BE	2.4600	3,247.20
1870	6500	FT	2X100' CTS ENDOCORE PURPLE PE	2.4500	1,225.00
1880	18500	FT	1X100' CTS ENDOCORE PURPLE PE	.6500	4,225.00
1890	23	BX	10AWG CC WIRE PURPLE 500' ROLL	.2800	5,180.00
			7908 EMS WARING TAPE PURPLE	934.3500	21,490.05
1900	40	EA	500' PER BOX		
			DRYCON DIRECT BURY WIRE LUG	59.0000	2,360.00
			PACK OF 5		
1920	22	EA	2"X108' PURPLE ADHESIVE TAPE	9.0000	198.00
1930	141	EA	6" RIEBERLOK GSKT F/C900 EPDM	79.7500	11,244.75
2250	4	EA	RIEBERLOK FIELD REST TAPE 50YD	21.0000	84.00
1940	49	EA	6" MJ GV O/L A2361-23-LNS E466	789.0000	38,661.00
1950	49	EA	L/ACC 316SS STEM, HOLIDAY FREE		
1960	4	EA	3" BRASS VLV MARKER 6" F/REUSE	21.0000	1,029.00
			2" THD GV OL A2362-08-LNS E466	385.0000	1,540.00
1970	4	EA	L/ACC 316SS STEM, HOLIDAY FREE		
1980	53	EA	3" BRASS VLV MARKER 2" F/REUSE	21.0000	84.00
1990	53	EA	VLV BOX SQ HEAD W/RECLAIM LID	114.0000	6,042.00
2000	53	EA	VLV BOX CENTER DEVICE BOXLOK-4	31.0000	1,643.00
			15" LONG TRACER WIRE TEST BOX	31.5000	1,669.50
			2-TERMINAL, BLACK LID,		
			NON-TRAFFIC P2B202CNG15T2TBLK		
2010	12	EA	6" MJ LONG SLEEVE C153	97.0000	1,164.00
2020	56	EA	6" MJ 45 C153	87.0000	4,872.00
2030	10	EA	6" MJ TEE C153	154.0000	1,540.00
2040	4	EA	6" MJ CROSS C153	225.0000	900.00
2050	4	EA	6"X2" MJ TAPT PLUG C153	96.0000	384.00
2060	177	EA	6" STAR GRIP MJ REST PVC 4000	40.7500	7,212.75
			W/STARBOND COATING		
2070	75	EA	6" STAR GRIP MJ REST DIP 3000	34.5000	2,587.50
			W/STARBOND COATING		
2080	283	EA	6" MJ ACC L/GLAND W/EPDM BLUE	50.0000	14,150.00
			BOLT - IMPORT		
2090	143	EA	6X1 IP 202BS SDL F/C900 6.90	159.5000	22,808.50
			202BS-690-IP4 FORD		
2100	16	EA	2" ADPT MIPXPJC NO LEAD	94.0000	1,504.00
			74753-22		
2110	4	EA	2" SCH40 PVC CAP FIPT	4.0000	16.00
2120	16	EA	2" SS INSERT CTS 506141	6.0000	96.00
2130	254	EA	2" SCH40 PVC CAP H	1.5000	381.00
2140	730	EA	1" SS INSERT CTS 504385	3.2500	2,372.50
2150	111	EA	1 TEE PJCXPC NO LEAD 74760-22	49.5000	5,494.50
2160	143	EA	1" BALL CORP MIPXPJC 74704B-22	62.0000	8,866.00
			NO LEAD		
2170	254	EA	1" BALL VLV PJCXFIP 76102W-22	85.0000	21,590.00
			NO LEAD		
2180	254	EA	1"X3/4" BRASS HEX BUSH NO LEAD	5.5000	1,397.00
2190	508	EA	3/4" METER CPLG LEAD FREE	7.0000	3,556.00
2200	272	EA	5/8"X3/4"X7" RESETTER BVXMSN	106.0000	28,832.00
			NO LEAD 718-207WX		
2210	254	EA	19X10 OVAL MTR BOX 6423-RWNL	89.5000	22,733.00
			FLORIDA RCLMD WTR NON LOCKING		
			MB W/PURPLE LID		

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227312	FORTILINE TAMPA	6323658	4/06/23	1

[illegible]

BIDCNEW

DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch 4C Infastructure

DPO # 01-2136-002 - OPO

CO # 1

To: Fortiline

Date: 4/26/2023

Attention: Shawn Mason

Job # 01-2136

CC:

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-320 Watermain	\$ (13,549.50)	\$ (13,549.50)
1	LS	02-322 Reclaim	\$ (4,123.00)	\$ (4,123.00)
		Tax Exempt	Total	- \$17,672.50

Remarks

See Attached QUOTE

CC:

QUOTE



a **MORSCO** brand

Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE SARASOTA	6330641	4/24/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	CHANGE & DEDUCTS

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****		
			** CHANGE & DEDUCTS **		
40	152	EA	8X1 IP FS313 SDL 8.63-9.05	133.0000	20,216.00
			FS313-905-IP4-EPDM		
50	111	EA	6X1 IP FS313 SDL 6.63-6.90	128.0000	14,208.00
			FS313-690-IP4-EPDM		
60	152	EA	8X1 IP 202BS SDL F/C900 9.05	198.0000	-30,096.00
			202BS-905-IP4 FORD		
70	111	EA	6X1 IP 202BS SDL F/C900 6.90	159.5000	-17,704.50
			202BS-690-IP4 FORD		
				Subtotal:	-13,376.50
				Tax:	.00
				Bid Total:	-13,376.50

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Ent By ML1 4/24/23 14:52:33



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

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227312	FORTILINE TAMPA	6332000	4/26/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	METER BOX DEDUCTS

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****		
			*** METER BOX DEDUCTS ***		
40	41	EA	19X10 OVAL MTR BOX 6423-WNL FL WATER METER NON-LOCKING MB W/BUE LID	89.5000	-3,669.50
50	7	EA	19X10 OVAL MTR BOX 6423-RWNL FLORIDA RCLMD WTR NON LOCKING MB W/PURPLE LID	89.5000	-626.50
				Subtotal:	-4,296.00
				Tax:	.00
				Bid Total:	-4,296.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.
After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.



1409 Tech Blvd. Suite 1
Tampa, FL 33619
Phone (813) 623-6777
Fax (813) 663-6724

CHANGE ORDER 1

PO Number	012136-0005X
CO Issue Date	4/11/2023
Job Number	01-2136
Purchaser	mrich
Vendor #	FOR076
Vendor Quote #	6235655
Vendor Quote Date	23.0119

TO:	Vendor	Fortiline Inc
	Address	PO Box 744053
	City, St Zip	Atlanta, GA 30384
	Contact	
	Phone	X
	Fax	704-788-9896
	Email	

Ship To:	Job Site	NRR 4C Infrastructure
	Address	Moccasin Wallow & Fort H.
	Address	
	City, St Zip	, FL
	Municipality	Manatee County
	Contact	
	Phone	813-629-5585

Part #	Cost Code	Cat	Description	Qty	UOM	Unit Rate	Extension Amount
02350-9999-999696	02-350	M	6" Forcemain EMS Locate Tape	(1.00)	EA	\$ 2,149.00	\$ (2,149.00)
02350-9999-999696	02-350	M	6" Forcemain EMS Locate Tape	2.00	EA	\$ 1,074.50	\$ 2,149.00
02350-0600-014010	02-350	M	6" Bell Restraint	(7.00)	EA	\$ 79.75	\$ (558.25)
02350-0600-000002	02-350	M	6" EPDM Rieber Lok Gasket	7.00	EA	\$ 79.75	\$ 558.25
02320-9999-999696	02-320	M	6" Water EMS Locate Tape	(10.00)	EA	\$ 2,149.00	\$ (21,490.00)
02320-0800-014010	02-320	M	8" Bell Restraint	(198.00)	EA	\$ 136.00	\$ (26,928.00)
02320-0800-014017	02-320	M	8" EPDM DIP Gasket	43.00	EA	\$ 35.00	\$ 1,505.00
02320-9999-999696	02-320	M	6" Water EMS Locate Tape	20.00	EA	\$ 1,074.00	\$ 21,480.00
02320-0800-000002	02-320	M	8" EPDM Rieber Lok Gasket	218.00	EA	\$ 129.00	\$ 28,122.00
02320-9999-999688	02-320	M	Rieber Lok Tape	6.00	EA	\$ 21.00	\$ 126.00
02322-9999-999696	02-322	M	6" Reclaim EMS Locate Tape	(10.00)	EA	\$ 2,149.00	\$ (21,490.00)
02322-0600-014010	02-322	M	6" Bell Restraint	(121.00)	EA	\$ 79.75	\$ (9,649.75)
02322-0600-014017	02-322	M	6" EPDM Gasket	34.00	EA	\$ 22.00	\$ 748.00
02322-9999-999696	02-322	M	6" Reclaim EMS Locate Tape	23.00	EA	\$ 934.35	\$ 21,490.05
02322-0600-000002	02-322	M	6" EPDM Rieber Lok Gasket	141.00	EA	\$ 79.75	\$ 11,244.75
02322-9999-999688	02-322	M	Rieber Lok Tape	4.00	EA	\$ 21.00	\$ 84.00
02320-0800-005010	02-320	M	8"x1" Bronze DS Saddle	(187.00)	EA	\$ 198.00	\$ (37,026.00)
02322-0600-014015	02-322	M	6" EPDM DIP Gripper Gasket	(40.00)	EA	\$ 167.50	\$ (6,700.00)
02320-0000-024154	02-320	M	DPO Credit - Water Main	0.00	EA	\$ 0.00	\$ 38,483.95

Sub Total	\$	0.00
Tax	\$	0.00
Current Change Order Total	\$	0.00
Original Contract Total	\$	-
Previous Change Order Total	\$	0.00
Cumulative Total	\$	0.00



1409 Tech Blvd. Suite 1
Tampa, FL 33619
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Fax (813) 663-6724

CHANGE ORDER 1

PO Number	012136-0005X
CO Issue Date	4/11/2023
Job Number	01-2136
Purchaser	mrich
Vendor #	FOR076
Vendor Quote #	6235655
Vendor Quote Date	23.0119

Special Instructions:

This Agreement incorporates by reference Ripa & Associates Master Subcontract Agreement located at our corporate headquarters and available upon request. Unless otherwise defined, capitalized terms used in this Agreement shall have the same meaning ascribed to them in the Standard Terms. This Agreement and the Standard Terms contain the entire agreement of the parties with respect to the subject matter hereof and supercede all previous communications, representations, understandings and agreements, either oral or written, between the parties. In the event of a conflict between the provisions of this Agreement and the Standard Terms, this Agreement shall control. The terms and conditions of this Agreement and the Standard Terms shall supercede and take precedence over the terms in any Seller purchase order or other ordering document.



1409 Tech Blvd. Suite 1
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Phone (813) 623-6777
Fax (813) 663-6724

CHANGE ORDER 2

PO Number	012136-0005X
CO Issue Date	4/18/2023
Job Number	01-2136
Purchaser	mrich
Vendor #	FOR076
Vendor Quote #	6323658
Vendor Quote Date	23.0406

TO:	Vendor	Fortiline Inc
	Address	PO Box 744053
	City, St Zip	Atlanta, GA 30384
	Contact	
	Phone	X
	Fax	704-788-9896
	Email	

Ship To:	Job Site	NRR 4C Infrastructure
	Address	Moccasin Wallow & Fort H:
	Address	
	City, St Zip	, FL
	Municipality	Manatee County
	Contact	
	Phone	813-629-5585

Part #	Cost Code	Cat	Description	Qty	UOM	Unit Rate	Extension Amount
02301-1500-001003	02-301	M	15"x20' DW WT HDPE Pipe	900.00	LF	\$ 19.58	\$ 17,622.00
02301-1800-001003	02-301	M	18"x20' DW WT HDPE Pipe	1,080.00	LF	\$ 23.35	\$ 25,218.00
02301-2400-001003	02-301	M	24"x20' DW WT HDPE Pipe	1,060.00	LF	\$ 37.81	\$ 40,078.60
02301-3000-001003	02-301	M	30"x20' DW WT HDPE Pipe	1,220.00	LF	\$ 59.33	\$ 72,382.60
02301-3600-001003	02-301	M	36"x20' DW WT HDPE Pipe	1,540.00	LF	\$ 67.13	\$ 103,380.20
02301-4200-001003	02-301	M	42"x20' DW WT HDPE Pipe	740.00	LF	\$ 86.21	\$ 63,795.40
02301-0000-024154	02-301	M	DPO Credit - Storm Pipe	0.00	EA	\$ 0.00	\$ (322,476.80)

Sub Total	\$	0.00
Tax	\$	0.00
Current Change Order Total	\$	0.00
Original Contract Total	\$	-
Previous Change Order Total	\$	0.00
Cumulative Total	\$	0.00

Special Instructions:

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a **MORSCO** brand

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We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE TAMPA	6323658	4/06/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	NRR 4C HP STORM

[illegible]

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent	By	ML1	4/06/23	6:43:41
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1409 Tech Blvd. Suite 1
Tampa, FL 33619
Phone (813) 623-6777
Fax (813) 663-6724

CHANGE ORDER 3

PO Number	012136-0005X
CO Issue Date	4/19/2023
Job Number	01-2136
Purchaser	mrich
Vendor #	FOR076
Vendor Quote #	6323658
Vendor Quote Date	23.0406

TO:	Vendor	Fortiline Inc
	Address	PO Box 744053
	City, St Zip	Atlanta, GA 30384
	Contact	
	Phone	X
	Fax	704-788-9896
	Email	

Ship To:	Job Site	NRR 4C Infrastructure
	Address	Moccasin Wallow & Fort H.
	Address	
	City, St Zip	, FL
	Municipality	Manatee County
	Contact	
	Phone	813-629-5585

Part #	Cost Code	Cat	Description	Qty	UOM	Unit Rate	Extension Amount
02301-1500-001003	02-301	M	15"x20' DW WT HDPE Pipe	(900.00)	LF	\$ 19.58	\$ (17,622.00)
02301-1800-001003	02-301	M	18"x20' DW WT HDPE Pipe	(1,080.00)	LF	\$ 23.35	\$ (25,218.00)
02301-2400-001003	02-301	M	24"x20' DW WT HDPE Pipe	(1,060.00)	LF	\$ 37.81	\$ (40,078.60)
02301-3000-001003	02-301	M	30"x20' DW WT HDPE Pipe	(1,220.00)	LF	\$ 59.33	\$ (72,382.60)
02301-3600-001003	02-301	M	36"x20' DW WT HDPE Pipe	(1,540.00)	LF	\$ 67.13	\$ (103,380.20)
02301-4200-001003	02-301	M	42"x20' DW WT HDPE Pipe	(740.00)	LF	\$ 86.21	\$ (63,795.40)
02301-1500-001004	02-301	M	15"x20' HP WT HDPE Pipe	900.00	LF	\$ 19.58	\$ 17,622.00
02301-1800-001004	02-301	M	18"x20' HP WT HDPE Pipe	1,080.00	LF	\$ 23.35	\$ 25,218.00
02301-2400-001004	02-301	M	24"x20' HP WT HDPE Pipe	1,060.00	LF	\$ 37.81	\$ 40,078.60
02301-3000-001004	02-301	M	30"x20' HP WT HDPE Pipe	1,220.00	LF	\$ 59.33	\$ 72,382.60
02301-3600-001004	02-301	M	36"x20' HP WT HDPE Pipe	1,540.00	LF	\$ 67.13	\$ 103,380.20
02301-4200-001004	02-301	M	42"x20' HP WT HDPE Pipe	740.00	LF	\$ 86.21	\$ 63,795.40

Sub Total	\$	0.00
Tax	\$	0.00
Current Change Order Total	\$	0.00
Original Contract Total	\$	-
Previous Change Order Total	\$	0.00
Cumulative Total	\$	0.00

Special Instructions:

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a **MORSCO** brand

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CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE TAMPA	6323658	4/06/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	NRR 4C HP STORM

[illegible]

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent	By	ML1	4/06/23	6:43:41
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1409 Tech Blvd. Suite 1
Tampa, FL 33619
Phone (813) 623-6777
Fax (813) 663-6724

CHANGE ORDER 4

PO Number	012136-0005X
CO Issue Date	5/1/2023
Job Number	01-2136
Purchaser	mrich
Vendor #	FOR076
Vendor Quote #	6330641, 6332000
Vendor Quote Date	23.0426

TO:	Vendor	Fortiline Inc
	Address	PO Box 744053
	City, St Zip	Atlanta, GA 30384
	Contact	
	Phone	X
	Fax	704-788-9896
	Email	

Ship To:	Job Site	NRR 4C Infrastructure
	Address	Moccasin Wallow & Fort H:
	Address	
	City, St Zip	, FL
	Municipality	Manatee County
	Contact	
	Phone	813-629-5585

Part #	Cost Code	Cat	Description	Qty	UOM	Unit Rate	Extension Amount
02320-0800-005028	02-320	M	8"x1" SS Strap SS Body Saddle	152.00	EA	\$ 133.00	\$ 20,216.00
02322-0600-005028	02-322	M	6"x1" SS Strap SS Body Saddle	111.00	EA	\$ 128.00	\$ 14,208.00
02320-0800-005010	02-320	M	8"x1" Bronze DS Saddle	(152.00)	EA	\$ 198.00	\$ (30,096.00)
02322-0600-005010	02-322	M	6"x1" Bronze DS Saddle	(111.00)	EA	\$ 159.50	\$ (17,704.50)
02320-0000-025002	02-320	M	Water Meter Box	(41.00)	EA	\$ 89.50	\$ (3,669.50)
02322-0000-025002	02-322	M	Reclaim Meter Box	(7.00)	EA	\$ 89.50	\$ (626.50)
02320-0000-024154	02-320	M	DPO Credit - Water Main	0.00	EA	\$ 0.00	\$ 13,549.50
02322-0000-024154	02-322	M	DPO Credit - Reclaim Main	0.00	EA	\$ 0.00	\$ 4,123.00

Sub Total	\$	0.00
Tax	\$	0.00
Current Change Order Total	\$	0.00
Original Contract Total	\$	-
Previous Change Order Total	\$	0.00
Cumulative Total	\$	0.00

Special Instructions:

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DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch 4C Infastructure

DPO # 01-2136-002 - OPO

CO # 1

To: Fortiline

Date: 4/26/2023

Attention: Shawn Mason

Job # 01-2136

CC:

Approved By: KS

[illegible]

Remarks

See Attached QUOTE

CC:

QUOTE



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE SARASOTA	6330641	4/24/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	CHANGE & DEDUCTS

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****		
			** CHANGE & DEDUCTS **		
40	152	EA	8X1 IP FS313 SDL 8.63-9.05	133.0000	20,216.00
			FS313-905-IP4-EPDM		
50	111	EA	6X1 IP FS313 SDL 6.63-6.90	128.0000	14,208.00
			FS313-690-IP4-EPDM		
60	152	EA	8X1 IP 202BS SDL F/C900 9.05	198.0000	-30,096.00
			202BS-905-IP4 FORD		
70	111	EA	6X1 IP 202BS SDL F/C900 6.90	159.5000	-17,704.50
			202BS-690-IP4 FORD		
				Subtotal:	-13,376.50
				Tax:	.00
				Bid Total:	-13,376.50

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After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By ML1 4/24/23 14:52:33



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CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE TAMPA	6332000	4/26/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	METER BOX DEDUCTS

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****		
			*** METER BOX DEDUCTS ***		
40	41	EA	19X10 OVAL MTR BOX 6423-WNL FL WATER METER NON-LOCKING MB W/BUE LID	89.5000	-3,669.50
50	7	EA	19X10 OVAL MTR BOX 6423-RWNL FLORIDA RCLMD WTR NON LOCKING MB W/PURPLE LID	89.5000	-626.50
				Subtotal:	-4,296.00
				Tax:	.00
				Bid Total:	-4,296.00

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DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: NRR 4C Infastructure

DPO # 01-2136-003 - OPO

CO #

To: Armorock

Date: 4/20/2023

Attention: Jared Johnson

Job # 01-2136

CC:

Approved By: SS

[illegible]

Remarks

See Attached QUOTE

CC:



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

Quote Date: 12/9/2022

To:

Ref: North River Ranch Phase IV-C1
Manatee County, FL

Q U O T A T I O N

Notes:

1. Quote is subject to our standard terms, conditions, and shipping policies.
2. Payment is due at Net 30. Late Payment service charge for over 30 days will be charged at 18% APR
3. Quote is valid for 60 days from issue date to receipt of PO after 60 days quote is subject to change based off market value of materials.
4. All applicable taxes are to be paid by purchaser
5. If owner requires items to be grouted in field contractor is responsible for materials and labor costs incurred.
6. All loads will be billed at \$1,000 per legal size truck and \$6,800 per oversize truck. Total of six(6) legal size and two(2) oversize trucks needed for job. Customer will only be billed for trucks used. Additional trucks will be billed at market rate.
7. Freight requested under 3 days notice may be subject to increased freight rates
8. Products will be billed at unit pricing per quotation
9. Rush orders will be priced accordingly.
10. Contractor shall be responsible for joint sealing and performance.
11. Miscellaneous items such as grout, epoxy, and hardware are not included with the structures unless a specific line item is shown on this quote. Additional charges will apply for any extra items that are not shown on this quote.
12. Final lead time is determined at date of approved submittal.
13. Project Retention is not allowed.



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: North River Ranch Phase IV-C1
Manatee County, FL

Quote Date: 12/9/2022

Structure	Description	Height	Weight	Price
_Joint Sealing Package		0.00'	0	\$28,672
48	17" RISER WRAP JOINER STRIP	8 PGROUT	POLYMER GROUT KIT	
8	RISER WRAP PRIMER	16	RISER-WRAP ROLL-17	
1	TORCH/HOSE			
_Spreader Bar with Lifting Equipment		0.00'	0	\$2,099
1	SPREADER BAR AND RIGGING FOR LIFTING			
MH AS1 48"-24" Polymer Manhole		23.57'	11,463	\$18,776
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	
1 50206-GR	24 IN X 6 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 50460-S	48 IN X 5 FT POLYMER MH SECTION	2 50472-S	48 IN X 6 FT POLYMER MH SECTION	
1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	3	CAST-A-SEAL 603-08	
4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	1	48" EXTENDED SLAB 6"	
4	GASKET FOR 48" JOINT			
MH AS2 48"-24" Polymer Manhole		23.12'	11,238	\$18,438
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	
1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	1 50460-S	48 IN X 5 FT POLYMER MH SECTION	
2 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
3	CAST-A-SEAL 603-08	4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	4	GASKET FOR 48" JOINT	
MH AS3 48"-24" Polymer Manhole		22.75'	11,140	\$21,714
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 2 IN POLYMER GRADE RING	
1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 50448-S	48 IN X 4 FT POLYMER MH SECTION	1 50472-S	48 IN X 6 FT POLYMER MH SECTION	
1 70472-S1C	48 IN X 6 FT POLYMER MH SECTION	1	CAST-A-SEAL 603-08	
1 70442-B75Es	48 IN X 3 FT 6 IN POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	3	CAST-A-SEAL 603-08	
4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	1	48" EXTENDED SLAB 6"	
1	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	4	GASKET FOR 48" JOINT	
1	LABOR FOR DOWELS ON DROP MANHOLES			
MH AS5 48"-24" Polymer Manhole		20.88'	10,602	\$20,933
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	
1 50204-GR	24 IN X 4 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 70472-S1C	48 IN X 6 FT POLYMER MH SECTION	1	CAST-A-SEAL 603-08	
2 50448-S	48 IN X 4 FT POLYMER MH SECTION	1 70442-B75Es	48 IN X 3 FT 6 IN POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
3	CAST-A-SEAL 603-08	4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	1	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	
4	GASKET FOR 48" JOINT	1	LABOR FOR DOWELS ON DROP MANHOLES	



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

For:

Ref: North River Ranch Phase IV-C1
Manatee County, FL

Quote Date: 12/9/2022

Structure	Description	Height	Weight	Price
MH AS9	48"-24" Polymer Manhole	15.27'	9,285	\$14,629
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50202-GR	24 IN X 2 IN POLYMER GRADE RING	
1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 50424-S	48 IN X 2 FT POLYMER MH SECTION	1 50472-S	48 IN X 6 FT POLYMER MH SECTION	
1 70448-B75Es	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	3	CAST-A-SEAL 603-08	
3 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	1	48" EXTENDED SLAB 6"	
3	GASKET FOR 48" JOINT			
MH BS1	48"-24" Polymer Manhole	21.81'	11,049	\$17,895
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	2 50206-GR	24 IN X 6 IN POLYMER GRADE RING	
1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	1 50436-S	48 IN X 3 FT POLYMER MH SECTION	
2 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
2	CAST-A-SEAL 603-08	4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	4	GASKET FOR 48" JOINT	
MH BS2	48"-24" Polymer Manhole	20.30'	10,413	\$20,095
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50206-GR	24 IN X 6 IN POLYMER GRADE RING	
1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	1 70472-S1C	48 IN X 6 FT POLYMER MH SECTION	
1	CAST-A-SEAL 603-08	1 50424-S	48 IN X 2 FT POLYMER MH SECTION	
1 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
3	CAST-A-SEAL 603-08	4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	1	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	
4	GASKET FOR 48" JOINT	1	LABOR FOR DOWELS ON DROP MANHOLES	
MH BS3	48"-24" Polymer Manhole	19.78'	9,745	\$22,871
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	
2 50204-GR	24 IN X 4 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 70472-S2C	48 IN X 6 FT POLYMER MH SECTION	2	CAST-A-SEAL 603-08	
1 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70448-B75Es	48 IN X 4 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
4	CAST-A-SEAL 603-08	3 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	2	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	
3	GASKET FOR 48" JOINT	2	LABOR FOR DOWELS ON DROP MANHOLES	
MH BS7	48"-24" Polymer Manhole	16.43'	8,862	\$18,066
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	
1 50204-GR	24 IN X 4 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 70472-S1C	48 IN X 6 FT POLYMER MH SECTION	1	CAST-A-SEAL 603-08	
1 50448-S	48 IN X 4 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
3	CAST-A-SEAL 603-08	3 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	1	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	
3	GASKET FOR 48" JOINT	1	LABOR FOR DOWELS ON DROP MANHOLES	



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: North River Ranch Phase IV-C1
Manatee County, FL

Quote Date: 12/9/2022

Structure	Description	Height	Weight	Price
MH CS2	48"-24" Polymer Manhole	17.41'	9,177	\$18,573
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50203-GR	24 IN X 3 IN POLYMER GRADE RING	
1 50204-GR	24 IN X 4 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 70460-S1C	48 IN X 5 FT POLYMER MH SECTION	1	CAST-A-SEAL 603-08	
1 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
3	CAST-A-SEAL 603-08	3 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	1	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	
3	GASKET FOR 48" JOINT	1	LABOR FOR DOWELS ON DROP MANHOLES	
MH CS3	48"-24" Polymer Manhole	16.69'	8,972	\$18,148
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50204-GR	24 IN X 4 IN POLYMER GRADE RING	
1 50206-GR	24 IN X 6 IN POLYMER GRADE RING	1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	
1 70448-S1C	48 IN X 4 FT POLYMER MH SECTION	1	CAST-A-SEAL 603-08	
1 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
3	CAST-A-SEAL 603-08	3 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	1	ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE	
3	GASKET FOR 48" JOINT	1	LABOR FOR DOWELS ON DROP MANHOLES	
MH DS1	48"-24" Polymer Manhole	22.18'	11,060	\$17,860
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1 50204-GR	24 IN X 4 IN POLYMER GRADE RING	
1 50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN	1 50448-S	48 IN X 4 FT POLYMER MH SECTION	
2 50472-S	48 IN X 6 FT POLYMER MH SECTION	1 70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)	
2	CAST-A-SEAL 603-08	4 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	
1	48" EXTENDED SLAB 6"	4	GASKET FOR 48" JOINT	
Pump Station #3	96" Hatch Polymer Manhole	31.79'	70,952	\$108,126
1 70812-CLH	96 IN POLYMER MH LID 36X48	1 50848-S	96 IN X 4 FT POLYMER MH SECTION	
2 50896-S	96 IN X 8 FT POLYMER MH SECTION	1 70896-S1C	96 IN X 8 FT POLYMER MH SECTION	
1	CAST-A-SEAL 603-08	1 70839-BFFEes	96 IN X 3 FT 3 IN POLYMER PRECAST BASE (NO TROUGHING)	
20 JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL	1	96" EXTENDED SLAB 6"	
5	GASKET FOR 96" JOINT	1	TEXTURED NON-SLIP SURFACE FOR WET WELL FLAT LID	
Sub-Total				\$366,894
Tax (Exempt)				\$0
Freight/Delivery				\$19,600
Total Price for North River Ranch Phase IV-C1				\$386,494

DIRECT PURCHASE ORDER FORM

NRR 4C Infrastructure CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: NRR 4C Infrastructure

DPO # 01-2136-004 - OPO

CO #

To: Atlantic TNG

Date: 2/17/2023

Attention: Lori Jones

Job # 01-2136

CC:

Approved By: AR

[illegible]

Remarks

See Attached QUOTE

CC:



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988

www.AtlanticTNG.com

DATE: 1/31/2023
BILL TO: NORTH RIVER RANCH COMMUNITY DEV DISTRICT
12051 CORPORATE BLVD ORLANDO FL 32817-1450
C/O RIPA
ATTN: AMEER ALI 813-395-3409

PROJECT: NORTH RIVER RANCH PH 4-C1
COUNTY: MANATEE

QTY	DESCRIPTION	UNIT COST	AMOUNT
STORM			
56	4' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, 18, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 38, 42, 43, 45, 46, 47, 50, 52, 56, 57, 58, 59, 63, 64, 65, 66, 68, 69, 81, 82, 83, 84, 87, 88, 89, 90, 91, 42A, 42B	\$2,489.00	\$139,384.00
2	4' X 5' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #21, 53	\$3,616.65	\$7,233.30
3	5' X 5' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #36, 37, 39	\$3,947.25	\$11,841.75
61	USF #1110-M RING AND COVER	\$237.50	\$14,487.50
1	4' X 4' MANHOLE TYPE J7, 6" WALL, 8" TOP SLAB #19	\$2,773.05	\$2,773.05
2	4' X 5' MANHOLE TYPE J7, 6" WALL, 8" TOP SLAB #22, 54	\$3,846.55	\$7,693.10
1	5' X 5' MANHOLE TYPE J7, 6" WALL, 8" TOP SLAB #40	\$4,457.40	\$4,457.40
4	60"Ø MANHOLE TYPE J8, 6" WALL, 8" RED #17, 48, 51, 85	\$2,925.05	\$11,700.20
1	5' X 5' MANHOLE TYPE J8, 6" WALL, 8" RED #49	\$3,486.50	\$3,486.50
1	60"Ø MANHOLE TYPE J8, 6" WALL, 8" RED #44	\$2,808.20	\$2,808.20
1	3½' X 3½' MANHOLE TYPE P7, 6" WALL, 8" TOP SLAB #60	\$2,082.40	\$2,082.40
5	48"Ø MANHOLE TYPE P8, 5" WALL #8, 34, 61, 67, 70	\$1,495.30	\$7,476.50
16	USF #170-CE RING AND COVER	\$293.55	\$4,696.80

NOTE: **CDD- 5% DISCOUNT APPLIED- 2.13.23**

TOTAL	\$220,120.70
--------------	---------------------

LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIPA ON THIS PROJECT.

RAQUEL MARTINEZ /

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

**PLEASE SIGN AND
RETURN**

**CONFIRMING ORDER ONLY.
PAY FROM INVOICE.**

SIGNATURE

TITLE

DATE

TERM: **Net 30 days.**

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

*** A 3% Credit Card fee will be added to transactions**

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988

www.AtlanticTNG.com

DATE: 1/30/2023 PROJECT: NORTH RIVER RANCH 4-C1
BILL TO: NORTH RIVER RANCH COMMUNITY DEV DISTRICT COUNTY: MANATEE
12051 CORPORATE BLVD ORLANDO FL 32817-1450
C/O RIPa
ATTN: AMEER ALI 813-395-3409 SPECS: MANATEE

5% DISCOUNT

QTY	DESCRIPTION	UNIT COST	AMOUNT
SANITARY			
48"Ø MANHOLES - 8" WALLS			
NO COATING INSIDE AND NO COATING OUTSIDE			
** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, SOG, Z-LOK CONNECTORS, AND 10 GALLONS OF LUBRICANT **			
2	0'-6' # MH PS2, MH NS2	\$2,177.40	\$4,354.80
12	6'-8' # MH RS1, MH SS1, MH CS11, MH ES5, MH BS13, MH CS10, MH MS2, MH LS2, MH NS1, MH MS1, MH PS1, MH CS9	\$2,595.40	\$31,144.80
5	8'-10' # MH LS1, MH CS8, MH ES4, MH BS12, MH ES3	\$3,257.55	\$16,287.75
3	10'-12' # MH CS7, MH ES2, MH CS6	\$3,999.50	\$11,998.50
4	12'-14' # MH BS11, MH ES1, MH FS1, MH BS10	\$4,413.70	\$17,654.80
5	14'-16' # MH CS5, MH BS9, MH BS8, MH CS4, MH AS10	\$5,042.60	\$25,213.00
2	16'-18' # MH BS6, MH AS8	\$5,854.85	\$11,709.70
4	18'-20' # MH BS5, MH CS1, MH BS4, MH AS7	\$6,318.45	\$25,273.80
2	20'-22' # MH AS6, MH AS4	\$7,014.80	\$14,029.60
39	USF # 170-CE RING AND COVER	\$293.55	\$11,448.45
67	SS-316 CLAMPS (MANATEE COUNTY SPECS)	\$14.25	\$954.75
10	6" WIDE RUBRNEK EXTERNAL JOINT WRAP / 200' PER BOX	\$219.45	\$2,194.50

NOTE: CDD- 5% DISCOUNT APPLIED 2.13.23

TOTAL \$172,264.45

LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIPa ON THIS PROJECT.

LORI JONES /

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

**PLEASE SIGN AND
RETURN**

**CONFIRMING ORDER ONLY.
PAY FROM INVOICE.**

SIGNATURE

TITLE

DATE

TERM: **Net 30 days.**

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

* A 3% Credit Card fee will be added to transactions

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.

North River Ranch Improvement Stewardship District

RIPA DPO for NRR Phase IV-C
Amenity Center



To:	Neal Communities	Contact:	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	North River Ranch Ph IV-C - Amenity Center	Bid Number:	22-194
Project Location:	Camp Creek Trail & Silver Creek Ave, Palmetto, FL	Bid Date:	8/11/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
FORTILINE					
001	STORM PIPE	1.00	LS	(\$307,090.49)	(\$307,090.49)
002	TAX CREDIT	1.00	LS	(\$18,475.43)	(\$18,475.43)
003	STORM STRUCTURES	1.00	LS	(\$16,064.00)	(\$16,064.00)
004	TAX CREDIT	1.00	LS	(\$963.84)	(\$963.84)
005	SANITARY PIPE	1.00	LS	(\$41,177.50)	(\$41,177.50)
006	TAX CREDIT	1.00	LS	(\$2,470.65)	(\$2,470.65)
007	WATERMAIN	1.00	LS	(\$379,335.47)	(\$379,335.47)
008	TAX CREDIT	1.00	LS	(\$22,760.13)	(\$22,760.13)
009	RECLAIM	1.00	LS	(\$159,453.23)	(\$159,453.23)
010	TAX CREDIT	1.00	LS	(\$9,567.19)	(\$9,567.19)
011	SLEEVES	1.00	LS	(\$1,185.80)	(\$1,185.80)
012	TAX CREDIT	1.00	LS	(\$71.15)	(\$71.15)
Total Price for above FORTILINE Items:					(\$958,614.88)
ATLANTIC					
013	SANITARY STRUCTURES	1.00	LS	(\$70,073.90)	(\$70,073.90)
014	TAX CREDIT	1.00	LS	(\$4,254.43)	(\$4,254.43)
015	STORM STRUCTURES	1.00	LS	(\$198,007.00)	(\$198,007.00)
016	TAX CREDIT	1.00	LS	(\$11,880.42)	(\$11,880.42)
Total Price for above ATLANTIC Items:					(\$284,215.75)
ARMOROCK					
017	SANITARY POLYMER STRUCTURES	1.00	LS	(\$80,738.00)	(\$80,738.00)
018	TAX CREDIT	1.00	LS	(\$4,894.28)	(\$4,894.28)
Total Price for above ARMOROCK Items:					(\$85,632.28)

Total Bid Price: (\$1,328,462.91)

Notes:

- DPO



To:	Neal Communities	Contact:	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	North River Ranch Ph IV-C - Amenity Center	Bid Number:	22-194
Project Location:	Camp Creek Trail & Silver Creek Ave, Palmetto, FL	Bid Date:	8/11/2023

ACCEPTED:

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

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Tim Badyk
727-389-7344 tbadyk@ripaconstruction.com

DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: NRR Amenity

DPO # 01-2137-002 - OPO

CO #

To: Fortiline

Date: 4/12/2023

Attention: Shawn Mason

Job # 01-2137

CC:

Approved By: KS

[illegible]

Remarks

See Attached QUOTE

CC:

QUOTE



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE TAMPA	6323660	4/06/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	NRR AMENITY HP STORM

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****		
			*** HP STORM PIPE ***		
40	520	FT	15" HP STORM PIPE DBL WALL	19.5800	10,181.60
50	1820	FT	18" HP STORM PIPE DBL WALL	23.3500	42,497.00
60	700	FT	24" HP STORM PIPE DBL WALL	37.8100	26,467.00
70	860	FT	30" HP STORM PIPE DBL WALL	59.3300	51,023.80
80	220	FT	36" HP STORM PIPE DBL WALL	67.1300	14,768.60
90	80	FT	42" HP STORM PIPE DBL WALL	86.2100	6,896.80
100	700	FT	48" HP STORM PIPE DBL WALL	113.0300	79,121.00
			Package Sub-total:		230,955.80
				Subtotal:	230,955.80
				Tax:	.00
				Bid Total:	230,955.80

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By ML1 4/06/23 6:48:15

QUOTE



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE TAMPA	6324019	4/06/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	NORTH RIVER RANCH AMENITY CENTER

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			<p>*****</p> <p>GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY</p> <p>*****</p> <p>*****</p> <p>DATE: 1/31/23</p> <p>JOB NAME: NORTH RIVER RANCH AMENITY CENTER</p> <p>LOCATION: MOCCASIN WALLOW ROAD & 301, PARRISH, FL</p> <p>SPECS: MANATEE COUNTY</p> <p>ENG: CLEARVIEW LAND DESIGN</p> <p>DATE ON PLANS: 10/06/22</p> <p>*****</p> <p>SALESMAN: SHAWN MASON</p> <p>CELL: 813-951-3505</p> <p>E-MAIL: SHAWN.MASON@FORTILINE.COM</p> <p>*****</p>		

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH AMENITY CENTER	6324019	4/06/23	2

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
STORM					
520	120	FT	24" N12 ASTM F2648 PIPE IB/WT NON-DOT	37.8200	4,538.40
530	120	FT	18" N12 ASTM F2648 PIPE IB/WT NON-DOT	22.1200	2,654.40
540	240	FT	15" N12 ASTM F2648 PIPE IB/WT NON-DOT	16.4200	3,940.80
550	400	FT	12" N12 ASTM F2648 PIPE IB/WT NON-DOT	11.8000	4,720.00
560	1080	FT	8" N12 ASTM F2648 PIPE IB/WT NON-DOT	7.3600	7,948.80
570	180	FT	18" HP STORM PIPE DBL WALL	24.4300	4,397.40
580	340	FT	15" HP STORM PIPE DBL WALL	20.5400	6,983.60
590	400	FT	12" HP STORM PIPE DBL WALL	16.7300	6,692.00
600	10	EA	12" UNIVERSAL INLINE DRAIN W/SQUARE HINGED GRATE & HDPE GASKETED CONNECTIONS 2712AGNB	418.0000	4,180.00
610	3	EA	8" N12 22-1/2 PE 0892AN	62.0000	186.00
620	6	EA	8" SGW SPLIT CPLG 0811AA	14.0000	84.00
630	3	EA	8" N12 45 WT 0894WT	87.0000	261.00
640	13	EA	8" N12 90 WT 0899WT	82.0000	1,066.00
650	7	EA	8" N12 TEE WT 0862WT	102.0000	714.00
660	4	EA	8" N12 WYE WT 0882WT	102.0000	408.00
670	25	EA	12" UNIVERSAL INLINE DRAIN W/SQUARE HINGED GRATE & HDPE GASKETED CONNECTIONS 2712AGNB	418.0000	10,450.00
680	3	EA	12" N12 45 WT 1294WT	212.0000	636.00
690	10	EA	12" N12 TEE WT 1264WT	316.0000	3,160.00
700	25	EA	12X8 N12 REDUCER ST/WT 1218WT	187.0000	4,675.00
710	1	EA	15" N12 11-1/4 WT 1591AN65B	525.0000	525.00
720	1	EA	15" N12 22-1/2 WT 1592AN65B	549.0000	549.00
730	3	EA	15" N12 90 WT 3-PIECE MITERED FABRICATED 1599AN65B	798.0000	2,394.00
740	2	EA	15"X12" N12 RED WT 1574AN65B	698.0000	1,396.00
750	5	EA	15X12 N12 TEE WT 1564AN65B	1,044.8500	5,224.25
760	1	EA	15"X8" N12 WYE WT 1582AN65B	708.0000	708.00
770	1	EA	18"X15" N12 RED WT 1875AN65B	885.0000	885.00
780	1	EA	18"X8" N12 WYE WT 1882AN65B	865.0000	865.00
790	1	EA	24X12 N12 TEE WT 2464AN65B	1,857.0000	1,857.00
800	1	EA	24"X18" N12 RED WT 2476AN65B	1,273.0000	1,273.00
Package Sub-total:					83,371.65
SUBTOTAL STORM					
Section Sub-total:					83,371.65
SANITARY					
860	2436	FT	8" SDR26 PVC HW SEWER PIPE	13.9900	34,079.64
870	224	FT	6" SDR26 PVC HW SEWER PIPE	7.7600	1,738.24
880	40	FT	2" SCH40 PVC PIPE BE	2.4600	98.40
890	4	EA	3"X1000' SEWER DETECTOR TAPE	52.0000	208.00
900	4	EA	2" SCH40 PVC CAP H	1.5000	6.00
910	2	EA	6" SDR26 HW PVC 45 GXG	44.5000	89.00

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH AMENITY CENTER	6324019	4/06/23	3

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
920	7	EA	6" SDR26 HW PVC 45 GX5	33.0000	231.00
930	4	EA	6" SDR26 HW PVC WYE GXG	88.0000	352.00
940	4	EA	6" SDR35 PVC CO ADPT SW HXF	28.0000	112.00
950	4	EA	6" SDR35 PVC CAP G	15.5000	62.00
960	4	EA	6" SDR35 PVC CO PLUG RECESSED	23.5000	94.00
970	4	EA	6" SDR26 HW PVC SPIGOT PLUG	39.7500	159.00
980	2	EA	8" SDR26 HW PVC TEE GXG	164.0000	328.00
990	1	EA	8" SDR26 HW PVC REP CPLG GXG	84.5000	84.50
1000	4	EA	8" SDR26 HW PVC SPIGOT PLUG	69.0000	276.00
1010	2	EA	8"X6" SDR26 HW PVC WYE GXG	116.5000	233.00
1020	17	EA	23-3/4" TPO INFLOW PROTECTOR W/MANATE STAMP	126.0000	2,142.00
1030	4	EA	7621-FE R&C CLEAN OUT USF	74.0000	296.00
Package Sub-total:					40,588.78
SUBTOTAL SEWER					
Section Sub-total:					40,588.78
WATER					
1090	100	FT	1"X100' CTS ENDOPURE 250PSI BLUE	.6500	65.00
1100	200	FT	1-1/2"X100' CTS ENDOPURE 250PSI BLUE	1.6000	320.00
1110	360	FT	2" SDR21 PVC PIPE BLUE	1.6800	604.80
1120	300	FT	2"X100' CTS ENDOPURE 250PSI BLUE	2.1500	645.00
1130	300	FT	20"X300' POLYWRAP BLUE 3"-8"	.8500	255.00
1140	300	EA	24"X400' PERF POLYWRAP BLUE	1.2600	378.00
1150	520	FT	4" C900 DR18 PIPE BLUE	6.4400	3,348.80
1160	180	FT	6" C900 DR18 PIPE BLUE	12.9900	2,338.20
1170	220	FT	8" TJ DIP PR350	31.8200	7,000.40
1180	11	EA	8" TYTON GASKET EPDM	35.0000	385.00
1190	10	EA	8" SPLIT BELL REST 1100G2 STARBOND COAT, BLUE N&B F/C900	136.0000	1,360.00
1200	1760	FT	8" C900 DR18 PIPE BLUE	22.2800	39,212.80
1210	12	BX	7903 EMS WARNING TAPE BLUE 500' PER BOX	895.4100	10,744.92
1220	11500	FT	10AWG CC WIRE BLUE 500' ROLL	.2800	3,220.00
1230	200	FT	10" TJ DIP PR350	37.5500	7,510.00
1240	10	EA	10" TYTON GASKET EPDM	50.0000	500.00
1250	10	EA	10" SPLIT BELL REST 1100G2 STARBOND COAT, BLUE N&B F/C900	228.0000	2,280.00
1260	3120	FT	10" C900 DR18 PIPE BLUE	33.4400	104,332.80
1270	14	EA	2"X108' BLUE ADHESIVE TAPE	9.0000	126.00
1280	38	EA	8" RIEBERLOK GSKT F/C900 EPDM	129.0000	4,902.00
1290	48	EA	10" RIEBERLOK GSKT F/C900 EPDM	235.0000	11,280.00
1300	2	EA	RIEBERLOK FIELD REST TAPE 50YD	21.0000	42.00
1310	39	EA	VLV BOX CENTER DEVICE BOXLOK-4	31.0000	1,209.00
1320	1	EA	2-1/2" 0-300 LIQ GAUGE 2-PG25	12.0000	12.00
1330	1	EA	3/4" RED PRS BFP 975XL2 LEAD-FREE	282.0000	282.00
1340	5	EA	1" BALL VLV PJCXFIP 76102W-22 NO LEAD	85.0000	425.00
1350	5	EA	1" BALL CORP MIPXPJC 74704B-22 NO LEAD	62.0000	310.00
1360	1	EA	1/4"XCLOSE GALV NIPPLE	2.0000	2.00
1370	4	EA	1-1/2BALLVLV PJCXFIP 76102W-22 NO LEAD	239.0000	956.00
1380	2	EA	1-1/2" SS INSERT CTS 506139	5.5000	11.00
1390	1	EA	1-1/2" THD BRASS GATE VLV NO LEAD	48.0000	48.00

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH AMENITY CENTER	6324019	4/06/23	4

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1400	2	EA	1-1/2" ADPT MIPXPJC 74753-22 NO LEAD	70.0000	140.00
1410	2	EA	1-1/2" RED PRS BFP 975XL2 LEAD-FREE	614.0000	1,228.00
1420	1	EA	1-1/2" SCH40 PVC CAP H	2.0000	2.00
1430	1	EA	3" BRS VLV MARKER	21.0000	21.00
1440	12	EA	2" ADPT MIPXPJC NO LEAD 74753-22	94.0000	1,128.00
1450	6	EA	2" ADPT MIPXPJC NO LEAD 74753-22	94.0000	564.00
1460	16	EA	2" ADPT MIPXPJPVC 74753-44 NO LEAD	135.0000	2,160.00
1470	3	EA	2" SCH40 PVC CAP H	1.5000	4.50
1480	9	EA	2" SCH40 PVC CAP FIPT	3.5000	31.50
1490	28	EA	2" SS INSERT CTS 506141	6.0000	168.00
1500	13	EA	2" THD GV OL A2362-08-LNS E466 L/ACC 316SS STEM, HOLIDAY FREE	385.0000	5,005.00
1510	13	EA	3" BRASS VALVE MARKER 2" WATER	21.0000	273.00
1520	1	EA	2"X1/4" GALV HEX BUSHING	12.5000	12.50
1530	4	EA	2"X1-1/2" BRS HEX BUSH NO LEAD	23.0000	92.00
1540	4	EA	2"X12" BRASS NIPPLE	86.0000	344.00
1550	8	EA	2"X24" BRASS NIPPLE	149.0000	1,192.00
1560	2	EA	2"X3/4" BRASS HEX BUSH NO LEAD	27.0000	54.00
1570	4	EA	FP35 DOLE FREEZE PROTECTION VLV	97.0000	388.00
1580	8	EA	2"X48" BRASS NIPPLE	282.0000	2,256.00
1590	12	EA	2" BRASS 90 NO LEAD	41.0000	492.00
1600	2	EA	4" STAR GRIP MJ REST DIP 3000 W/STARBOND COATING	28.0000	56.00
1610	1	EA	4" DBL CHK BFP W/OSY 350OSY	2,024.0000	2,024.00
1620	17	EA	4" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	38.0000	646.00
1630	9	EA	4" FLG ACC KIT FF 1/8"RR 316SS	36.0000	324.00
1640	2	EA	4" FLG 90 C110	122.0000	244.00
1650	1	EA	4" FLG TEE C110	222.0000	222.00
1660	2	EA	4" MJ 45 C153	55.0000	110.00
1670	5	EA	4" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	33.5000	167.50
1680	1	EA	3" BRASS VALVE MARKER 4" WATER	21.0000	21.00
1690	2	EA	4"X2" MJ TAPT TEE C153	111.5000	223.00
1700	1	EA	4"X2" TAP BLIND FLG C110	89.0000	89.00
1710	1	EA	4X5 STORZ CONNECTION W/CAP	356.0000	356.00
1720	1	EA	4" COMP FLG C110	72.0000	72.00
1730	18	EA	6" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	50.0000	900.00
1740	6	EA	6" MJ GV O/L A2361-23-LNS E466 L/ACC 316SS STEM, HOLIDAY FREE	789.0000	4,734.00
1750	14	EA	6" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	40.7500	570.50
1760	6	EA	3" BRASS VALVE MARKER 6" WATER	21.0000	126.00
1770	1	EA	8" 350 DCDA SS BODY/TRIM OS&Y FLGXFLG, GALLON METER	5,888.0000	5,888.00
1780	13	EA	8" STAR GRIP MJ REST DIP 3000 W/STARBOND COATING	49.0000	637.00
1790	75	EA	8" MJ ACC L/GLAND W/EPDM BLUE BOLTS - IMPORT	55.7500	4,181.25
1800	8	EA	8" FLG ACC KIT FF 1/8"RR 316SS	69.0000	552.00
1810	2	EA	8" FLG 90 C110	307.0000	614.00
1820	1	EA	8" FLG GV O/L R2360-06 OS&Y	1,982.0000	1,982.00
1830	3	EA	8" MJ 22-1/2 C153	124.0000	372.00
1840	2	EA	8" MJ 45 C153	127.0000	254.00
1850	2	EA	8" MJ 90 C153	155.0000	310.00
1860	11	EA	8" MJ GV O/L A2361-23-LNS E466 L/ACC 316SS STEM, HOLIDAY FREE	1,241.0000	13,651.00
1870	4	EA	8" MJ LONG SLEEVE C153	156.0000	624.00
1880	61	EA	8" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	60.0000	3,660.00
1890	11	EA	3" BRASS VALVE MARKER 8" WATER	21.0000	231.00
1900	5	EA	8X1 IP 202BS SDL F/C900 9.05	198.0000	990.00

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH AMENITY CENTER	6324019	4/06/23	5

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1910	2	EA	202BS-905-IP4 FORD		
1920	5	EA	8" FLGXPE DIP 10'00"	1,235.0000	2,470.00
1930	1	EA	8"X2" MJ TAPT CAP C153	97.5000	487.50
1940	1	EA	8"X2" MJ TAPT TEE C153	242.0000	242.00
1950	2	EA	8"X4" MJ TEE C153	166.0000	166.00
1960	1	EA	8"X6" MJ HYD TEE C153	221.0000	442.00
1970	11	EA	8" FLG TEE C110	512.0000	512.00
			10" STAR GRIP MJ REST DIP 3000	73.0000	803.00
			W/STARBOND COATING		
1980	58	EA	10" MJ ACC L/GLAND W/EPDM BLUE	69.5000	4,031.00
			BOLTS - IMPORT		
1990	2	EA	10" MJ 22-1/2 C153	182.0000	364.00
2000	11	EA	10" MJ GV OL A2361-23-LNS E466	1,935.0000	21,285.00
			L/ACC 316SS STEM, HOLIDAY FREE		
2010	6	EA	10" MJ LONG SLEEVE C153	187.0000	1,122.00
2020	47	EA	10" STAR GRIP MJ REST PVC 4000	113.0000	5,311.00
			W/STARBOND COATING		
2030	11	EA	3" BRS VALVE MARKER 10" WATER	21.0000	231.00
2040	2	EA	10X1 IP 202BS SDL F/C900 10.75	289.0000	578.00
			202BS-1075-IP4 FORD		
2050	4	EA	10"X6" MJ HYD TEE C153	280.0000	1,120.00
2060	1	EA	10"X8" MJ CROSS C153	370.0000	370.00
2070	4	EA	10"X8" MJ TEE C153	287.0000	1,148.00
2080	6	EA	5-1/4VO HYD 4'0" MANATEE A423	2,545.0000	15,270.00
			6MJ O/L L/ACC SAFETY YELLOW		
2090	6	EA	BLUE HYDE MARKER W/PAD	8.5000	51.00
2100	25	EA	15" LONG TRACER WIRE TEST BOX	31.5000	787.50
			2-TERMINAL, BLACK LID,		
			NON-TRAFFIC P2B202CNG15T2TBLK		
2110	40	EA	461S VB COMP SCREW 18"X24"	86.0000	3,440.00
2120	13	EA	DRYCON DIRECT BURY WIRE LUG	59.0000	767.00
			PACK OF 5		
			BOX OF 5		
			Package Sub-total:		325,490.47
			SUBTOTAL WATER		
			Section Sub-total:		325,490.47
			FIRE - PRIVATE		
2190	560	FT	8" C900 DR14 PIPE BLUE	27.9700	15,663.20
2200	28	EA	8" RIEBERLOK GSKT F/C900 EPDM	129.0000	3,612.00
2210	1	EA	RIEBERLOK FIELD REST TAPE 50YD	21.0000	21.00
2220	1000	FT	10AWG CC WIRE BLUE 500' ROLL	.2800	280.00
2230	1	EA	3"X1000' FIRELINE DET TAPE	52.0000	52.00
2240	1	EA	VLV BOX CENTER DEVICE BOXLOK-4	31.0000	31.00
2250	25	EA	8" MJ ACC L/GLAND W/EPDM BLUE	55.7500	1,393.75
			BOLTS - IMPORT		
2260	3	EA	8" MJ 22-1/2 C153	124.0000	372.00
2270	4	EA	8" MJ 45 C153	127.0000	508.00
2280	1	EA	8" MJ GV O/L A2361-23-LNS E466	1,241.0000	1,241.00
			L/ACC 316SS STEM, HOLIDAY FREE		
2290	1	EA	8" MJ CAP C153	72.0000	72.00
2300	25	EA	8" STAR GRIP MJ REST PVC 4000	60.0000	1,500.00
			W/STARBOND COATING		
2310	1	EA	8" SS IN-BUILD RISER GRVXCIPS	1,749.0000	1,749.00
2320	1	EA	461S VB COMP SCREW 18"X24"	86.0000	86.00
2330	5	EA	DRYCON DIRECT BURY WIRE LUG	59.0000	295.00
			PACK OF 5		
			BOX OF 5		

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227312	NORTH RIVER RANCH AMENITY CENTER	6324019	4/06/23	6

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2350	1	EA	15" LONG TRACER WIRE TEST BOX 2-TERMINAL, BLACK LID, NON-TRAFFIC P2B202CNG15T2TBLK	31.5000	31.50
			Package Sub-total:		26,907.45
			SUBTOTAL FIRE - PRIVATE		
			Section Sub-total:		26,907.45
			RECLAIM		
2410	20	FT	2" SDR21 PVC PIPE PURPLE	1.6800	33.60
2420	100	FT	2X100' CTS ENDOCORE PURPLE PE	2.1500	215.00
2430	40	FT	4" TJ DIP PR350	32.3300	1,293.20
2440	2	EA	4" TYTON GASKET EPDM	21.0000	42.00
2450	2	EA	4" SPLIT BELL REST 1100G2 STARBOND COAT, BLUE B&N F/C900	63.5000	127.00
2460	300	EA	3"-8" PURPLE POLYWRAP 20X300	.8500	255.00
2470	100	FT	6" TJ DIP PR350	23.9000	2,390.00
2480	5	EA	6" TYTON GASKET EPDM	22.0000	110.00
2490	5	EA	6" SPLIT BELL REST 1100G2 STARBOND COAT, BLUE N&B F/C900	79.7500	398.75
2500	5020	FT	6" C900 DR18 PIPE PURPLE	12.9900	65,209.80
2510	11	BX	7908 EMS WARING TAPE PURPLE 500' PER BOX	781.0000	8,591.00
2520	10500	FT	10AWG CC WIRE PURPLE 500' ROLL	.2800	2,940.00
2530	61	EA	6" RIEBERLOK GSKT F/C900 EPDM	88.9800	5,427.78
2540	1	EA	RIEBERLOK FIELD REST TAPE 50YD	21.0000	21.00
2550	230	FT	12"X.25" STEEL CASING PIPE 20' COATED	44.8700	10,320.10
2560	20	EA	VLV BOX CENTER DEVICE BOXLOK-4	31.0000	620.00
2570	2	EA	2-1/2" 0-300 LIQ GAUGE 2-PG25	12.0000	24.00
2580	2	EA	1/4"XCLOSE GALV NIPPLE	2.0000	4.00
2590	11	EA	2"X108' PURPLE ADHESIVE TAPE	9.0000	99.00
2600	6	EA	2" BRASS 90 NO LEAD	41.0000	246.00
2610	2	EA	2" BALL VLV PJCXFIP 76102W-22 NO LEAD	415.0000	830.00
2620	12	EA	2" ADPT MIPXPJC NO LEAD 74753-22	94.0000	1,128.00
2630	2	EA	2" BRASS PLUG CORED NO LEAD	19.5000	39.00
2640	2	EA	2" BALL VLV FIPXFIP 76101W NO LEAD	369.0000	738.00
2650	5	EA	2" ADPT MIPXPJPVC 74753-44 NO LEAD	135.0000	675.00
2660	7	EA	3" BRASS VLV MARKER 2" F/REUSE	21.0000	147.00
2670	2	EA	2" RED PRS BFP 975XL2 LEAD-FREE	681.0000	1,362.00
2680	2	EA	2" SS CAP 316	14.5000	29.00
2690	17	EA	2" SS INSERT CTS 506141	6.0000	102.00
2700	7	EA	2" THD GV OL A2362-08-LNS E466 L/ACC 316SS STEM, HOLIDAY FREE	385.0000	2,695.00
2710	4	EA	2" SCH40 PVC CAP FIPT	3.5000	14.00
2720	2	EA	2X1/4 SS HEX HEAD BUSHING 316	17.7500	35.50
2730	2	EA	2"X12" BRASS NIPPLE	86.0000	172.00
2740	4	EA	2"X24" BRASS NIPPLE	149.0000	596.00
2750	2	EA	2"X3" SS NIPPLE 316	14.0000	28.00
2760	2	EA	FP35 DOLE FREZE PROTECTION VLV	97.0000	194.00
2770	4	EA	2"X48" BRASS NIPPLE	282.0000	1,128.00
2780	1	EA	3/4" RED PRS BFP 975XL2 LEAD-FREE	282.0000	282.00
2790	2	EA	3" STAR GRIP MJ REST DIP 3000 W/STARBOND COATING	28.0000	56.00
2800	4	EA	3" MJ ACC L/GLAND W/EPDM BLUE	32.0000	128.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NORTH RIVER RANCH AMENITY CENTER	6324019	4/06/23	7

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2810	14	EA	3" FLG ACC KIT FF 1/8"RR 316SS	22.0000	308.00
2820	2	EA	3" FLG 45 C110	72.0000	144.00
2830	5	EA	3" FLG GV O/L R2360-06 OS&Y	756.0000	3,780.00
2840	2	EA	3" FLG TEE C110	132.0000	264.00
2850	2	EA	3" MJ 45 C153	61.0000	122.00
2860	2	EA	3" STAR GRIP MJ REST PVC 4000	33.2500	66.50
			W/STARBOND COATING		
2870	1	EA	3" FLGXFLG DIP 1'03"	435.0000	435.00
2880	2	EA	3" FLGXPE DIP 8'00"	1,263.0000	2,526.00
2890	1	EA	3" FLGXFLG DIP 0'09"	312.0000	312.00
2900	4	EA	3"X2" TAP BLIND FLG C110	73.0000	292.00
2910	5	EA	4" STAR GRIP MJ REST DIP 3000	28.0000	140.00
			W/STARBOND COATING		
2920	39	EA	4" MJ ACC L/GLAND W/EPDM BLUE	38.0000	1,482.00
			BOLT - IMPORT		
2930	4	EA	4" MJ 45 C153	55.0000	220.00
2940	34	EA	4" STAR GRIP MJ REST PVC 4000	33.5000	1,139.00
			W/STARBOND COATING		
2950	1	EA	3" BRASS VLV MARKER 4" F/REUSE	21.0000	21.00
2960	1	EA	4"X3" MJ REDUCER C153	69.0000	69.00
2970	4	EA	6" STAR GRIP MJ REST DIP 3000	34.5000	138.00
			W/STARBOND COATING		
2980	122	EA	6" MJ ACC L/GLAND W/EPDM BLUE	50.0000	6,100.00
			BOLT - IMPORT		
2990	2	EA	6" MJ 11-1/4 C153	83.0000	166.00
3000	22	EA	6" MJ 45 C153	87.0000	1,914.00
3010	1	EA	6" MJ CROSS C153	225.0000	225.00
3020	14	EA	6" MJ GV O/L A2361-23-LNS E466	789.0000	11,046.00
			L/ACC 316SS STEM, HOLIDAY FREE		
3030	4	EA	6" MJ LONG SLEEVE C153	97.0000	388.00
3040	118	EA	6" STAR GRIP MJ REST PVC 4000	40.7500	4,808.50
			W/STARBOND COATING		
3050	14	EA	3" BRASS VLV MARKER 6" F/REUSE	21.0000	294.00
3060	37	EA	6"X12" CASING SPACER	95.0000	3,515.00
3070	6	EA	6"X12" CASING END SEAL DIP	89.0000	534.00
3080	4	EA	6"X2" MJ TAPT PLUG C153	98.5000	394.00
3090	1	EA	6"X2" MJ TAPT TEE C153	153.0000	153.00
3100	1	EA	6"X4" MJ TEE C153	143.0000	143.00
3110	2	EA	6" MJ TEE C153	154.0000	308.00
3120	3	EA	4" SS LS ADJ PIPE SUPPORT	289.0000	867.00
3130	20	EA	VLV BOX SQ HEAD W/RECLAIM LID	114.0000	2,280.00
3140	15	EA	15" LONG TRACER WIRE TEST BOX	31.5000	472.50
			2-TERMINAL, BLACK LID,		
			NON-TRAFFIC P2B202CNG15T2TBLK		
3150	13	EA	DRYCON DIRECT BURY WIRE LUG	59.0000	767.00
			PACK OF 5		
			BOX OF 5		
			Package Sub-total:		154,579.23
			SUBTOTAL RECLAIM		
			Section Sub-total:		154,579.23
			Subtotal:		630,937.58
			Tax:		.00
			Bid Total:		630,937.58

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By ML1 4/10/23 11:16:03

DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: NRR Amenity

DPO # 01-2137-002 - OPO

CO # 1

To: Fortiline

Date: 6/26/2023

Attention: Shawn Mason

Job # 01-2137

CC:

Approved By: KS

[illegible]

Remarks

See Attached QUOTE

CC:

QUOTE



a MORSCO brand

Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
227312	FORTILINE SARASOTA	6356372	6/23/23	1

CUSTOMER	PROJECT INFORMATION
NORTH RIVER RANCH CDD 3501 QUADRANGLE BLVD ORLANDO, FL 32817	NRR AMENITY CHANGE & DEDUCTS

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****					
*** ADDITIONS ***					
STORM					
60	16	FT	15" RCP CL III T&G	34.0900	545.44
70	20	FT	18" N12 ASTM F2648 PIPE IB/WT NON-DOT	22.1200	442.40
80	60	FT	15" N12 ASTM F2648 PIPE IB/WT NON-DOT	16.4200	985.20
90	200	FT	12" N12 ASTM F2648 PIPE IB/WT NON-DOT	11.8000	2,360.00
100	100	FT	8" N12 ASTM F2648 PIPE IB/WT NON-DOT	7.7900	779.00
110	1	EA	8" N12 TEE WT 0862WT	105.0000	105.00
120	1	EA	8" N12 90 WT 0899WT	95.0000	95.00
130	1	EA	12X8 N12 REDUCER ST/WT 1218WT	192.0000	192.00
140	1	EA	12" INLINE DRN F/12" N12 PIPE W/GRATE	645.0000	645.00
150	1	EA	15" INLINE DRN F/15" N12 PIPE	789.0000	789.00
160	1	EA	15" N12 90 WT 3-PIECE MITERED FABRICATED 1599AN65B	821.0000	821.00
170	1	EA	15" N12 WYE WT 1585AN65B	1,068.0000	1,068.00
SEWER					
220	14	FT	8" SDR26 PVC HW SEWER PIPE	14.2000	198.80
230	28	FT	6" SDR26 PVC HW SEWER PIPE	7.8900	220.92
240	1	EA	8" SDR26 HW PVC TEE GXG	169.0000	169.00
WATER					
280	60	FT	8" TJ DIP PR350	33.8500	2,031.00
290	80	FT	10" C900 DR18 PIPE BLUE	34.8500	2,788.00
300	20	FT	8" C900 DR18 PIPE BLUE	22.9900	459.80
310	20	FT	6" C900 DR18 PIPE BLUE	13.1500	263.00
320	100	FT	2"X100' CTS ENDOPURE 250PSI	2.3900	239.00

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NRR AMENITY CHANGE & DEDUCTS	6356372	6/23/23	2

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
330	500	FT	BLUE		
340	2	BX	10AWG CC WIRE BLUE 500' ROLL	.3500	175.00
			7903 EMS WARNING TAPE BLUE	1,369.0000	2,738.00
			500' PER BOX		
350	300	FT	3"-8" BLUE POLYWRAP 20"X300'	.8500	255.00
360	1	EA	2"X108' BLUE ADHESIVE TAPE	8.5000	8.50
370	5	EA	461S VB COMP SCREW 18"X24"	95.0000	475.00
380	5	EA	VLV BOX CENTER DEVICE BOXLOK-4	37.5000	187.50
390	5	EA	15" LONG TRACER WIRE TEST BOX	36.0000	180.00
			2-TERMINAL, BLACK LID,		
			NON-TRAFFIC P2B202CNG15T2TBLK		
400	2	EA	10" MJ GV OL A2361-23-LNS E466	2,213.0000	4,426.00
			L/ACC 316SS STEM, HOLIDAY FREE		
410	2	EA	3" BRS VALVE MARKER 10" WATER	22.0000	44.00
420	1	EA	8" MJ GV O/L A2361-23-LNS E466	1,453.0000	1,453.00
			L/ACC 316SS STEM, HOLIDAY FREE		
430	1	EA	3" BRASS VALVE MARKER 8" WATER	22.0000	22.00
440	1	EA	6" MJ GV O/L A2361-23-LNS E466	927.0000	927.00
			L/ACC 316SS STEM, HOLIDAY FREE		
450	1	EA	3" BRASS VALVE MARKER 6" WATER	22.0000	22.00
460	1	EA	2" THD GV OL A2362-08-LNS E466	445.0000	445.00
			L/ACC 316SS STEM, HOLIDAY FREE		
470	1	EA	3" BRASS VALVE MARKER 2" WATER	22.0000	22.00
480	1	EA	5-1/4VO HYD 4'0" MANATEE A423	2,545.0000	2,545.00
			6MJ O/L L/ACC SAFETY YELLOW		
490	1	EA	BLUE HYDRANT PAVEMENT MARKER	8.5000	8.50
500	1	EA	10"X8" MJ TEE C153	308.0000	308.00
510	1	EA	8"X6" MJ HYD TEE C153	237.0000	237.00
520	1	EA	8"X2" MJ TAPT CAP C153	104.0000	104.00
530	6	EA	10" STAR GRIP MJ REST PVC 4000	113.0000	678.00
			W/STARBOND COATING		
540	6	EA	10" MJ ACC L/GLAND W/EPDM BLUE	69.5000	417.00
			BOLTS - IMPORT		
550	2	EA	8" STAR GRIP MJ REST DIP 3000	55.0000	110.00
			W/STARBOND COATING		
560	5	EA	8" STAR GRIP MJ REST PVC 4000	67.0000	335.00
			W/STARBOND COATING		
570	7	EA	8" MJ ACC L/GLAND W/EPDM BLUE	60.0000	420.00
			BOLTS - IMPORT		
580	3	EA	6" MJ ACC L/GLAND W/EPDM BLUE	54.0000	162.00
			BOLT - IMPORT		
590	2	EA	6" STAR GRIP MJ REST PVC 4000	45.0000	90.00
			W/STARBOND COATING		
600	2	EA	2" ADPT MIPXPJC NO LEAD	112.0000	224.00
			74753-22		
610	2	EA	2" SS INSERT CTS 506141	8.0000	16.00
620	1	EA	2" KAMLOC PART A ADPT ALUM	8.7500	8.75
			MALEXFNPT		
630	1	EA	2" KAMLOC PART DC ALUM	15.5000	15.50
640	1	EA	19X10 OVAL MTR BOX 6423-WNL	97.0000	97.00
			FL WATER METER NON-LOCKING MB		
			W/BUE LID		
650	58	FT	20"X.25" STEEL CASING PIPE	94.0000	5,452.00
660	2	EA	10"X20" CASING END SEAL	119.0000	238.00
670	12	EA	10"X20" SS CASING SPACER	139.0000	1,668.00
			RECLAIM		
710	80	FT	6" TJ DIP PR350	25.7500	2,060.00
720	300	FT	3"-8" PURPLE POLYWRAP 20"X300'	.8500	255.00
730	1	BX	7908 EMS WARING TAPE PURPLE	1,369.0000	1,369.00
			500' PER BOX		
740	2	EA	2"X108' PURPLE ADHESIVE TAPE	8.5000	17.00
750	4	EA	6" MJ LONG SLEEVE C153	104.0000	416.00
760	4	EA	6" STAR GRIP MJ REST PVC 4000	45.0000	180.00
			W/STARBOND COATING		
770	4	EA	6" STAR GRIP MJ REST DIP 3000	36.2500	145.00

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CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
227312	NRR AMENITY CHANGE & DEDUCTS	6356372	6/23/23	3

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
780	8	EA	W/STARBOND COATING 6" MJ ACC L/GLAND W/EPDM BLUE BOLT - IMPORT	54.0000	432.00
			SLEEVING		
820	100	FT	2" SCH40 PVC PIPE BE	1.6700	167.00
830	60	FT	4" SCH40 PVC PIPE BE	4.6800	280.80
840	60	FT	6" SCH40 PVC PIPE BE	12.3000	738.00
			*** DEDUCTS ***		
			WATER		
910	60	FT	10" TJ DIP PR350	37.5500	2,253.00
920	2	EA	10" MJ LONG SLEEVE C153	187.0000	374.00
930	4	EA	10" STAR GRIP MJ REST PVC 4000 W/STARBOND COATING	113.0000	452.00
940	4	EA	10" MJ ACC L/GLAND W/EPDM BLUE BOLTS - IMPORT	69.5000	278.00
				Subtotal:	42,413.11
				Tax:	.00
				Bid Total:	42,413.11

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Ent By ML1 6/28/23 15:53:41

DIRECT PURCHASE ORDER FORM

NRR Amenity CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: NRR Amenity

To: Atlantic TNG
Attention: Lori Jones

DPO # 01-2137-003 - OPO

CO #

Date: 2/17/2023

Job # 01-2137

CC:

Approved By: AR

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-341 Sanitary Structures	\$ 70,073.90	\$70,073.90
1	LS	02-302 Storm Structures	\$ 195,368.45	\$195,368.45
Tax Exempt			Total	\$265,442.35

Remarks

See Attached QUOTE

CC:



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988

www.AtlanticTNG.com

DATE: 1/30/23 PROJECT: NORTH RIVER RANCH AMENITY CENTER
BILL TO: NORTH RIVER RANCH COMMUNITY DEV DISTRICT
12051 CORPORATE BLVD ORLANDO FL 32817-1450
C/O RIPa COUNTY: MANATEE
ATTN: AMEER ALI 813-623-6777 SPECS: MANATEE COUNTY 5% DISCOUNT

QTY	DESCRIPTION	UNIT COST	AMOUNT
SANITARY			
48"Ø MANHOLES - 8" WALLS			
NO COATING INSIDE AND NO COATING OUTSIDE			
** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, SOG, Z-LOK CONNECTORS, AND 4 GALLONS OF LUBRICANT **			
3	6'-8' # MH C1, MH D1, MH P3	\$2,800.60	\$8,401.80
1	8'-10' # MH PP1	\$3,464.65	\$3,464.65
1	10'-12' # MH P2	\$3,828.50	\$3,828.50
1	12'-14' # MH P1	\$4,788.00	\$4,788.00
1	14'-16' # MH A11	\$5,267.75	\$5,267.75
2	16'-18' # MH A9, MH A8	\$5,987.85	\$11,975.70
3	18'-20' # MH A6, MH A5, MH A4	\$6,761.15	\$20,283.45
1	20'-22' # MH E1	\$7,028.10	\$7,028.10
13	USF # 170-CE RING AND COVER	\$293.55	\$3,816.15
24	SS-316 CLAMPS (MANATEE COUNTY SPECS)	\$14.25	\$342.00
4	6" WIDE RUBBER EXTERNAL JOINT WRAP / 200' PER BOX	\$219.45	\$877.80

NOTE: CDD- 5% DISCOUNT APPLIED- 2.13.23

TOTAL	\$70,073.90
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LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIPa ON THIS PROJECT.

LORI JONES /

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

**PLEASE SIGN AND
RETURN**

**CONFIRMING ORDER ONLY.
PAY FROM INVOICE.**

SIGNATURE

TITLE

DATE

TERM: Net 30 days.

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

* A 3% Credit Card fee will be added to transactions

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.



SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988

www.AtlanticTNG.com

DATE: 2/15/2023 PROJECT: NORTH RIVER RANCH AMENITY CENTER
BILL TO: NORTH RIVER RANCH COMMUNITY DEV DISTRICT COUNTY: MANATEE
12051 CORPORATE BLVD ORLANDO FL 32817-1450
C/O RIP A SPECS: MANATEE COUNTY
ATTN: AMEER ALI 813-623-6777 5% DISCOUNT

QTY	DESCRIPTION	UNIT COST	AMOUNT
STORM			
6	4' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #A10, A11, A16, A17, A6, A7	\$3,400.05	\$20,400.30
6	USF #1110-M RING AND COVER	\$237.50	\$1,425.00
24	4' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #1, 2, 5, 6, 9, 10, 13, 14, 16, 19, 21, 22, 25, 26, 28, 29, 30, 33, 41, 42, 45, 46, 48, 49	\$3,456.10	\$82,946.40
1	4' X 5' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #20	\$4,491.60	\$4,491.60
2	4' X 6' CURB INLET TYPE 1, 6" WALL, 6" TOP, NOSING, 8" RED #34, 36	\$6,689.90	\$13,379.80
2	5' X 5' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING #17, 31	\$5,619.25	\$11,238.50
1	6' X 6' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB, NOSING, 8" RED #37	\$8,067.40	\$8,067.40
30	USF #1110-NG RING AND COVER	\$287.85	\$8,635.50
2	4' X 4' MANHOLE TYPE J8, 6" WALL, 8" RED #15, 18	\$2,991.55	\$5,983.10
1	5' X 5' MANHOLE TYPE J8, 6" WALL, 8" RED #32	\$5,586.95	\$5,586.95
1	60"Ø MANHOLE TYPE J8, 6" WALL, 8" RED #12	\$2,797.75	\$2,797.75
8	48"Ø MANHOLE TYPE P8, 5" WALL #3, 4, 7, 11, 23, 24, 27, 47	\$1,963.65	\$15,709.20
12	USF #170-CE RING AND COVER	\$293.55	\$3,522.60
1	48"Ø MANHOLE TYPE P8, 5" WALL #A9	\$1,544.70	\$1,544.70
1	USF #170-E RING AND COVER	\$278.35	\$278.35
1	4' X 4' DITCH INLET TYPE C/J, 6" WALL, 8" RED #A31	\$3,078.00	\$3,078.00
2	2' X 3'1" DITCH INLET TYPE C, 6" WALL #A29, A43	\$1,537.10	\$3,074.20
3	USF #6606 PTD GRATE	\$338.20	\$1,014.60
1	2' X 3'1" DITCH INLET TYPE C, 6" WALL #43	\$1,723.30	\$1,723.30
1	USF #6611 PTD GRATE	\$471.20	\$471.20

NOTE

* TO BE DELIVERED WITH EXISTING NRR LOADS
* CDD- 5% DISCOUNT APPLIED

TOTAL \$195,368.45

LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIP A ON THIS PROJECT.

RAQUEL MARTINEZ /

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPES OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

**PLEASE SIGN AND
RETURN**

**CONFIRMING ORDER ONLY.
PAY FROM INVOICE.**

SIGNATURE

TITLE

DATE

TERM: Net 30 days.

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

*** A 3% Credit Card fee will be added to transactions**

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.

DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: NRR Amenity

To: Atlantic TNG
Attention: Raquel Martinez

DPO # 01-2137-003 - OPO

CO # 1

Date: 7/7/2023

Job # 01-2137

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-302 Storm Structures	\$ 2,638.55	\$2,638.55
		Tax Exempt	Total	\$2,638.55

Remarks

See Attached QUOTE

CC:



ADDON ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988

www.AtlanticTNG.com

DATE: 6/23/2023
BILL TO: NORTH RIVER RANCH COMMUNITY DEV DISTRICT
12051 CORPORATE BLVD ORLANDO FL 32817-1450
C/O RIP A
ATTN: AMEER 813-623-6777
PROJECT: NORTH RIVER RANCH AMENITY CENTER
COUNTY: MANATEE
SPECS: MANATEE COUNTY

QTY	DESCRIPTION	UNIT COST	AMOUNT
STORM			
1	ADDON 35" BASE ONLY FOR EXISTING 2X3 TYPE C #43(2)	\$840.75	\$840.75
1	2X3 DITCH INLET TYPE C, 6" WALL #A43(2) HARDWARE PREVIOUSLY ORDERED ON PO 21710	\$1,447.80	\$1,447.80
DELIVERY			
1	DELIVERY CHARGE- WAIVED IF PICKED UP FROM TNG YARD		\$350.00
TOTAL			\$2,638.55

LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH RIP A ON THIS PROJECT.

RAQUEL MARTINEZ /

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PAY FROM INVOICE.**

SIGNATURE

TITLE

DATE

TERM: Net 30 days.

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

*** A 3% Credit Card fee will be added to transactions**

If tax exempt, please attach owner's certificate and original blanket certificate to Sales Order.

DIRECT PURCHASE ORDER FORM

North River Ranch CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch Amenity

DPO # 01-2137-004 - OPO

CO #

Date: 4/21/2023

Job # 01-2137

CC: 02-341

Approved By: SS

To: Armorock

Attention: Jared Johnston

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-341 Sanitary Structures	\$ 80,738.00	\$80,738.00
		Tax Exempt	Total	\$80,738.00

Remarks

See Attached QUOTE

CC:



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

Quote Date: 2/27/2023

To:

Ref: North River Ranch Amenity Center
Manatee County, FL

Q U O T A T I O N

Notes:

1. Quote is subject to our standard terms, conditions, and shipping policies.
2. Payment is due at Net 30. Late Payment service charge for over 30 days will be charged at 18% APR
3. Quote is valid for 60 days from issue date to receipt of PO after 60 days quote is subject to change based off market value of materials.
4. All applicable taxes are to be paid by purchaser
5. If owner requires items to be grouted in field contractor is responsible for materials and labor costs incurred.
6. All loads will be billed at \$1,000 per truck. Total of two(2) trucks needed for job. Customer will only be billed for trucks used. Additional trucks will be billed at market rate.
7. Freight requested under 3 days notice may be subject to increased freight rates
8. Products will be billed at unit pricing per quotation
9. Rush orders will be priced accordingly.
10. Contractor shall be responsible for joint sealing and performance.
11. Miscellaneous items such as grout, epoxy, and hardware are not included with the structures unless a specific line item is shown on this quote. Additional charges will apply for any extra items that are not shown on this quote.
12. Final lead time is determined at date of approved submittal.
13. Project Retention is not allowed.



1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012
207 Heritage Court
Sulphur Springs, TX 75482
1708 Turkey Creek Road
Plant City, FL 33566
702-824-9702
www.armorock.com

For:

Ref: North River Ranch Amenity Center
Manatee County, FL

Quote Date: 2/27/2023

Structure	Description	Height	Weight	Price
<hr/>				
_Joint Sealing Package		0.00'	0	\$9,448
13	17" RISER WRAP JOINER STRIP	2	PGROUT	POLYMER GROUT KIT
3	RISER WRAP PRIMER	5		RISER-WRAP ROLL-17
1	TORCH/HOSE			
<hr/>				
_Spreader Bar with Lifting Equipment		0.00'	0	\$2,651
1	SPREADER BAR AND RIGGING FOR LIFTING			
<hr/>				
MH A03	48"-24" Polymer Manhole	22.21'	12,037	\$18,717
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1	50202-GR	24 IN X 2 IN POLYMER GRADE RING
1	50203-GR	1	50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN
1	50436-S	2	50472-S	48 IN X 6 FT POLYMER MH SECTION
1	70448-B75Es	4		CAST-A-SEAL 603-08
4	JM1.25	1		48" EXTENDED SLAB 6"
4	GASKET FOR 48" JOINT			
<hr/>				
MH A07	48"-24" Polymer Manhole	18.88'	10,383	\$20,705
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1	50203-GR	24 IN X 3 IN POLYMER GRADE RING
1	50204-GR	1	50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN
1	50424-S	1	50472-S	48 IN X 6 FT POLYMER MH SECTION
1	50448-S	1	70442-B75Es	48 IN X 3 FT 6 IN POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)
3	CAST-A-SEAL 603-08	4	JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL
1	48" EXTENDED SLAB 6"	1		ENCASEMENT AND PIPE ELBOW FOR BASE FOR DROP PIPE
4	GASKET FOR 48" JOINT	1		LABOR FOR DOWELS ON DROP MANHOLES
<hr/>				
MH A10	48"-24" Polymer Manhole	14.82'	8,456	\$14,797
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	2	50206-GR	24 IN X 6 IN POLYMER GRADE RING
1	50424-C	1	50424-S	48 IN X 2 FT POLYMER MH SECTION
1	50472-S	1	70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)
3	CAST-A-SEAL 603-08	3	JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL
1	48" EXTENDED SLAB 6"	3		GASKET FOR 48" JOINT
<hr/>				
MH P2	48"-24" Polymer Manhole	10.43'	6,684	\$12,420
1	24" CAP MANATEE COUNTY SANITARY SEWER COVER	1	50203-GR	24 IN X 3 IN POLYMER GRADE RING
1	50204-GR	1	50424-C	48 IN X 3 FT ECC POLYMER CONE 24 IN
1	50448-S	1	70436-B75Es	48 IN X 3 FT POLYMER PRECAST BASE (3/4 DEPTH TROUGHING)
3	CAST-A-SEAL 603-08	2	JM1.25	1.25 IN X 14 FT JOINT MASTIC ROLL
1	48" EXTENDED SLAB 6"	2		GASKET FOR 48" JOINT
<hr/>				
Sub-Total				\$78,738
Freight/Delivery				\$2,000
Total Price for North River Ranch Amenity Center				\$80,738

North River Ranch Improvement Stewardship District

Stantec Pre-qualifications for Contractors



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

August 4, 2023

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

File: 215616746 211

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

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

Reference: **Determination of Qualifications for Site Construction Bidders**

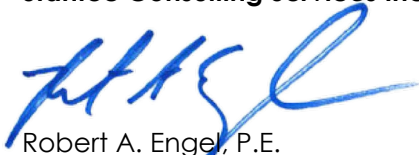
Dear Mr. Williams:

On July 12, 2023, we received ten requests for pre-qualifications for site construction. We have completed our analysis of the submittals and have attached the list of Construction contractors who have met the criteria outlined in our Request for Pre-Qualifications for review and approval by the NRR ISD Board.

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

Sincerely,

Stantec Consulting Services Inc.



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

Approved by NRR ISD Board

Date

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

LAKWOOD RANCH STEWARDSHIP DISTRICT
2023 Prequalified Contractors

CONTRACTOR	BONDING LIMIT VERIFICATION	CATEGORIES (as requested by contractor)								RECOMMENDED		Comments
		Excavation/Earthwork	Road Paving	Sewer, Water, Drainage & Reuse	Landscape	Gates & Access Control	Irrigation	Hardscape	Street Lighting	Single Project Limit	Aggregate Project Limit	
Forsberg Construction	Y	√	√	√						\$ 20,000,000	\$ 40,000,000	Recommended
Frederick Derr & Co	Y	√	√	√				√	√	\$ 16,000,000	\$ 40,000,000	Recommended
Gator Grading & Paving	Y	√	√	√						\$ 12,000,000	\$ 30,000,000	Recommended
Irrigation Design Associates	Y						√			\$ 1,000,000	\$ 2,000,000	Recommended
Manasota Commercial Construction Company	Y	√				√		√	√	\$ 4,000,000	\$ 6,500,000	Recommended
Mike Armstrong Landscaping Inc.	Y				√		√			\$ 2,000,000	\$ 4,000,000	Recommended
RIPA & Associates, LLC	Y	√	√	√						\$ 52,000,000	\$ 155,000,000	Recommended
Watson Civil Construction, Inc.	Y	√	√	√						\$ 73,000,000	\$ 146,000,000	Recommended
Westra Construction Corp	Y	√	√	√				√		\$ 25,000,000	\$ 50,000,000	Recommended
Woodruff & Sons, Inc.	Y	√	√	√	√			√	√	\$ 43,000,000	\$ 86,000,000	Recommended

LAKWOOD RANCH STEWARDSHIP DISTRICT
2023 Prequalified Contractors

CONTRACTOR	INFORMATION PROVIDED			CATEGORIES (as requested by contractor)								CALCULATED		BONDING LIMIT	
	Bonding Limit Letter	Certificate of Insurance	Letter of Recommendation	Excavation/Earthwork	Road Paving	Sewer, Water, Drainage & Reuse	Landscape	Gates & Access Control	Irrigation	Hardscape	Street Lighting	Single Project Limit	Aggregate Project Limit	Single Project Limit	Aggregate Project Limit
Forsberg Construction	Y	Y	Y	√	√	√					√	\$ 19,580,000	\$ 37,170,000	\$ 40,000,000	\$ 70,000,000
												\$ 40,000,000	\$ 70,000,000		
Frederick Derr & Co	Y	Y	Y	√	√	√		√	√			\$ 15,700,000	\$ 46,840,000	\$ 20,000,000	\$ 40,000,000
												\$ 13,400,000	\$ 26,800,000		
Gator Grading & Paving	Y	Y	Y	√	√	√				√		\$ 12,000,000	\$ 26,500,000	\$ 40,000,000	\$ 100,000,000
												\$ 20,000,000	\$ 40,000,000		
Irrigation Design Associates	Y	Y	Y				√					\$ 1,560,000	\$ 3,800,000	\$ 1,000,000	\$ 2,000,000
												\$ 1,000,000	\$ 2,000,000		
Manasota Commercial Construction Company	Y	Y	Y			√		√	√	√	√	\$ 3,520,000	\$ 6,300,000	\$ 5,000,000	\$ 8,000,000
												\$ 5,000,000	\$ 8,000,000		
Mike Armstrong Landscaping Inc.	Y	Y	Y		√		√					\$ 2,480,000	\$ 6,293,000	\$ 2,000,000	\$ 4,000,000
												\$ 1,500,000	\$ 4,000,000		
RIPA & Associates, LLC	Y	Y	Y	√	√	√						\$ 51,500,000	\$ 154,700,000	\$ 75,000,000	\$ 300,000,000
												\$ 80,000,000	\$ 240,000,000		
Watson Civil Construction, Inc.	Y	Y	Y	√	√	√					√	\$ 72,900,000	\$ 145,900,000	\$ 150,000,000	\$ 750,000,000
												\$ 75,000,000	\$ 100,000,000		
Westra Construction Corp	Y	Y	Y	√	√	√		√			√	\$ 24,500,000	\$ 49,000,000	\$ 125,000,000	\$ 150,000,000
												\$ 75,000,000	\$ 150,000,000		
Woodruff & Sons, Inc.												\$ 42,600,000	\$ 85,200,000	\$ 100,000,000	\$ 200,000,000
	Y	Y	Y	√	√	√		√	√	√		\$ 100,000,000	\$ 200,000,000		
Second set of numbers is what they were approved for last time															
DIDN'T REAPPLY															
Willis A. Smith Construction															
Jon F Swift Construction															
H&J Contracting															
CRS Building Corp															
BrightView Landscape Dev															
Sunrise Landscape															
Juniper Landscaping of FL															
Westcoast Landscape & Lawns															
Cornerstone Solutions Group															
Dallas 1 Construction & Development															
Deme Construction															
Jon M. Hall Co (wasn't invited)															
ET MacKenzie of FL															

North River Ranch Improvement Stewardship District

Stantec Letter of Recommendation of Award for
NRR IV-E & IV-F Roads and Utilities Project



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

September 13, 2023

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

File: 215616746 211

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

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

Reference: **North River Ranch IV-E and IV-F Roads and Utilities Project
Letter of Recommendation of Award**

Dear Mr. Williams:

On August 16, 2023, we received and opened one bid from pre-qualified firm for the North River Ranch IV-E and IV-F Road and Utilities project. We received a bid from RIPA & Associates, LLC. Attached is a tabulation of the bids received.

RIPA & Associates, LLC submitted the lowest Base Bid for \$6,675,000.00. We have reviewed the bid package provided and determined that it is responsive, and we find the Contractor acceptable to perform the work on this project based on the information received.

Therefore, we recommend that North River Ranch Improvement Stewardship District award the contract to RIPA & Associates, LLC for the total bid of \$6,675,000.00.

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

Sincerely,

Stantec Consulting Services Inc.



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

Approved by NRRISD Board

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

Date



North River Ranch Phase IV-E & IV-F

Schedule of Estimated Quantities

The principle items of work and quantities shown herein are approximate only and are furnished solely for the purpose of showing the approximate scope of work to be performed. The Contractor shall examine the site of the work and shall inform himself fully in regard to all conditions pertaining to the place where the work is to be done. It is the Contractor's responsibility to perform his own quantity take-off and shall submit his bid showing the items of all work, unit prices and lump sum price for all work called for in the plans, specifications and contract documents based on his assessment of the work to be performed. No claim shall be made against Clearview Land Design, P.L., nor the Owner for any errors or omissions in the Contractor's items of work and quantities, and the unit prices shall only be used as a basis of payment to items specifically added or deleted upon change order approved by Owner and Clearview Land Design, P.L., and as a basis for computing partial pay estimates when called for in the contract.

Note: Unit prices for all underground construction shall include all costs necessary to comply with the "TRENCH SAFETY ACT" and conform with all Occupational Safety and Health Administration (OSHA) regulations.

BID SUMMARY

	<u>RIPA & Associates</u>
EARTHWORK & SITE PREP	\$ 656,416.10
ROAD CONSTRUCTION	\$ 1,513,620.00
STORM DRAINAGE	\$ 1,234,921.75
MISCELLANEOUS	\$ 99,000.00
WATER DISTRIBUTION	\$ 1,149,274.25
SANITARY SEWER	\$ 1,247,160.90
RECLAIMED DISTRIBUTION	\$ 774,607.00
TOTAL =	\$ 6,675,000.00

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F**Unit Count:** 239**Schedule:** IA Earthwork**RIPA & Associates**

Unit	QTY	Description	Unit Price	Total Amount
LS	1	General Requirements	\$ 65,875.00	\$ 65,875.00
EA	1	Temporary Construction Entrance	\$ 15,400.00	\$ 15,400.00
LF	9546	Silt Fence Installation and Maintenance	\$ 1.75	\$ 16,705.50
LS	1	Pre-Construction Topo	\$ 3,500.00	\$ 3,500.00
AC	10	Clear and Grub	\$ 9,000.00	\$ 90,000.00
LS	1	Dewatering	INCLUDED	INCLUDED
SY	3334	Sod - Behind Curb	\$ 3.50	\$ 11,669.00
SY	5524	Sod - 4:1 Slopes	\$ 3.50	\$ 19,334.00
SY	840	Sod - Swales	\$ 3.50	\$ 2,940.00
SY	68044	Seed and Mulch - Lots, Open Areas	\$ 0.40	\$ 27,217.60
LS	1	Construction Staking and As-Builts	\$ 188,775.00	\$ 188,775.00
LS	1	Mobilization	\$ 125,000.00	\$ 125,000.00
LS	1	Final Grading	\$ 90,000.00	\$ 90,000.00
		Hauling Fill from Existing Pond 21		
CY	0	(___CY x ___\$/CY)	\$ 6.50	\$ -
		Excavation & Site Filling to Plan Grades		
CY	0	(___CY x ___\$/CY)	\$ 4.25	\$ -
Subtotal =			\$	656,416.10

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F**Unit Count:** 239**Schedule:** IB Road Construction**RIPA & Associates**

Unit	QTY	Description	Unit Price	Total Amount
EA	4	Connect to Existing Asphalt Pavement	\$ 1,600.00	\$ 6,400.00
SY	18382	1-1/4", Type SP-12.5 (First Lift)	\$ 19.25	\$ 353,853.50
SY	18382	6" Crushed Concrete Base Course (LBR 150 Min.)	\$ 18.25	\$ 335,471.50
SY	18382	12" Stabilized Subgrade (LBR 40 Min.)	\$ 6.50	\$ 119,483.00
LF	10925	Type A Curb (Miami)	\$ 29.50	\$ 322,287.50
LF	48	Type D Curb	\$ 35.50	\$ 1,704.00
LF	160	Drop Curb	\$ 29.50	\$ 4,720.00
LF	2607	Type F Curb	\$ 35.50	\$ 92,548.50
LF	282	Curb Transition	\$ 35.50	\$ 10,011.00
LF	14022	6" Stabilized Subgrade Under Curb (LBR40)	\$ 2.50	\$ 35,055.00
SY	1718	4" Sidewalk	\$ 87.75	\$ 150,754.50
EA	24	ADA Ramps	\$ 1,600.00	\$ 38,400.00
EA	4	Dead End Barricade (Remove)	\$ 175.00	\$ 700.00
LS	1	Signage and Pavement Marking	\$ 42,231.50	\$ 42,231.50
Subtotal =				\$ 1,513,620.00

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F**Unit Count:** 239**Schedule:** IC Storm Drainage**RIPA & Associates**

Unit	QTY	Description	Unit Price	Total Amount
EA	3	Connect to Existing Structure	\$ 4,700.00	\$ 14,100.00
LF	1102	8" HDPE	\$ 34.00	\$ 37,468.00
LF	596	15" RCP	\$ 66.50	\$ 39,634.00
LF	1768	18" RCP	\$ 79.50	\$ 140,556.00
LF	1296	24" RCP	\$ 109.50	\$ 141,912.00
LF	562	30" RCP	\$ 160.50	\$ 90,201.00
LF	208	36" RCP	\$ 209.50	\$ 43,576.00
LF	365	42" RCP	\$ 281.50	\$ 102,747.50
LF	5897	Dewatering or Stone Bedding	\$ 8.00	\$ 47,176.00
EA	5	Mitered End Section (18" RCP)	\$ 3,400.00	\$ 17,000.00
EA	1	Mitered End Section (24" RCP)	\$ 3,750.00	\$ 3,750.00
EA	1	Mitered End Section (30" RCP)	\$ 6,450.00	\$ 6,450.00
EA	1	Mitered End Section (36" RCP)	\$ 7,650.00	\$ 7,650.00
LS	1	Rip-Rap	\$ 8,150.00	\$ 8,150.00
EA	11	Yard Drain	\$ 1,300.00	\$ 14,300.00
EA	1	Control Structure Type C	\$ 8,550.00	\$ 8,550.00
EA	3	C GTI	\$ 5,250.00	\$ 15,750.00
EA	38	Manatee County Inlet	\$ 8,750.00	\$ 332,500.00
EA	3	Manatee County Inlet with J-Bottom	\$ 12,000.00	\$ 36,000.00
EA	41	Inlet Protecction	\$ 150.00	\$ 6,150.00
EA	9	Manhole	\$ 5,400.00	\$ 48,600.00
EA	3	Manhole with J-Bottom	\$ 8,650.00	\$ 25,950.00
LF	4795	Lamping/TV Testing	\$ 9.75	\$ 46,751.25
			Subtotal =	\$ 1,234,921.75

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F

Unit Count: 239

Schedule:

RIPA & Associates

Unit	QTY	Description	Unit Price	Total Amount
<u>PROFESSIONAL SERVICES</u>				
EA	1	Record Drawings	DUPLICATE	FROM 1A EARTHWORK
EA	1	Construction Staking	DUPLICATE	FROM 1A EARTHWORK
EA	1	Cost Estimate - Bid Bond	\$ 83,000.00	\$ 83,000.00
LF	200	2" PVC Sleeve	\$ 10.50	\$ 2,100.00
LF	200	4" PVC Sleeve	\$ 15.50	\$ 3,100.00
LF	200	6" PVC Sleeve	\$ 22.50	\$ 4,500.00
LF	200	8" PVC Sleeve	\$ 31.50	\$ 6,300.00
Subtotal =				\$ 99,000.00

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F**Unit Count:** 239**Schedule:** IIA Water Distribution**RIPA & Associates**

Unit	QTY	Description	Unit Price	Total Amount
EA	6	Remove Blow-Off & Connect to Exist. WM	\$ 2,750.00	\$ 16,500.00
EA	1	Connect to Existing WM TS&V	\$ 2,750.00	\$ 2,750.00
EA	7	Temporary Connection Water Service Assembly	\$ 15,000.00	\$ 105,000.00
LF	68	18" Steel Casing	\$ 185.00	\$ 12,580.00
LF	6695	8" PVC Water Main	\$ 49.25	\$ 329,728.75
LF	156	4" PVC Water Main	\$ 22.50	\$ 3,510.00
LF	724	8" DIP Water Main	\$ 130.00	\$ 94,120.00
LS	1	Locator Tape	\$ 23,875.00	\$ 23,875.00
LS	1	Locator Wire	\$ 7,875.00	\$ 7,875.00
LF	7419	Pressure Test and Chlorination	\$ 4.50	\$ 33,385.50
EA	7	Sampling Point	\$ 1,650.00	\$ 11,550.00
LS	1	Joint Restraints	\$ 12,000.00	\$ 12,000.00
EA	1	10" Gate Valve and Box	\$ 7,750.00	\$ 7,750.00
EA	31	8" Gate Valve and Box	\$ 3,550.00	\$ 110,050.00
EA	2	4" Gate Valve and Box	\$ 2,100.00	\$ 4,200.00
EA	1	10" x 10" Tee	\$ 3,050.00	\$ 3,050.00
EA	9	8" x 8" Tee	\$ 1,050.00	\$ 9,450.00
EA	6	8" 45° Bend	\$ 660.00	\$ 3,960.00
EA	5	8" 22-1/2° Bend	\$ 660.00	\$ 3,300.00
EA	2	8" 11-1/4° Bend	\$ 660.00	\$ 1,320.00
EA	1	10" x 4" Reducer	\$ 750.00	\$ 750.00
EA	1	8" x 4" Reducer	\$ 520.00	\$ 520.00
EA	6	Fire Hydrant Assembly (8" Main)	\$ 9,750.00	\$ 58,500.00
EA	6	Fire Hydrant Flow Test and Color Code	\$ 150.00	\$ 900.00
EA	33	Single Service - Short	\$ 1,400.00	\$ 46,200.00
EA	17	Single Service - Long	\$ 1,600.00	\$ 27,200.00
EA	54	Double Service - Short	\$ 2,200.00	\$ 118,800.00
EA	41	Double Service - Long	\$ 2,450.00	\$ 100,450.00
Subtotal =				\$ 1,149,274.25

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F**Unit Count:** 239**Schedule:** IIB Sanitary Sewer**RIPA & Associates**

Unit	QTY	Description	Unit Price	Total Amount
EA	4	Connect to Existing Manhole	\$ 11,815.00	\$ 47,260.00
LF	2351	8" PVC (0-6 FT)	\$ 39.25	\$ 92,276.75
LF	2008	8" PVC (6-8 FT)	\$ 40.25	\$ 80,822.00
LF	333	8" PVC (8-10 FT)	\$ 43.25	\$ 14,402.25
LF	803	8" PVC (10-12 FT)	\$ 47.25	\$ 37,941.75
LF	536	8" PVC (12-14 FT)	\$ 51.25	\$ 27,470.00
LF	547	8" PVC (14-16 FT)	\$ 80.25	\$ 43,896.75
LF	6578	Locator Tape	\$ 0.05	\$ 328.90
LF	6578	Dewatering or Stone Bedding (<18 Ft)	\$ 17.25	\$ 113,470.50
LF	6578	Exfiltration/Infiltration Testing	\$ 3.00	\$ 19,734.00
LF	6578	Sanitary Sewer Inspection	\$ 5.00	\$ 32,890.00
EA	11	4' Sanitary Manhole (0-6 FT)	\$ 7,300.00	\$ 80,300.00
EA	8	4' Sanitary Manhole (6-8 FT)	\$ 7,150.00	\$ 57,200.00
EA	2	4' Sanitary Manhole (8-10 FT)	\$ 8,500.00	\$ 17,000.00
EA	3	4' Sanitary Manhole (10-12 FT)	\$ 9,450.00	\$ 28,350.00
EA	1	4' Sanitary Manhole (12-14 FT)	\$ 11,000.00	\$ 11,000.00
EA	5	4' Sanitary Manhole (14-16 FT)	\$ 25,500.00	\$ 127,500.00
EA	2	Polymer Sanitary Manhole (6-8 FT)	\$ 20,500.00	\$ 41,000.00
EA	1	Manhole Drop Connection	\$ 2,000.00	\$ 2,000.00
EA	32	Manhole Joint Sealant	INCLUDED	INCLUDED
EA	13	Single Service	\$ 1,700.00	\$ 22,100.00
EA	113	Double Service	\$ 2,750.00	\$ 310,750.00
LF	6578	Televise Sanitary Sewer	\$ 6.00	\$ 39,468.00
Subtotal =				\$ 1,247,160.90

ENGINEER'S ESTIMATE

PROJECT: North River Ranch Phase IV-E & IV-F**Unit Count:** 239**Schedule:** IIC Reclaimed Water**RIPA & Associates**

Unit	QTY	Description	Unit Price	Total Amount
EA	6	Connect to Exisitng Reclaimed Main	\$ 3,800.00	\$ 22,800.00
LF	201	14" Steel Casing	\$ 160.00	\$ 32,160.00
LF	7192	6" PVC Reclaimed Main	\$ 33.00	\$ 237,336.00
LF	220	6" DIP Reclaimed Main	\$ 115.00	\$ 25,300.00
LS	1	Locator Tape	\$ 23,350.00	\$ 23,350.00
LS	1	Locator Wire	\$ 7,700.00	\$ 7,700.00
LF	7412	Pressure Test	\$ 4.25	\$ 31,501.00
LS	1	Joint Restraints	\$ 2,900.00	\$ 2,900.00
EA	1	Blowoff Assembly	\$ 4,000.00	\$ 4,000.00
EA	32	6" Gate Valve and Box	\$ 2,600.00	\$ 83,200.00
EA	10	6" x 6" Tee	\$ 770.00	\$ 7,700.00
EA	22	6" 45° Bend (Vertical)	\$ 495.00	\$ 10,890.00
EA	8	6" 22-1/2° Bend (Vertical)	\$ 495.00	\$ 3,960.00
EA	11	6" 45° Bend	\$ 495.00	\$ 5,445.00
EA	3	6" 22-1/2° bend	\$ 495.00	\$ 1,485.00
EA	4	6" 11-1/4° Bend	\$ 495.00	\$ 1,980.00
EA	9	Single Service - Short	\$ 1,350.00	\$ 12,150.00
EA	4	Single Service - Long	\$ 1,550.00	\$ 6,200.00
EA	44	Double Service - Short	\$ 2,100.00	\$ 92,400.00
EA	69	Double Service - Long	\$ 2,350.00	\$ 162,150.00
Subtotal =				\$ 774,607.00

North River Ranch Improvement Stewardship District

Mike Armstrong Landscaping CO #11
for NRR 4A-4B - Park Area Landscape

LANDSCAPE – CHANGE ORDER #11

NORTH RIVER RANCH - 4A-4B – PARK AREA LANDSCAPE

Date: 07-10-2023

BID PREPARED BY: MIKE ARMSTRONG LANDSCAPING INC.

LANDSCAPE BASED ON PLANS DATED 04-12-23

DELETIONS

Qty	Code	Botanical Name / Item	Common Name / Description	Specifications	Per	Unit Cost	Ext. Cost
22	TD	TAXODIUM DISTICHUM		12' HT. x 5' SPD., 3" CAL	Ea.	275.00	6,050.00
27	PE	PINUS ELLIOTII 'DENSE'		12' HT. X 5' SPD., 3" CAL.	Ea.	250.00	6,750.00
1	PO	PLANTUS OCCIDENTALIS		18' HT., x 6' SPD., FULL 6" CAL STEWART	Ea.	450.00	450.00
1	TH	TABEBUIA HETEROPHYLLA		12'-14' HT. X 6' SPD., 2" CAL	Ea.	300.00	300.00
135	JM	JASMINUM MULTIFLORUM		3 GAL., 16" HT. x 12-14" SPD.	Ea.	10.00	1,350.00
26	SPB	SPARTINA BAKERI		3 GAL., 24" HT. x 12" SPD.	Ea.	10.00	260.00
98	RI	RHAPHIOLEPIS INDICA 'WHITE'		3 GAL., 16" HT. x 14" SPD., DENSE	Ea.	10.00	980.00
88	IJS	ILEX VOMITORIA SCHILLINGS		3 GAL., 16" HT. X 12" SPD.	Ea.	10.00	880.00
2	BB	BAUHINIA BLAKEANA		12' HT. X 5' SPD 3" CAL.	Ea.	450.00	900.00
1	UPB	ULMUS ALATA		14' HT. x 5' SPD., 3" CAL	Ea.	525.00	525.00
550	JP	PARSONS JUNIPER		1 GAL., 8" HT. X 12" SPD.	Ea.	5.00	2,750.00
105	ICC	ILEX CORNUTA 'CARISSA'		3 GAL., 16" HT. x 14" SPD.	Ea.	14.00	1,470.00
115	LLB	LOMANDRA LONGIFOLIA BREEZE		{ Basket Grass } 3 GAL., FULL	Ea.	22.50	2,587.50
56	SP	SABAL PALM REGENERATED		14' HT. C.T. Regenerated Heads	Ea.	475.00	26,600.00
75	IX	IXORA 'NORA GRANT'		3 GAL., 20" HT., x 12" SPD., FULL	Ea.	10.00	750.00
95	HPD	DWF. FIREBUSH		3 GAL., 16-18" HT. x 14" SPD.	Ea.	10.00	950.00
2	RIS	RAPHIOLEPIS 'MAJESTIC BEAUTY 3349'		15 GAL., 5-6' HT. x 3' SPD - TREE FORM	Ea.	650.00	1,300.00
160	TJV	TRACHELOSPERMUM JASMINOIDES VAR.		1 GAL., 10-12" SPD.	Ea.	4.00	640.00
100	SAR	SCHEFFLERA ARBORICOLA		3 GAL., 24" HT. x 16" SPD., FULL	Ea.	10.00	1,000.00
3	IAE	ILEX ATTENUATA 'EAGLESTON'		12' HT., 3" CAL. STEWARTS	Ea.	225.00	675.00
120	PQ	PASPALUM QUADRIFARIUM		3 GAL. 20-24" HT. FULL	Ea.	10.00	1,200.00
35	LMS	LIRIOPE MUSCARI "SUPER BLUE"		1 GAL., 12" HT. X 12" SPD.	Ea.	7.00	245.00
7	LIM	LAGERSTROEMIA INDICA 'MUSKOGEE'		12'-14' HT. X 5'-6' SPD.	Ea.	450.00	3,150.00
160	MUHW	MUHLENBERGIA CAPILLARIS WHITE CLOUD		3 GAL., 18-24" HT. x 12-14" SPD.	Ea.	10.00	1,600.00
1	SB	WEeping WILLOW		12'-14' HT. x 4-5' SPD., 3.5" CAL.	Ea.	500.00	500.00
50	CME	CARISSA MACROCARPA EMERALD BLKT		3 GAL., 12" HT	Ea.	14.00	700.00
13,000		BAHIA		SF	Ea.	0.27	3,510.00
18,847		ST AUGUSTINE		SF	Ea.	0.50	9,423.50
19		PINE STRAW		CY	Ea.	60.00	1,140.00
147		HARDWOOD MULCH		CY	Ea.	55.00	8,085.00

TOTAL DELETIONS \$86,721.00

J. Beatty

LANDSCAPE – CHANGE ORDER #11

NORTH RIVER RANCH - 4A-4B – PARK AREA LANDSCAPE

Date: 07-10-2023

BID PREPARED BY: MIKE ARMSTRONG LANDSCAPING INC.

LANDSCAPE BASED ON PLANS DATED 04-12-23

ADDITIONS							
Qty	Code	Botanical Name / Item	Common Name / Description	Specifications	Per	Unit Cost	Ext. Cost
SHADE TREES							
2	AR	ACER RUBRUM 'FLORIDA FLAME	RED MAPLE	12' HT. X 4' SPD 3" CAL.	Ea.	700.00	1,400.00
1	BB	BAUHINIA BLAKEANA	HONG KONG ORCHID	12' HT. X 5' SPD 3" CAL.	Ea.	650.00	650.00
4	DR	DELONIX REGIA	ROYAL POINCIANA	14-16' HT. x 6-8' SPR., 3" CAL.	Ea.	675.00	2,700.00
1	JAM	JACARANDA MIMOSIFOLIA	JACARANDA	10'HT. X 5'SPD. 2" CAL	Ea.	500.00	500.00
2	KE	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	12'HT. X 4'SD X 2.5" CAL	Ea	500.00	1,000.00
3	PE	PINUS ELLIOTII 'DENSE'	SLASH PINE	12' HT. X 5' SPD., 3" CAL.	Ea.	375.00	1,125.00
18	PO	PLANTUS OCCIDENTALIS	AMERICAN SYCAMORE (SEE NOTE 1)	18' HT., x 6' SPD., FULL 6" CAL STEWART	Ea.	550.00	9,900.00
9	QV	QUERCUS VIRGINIANA	LIVE OAK	16'HT. X 5' SPD. 4" CAL	Ea.	900.00	8,100.00
5	QV 6	QUERCUS VIRGINIANA	STEWARTS LIVE OAK (SEE NOTE 1)	18' HT. x 8' SPD., 6" CAL. STEWARTS	Ea.	550.00	2,750.00
1	QV8	QUERCUS VIRGINIANA	STEWARTS LIVE OAK (SEE NOTE 1)	24' HT., 8" CAL. STEWARTS	Ea.	750.00	750.00
17	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT. x 5' SPD., 3" CAL	Ea.	450.00	7,650.00
29	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	Ea.	300.00	8,700.00
7	SPR	SABAL PALMETTO	CABBAGE PALM (REGENERATED)	12" C.T.	Ea.	600.00	4,200.00
2	CHS	CALLIANDRA HAEMATOCEPHAIA	POWDERPUFF TREE	10' HT. X 4' SPD., 2" CAL.	Ea.	450.00	900.00
6	EJ	ERIOBOTRYA JAPONICA	LOQUAT	10' HT. X 4' SPD., 2" CAL.	Ea.	550.00	3,300.00
1	TCA	TABEBUIA CARAIBA	SILVER/ YELLOW TRUMPET FLOWER	12'-14' HT. X 6' SPD., 3" CAL	Ea.	600.00	600.00
6	TH	TABEBUIA HETEROPHYLLA	PINK TRUMPET FLOWER	12'-14' HT. X 6' SPD., 2" CAL	Ea.	500.00	3,000.00
5	TI	TABEBUIA IMPETIGINOSA	PURPLE TRUMPET FLOWER	12'-14' HT. X 6' SPD.	Ea.	650.00	3,250.00
60	FS	FEJOA SELLOWIANA	PINEAPPLE GUAVA	3 GAL., 24" HT. X 12" SPD., DENSE	Ea.	11.00	660.00
137	GG	GALPHIMIA GRACILIS	THRYALLIS	3 GAL., 24" HT., x 12" SPD	Ea.	11.00	1,507.00
65	IVS	ILEX VOMITORIA SCHILLINGS	DWF. YAUPON HOLLY	3 GAL., 16" HT. X 12" SPD.	Ea.	12.00	780.00
186	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL., 16" HT. x 12-14" SPD.	Ea.	11.00	2,046.00
15	MC	MYCIRA CERIFERA	WAX MYRTLE (SHRUB FORM)	6' HT. x 3' SPD., SHRUB FORM	Ea.	200.00	3,000.00
30	RI	RHAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 14" SPD., DENSE	Ea.	11.00	330.00
450	JP	JUNIPERUS PARSONII	PARSONS JUNIPER	1 GAL., 8" HT. X 12" SPD.	Ea.	6.00	2,700.00
190	MIS	MISCANTHUS SINENSIS 'VARIEGATUS'	VAR. MISCANTHUS GRASS	3 GAL., 12" HT. x 12" SPD.	Ea.	16.00	3,040.00
165	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. x 12-14" SPD.	Ea.	11.00	1,815.00
145	MUHW	MUHLENBERGIA CAPILLARIS WHITE CLOU	WHITE MUHLY GRASS	3 GAL., 18-24" HT. x 12-14" SPD.	Ea.	20.00	2,900.00
67	PQ	PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM GRASS	3 GAL. 20-24" HT. FULL	Ea.	11.00	737.00
95	SPB	SPARTINA BAKERI	SAND CORD GRASS	3 GAL., 24" HT. x 12" SPD.	Ea.	11.00	1,045.00
220	TA	TRACHELO. ASIATICUM 'MINIMA'	ASIATIC JASMINE	1 GAL, 12" SPD		5.00	1,100.00
115	TJV	TRACHELOSPERMUM JASMINOIDES VAR.	VAR. CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	Ea.	5.00	575.00
200	TV	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL., 10" HT.		5.00	1,000.00
152	MULCH	DOUBLE SHREDDED HARDWOOD	SHREDDED HARDWOOD MULCH		C.Y.	75.00	11,400.00
25,000	SOD	PASPALUM NOTATUM	BAHIA GRASS		S.F.	0.34	8,500.00
8,800	SOD2	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORITAM		S.F.	0.53	4,664.00
41,000	SOD3	BERMUDA	BERMUDA			0.67	27,470.00
1	ALLOW	ALLOWANCE FOR ADD LABOR AS WELL AS FINE GRADING OF SOD AREAS AS NEEDED				20,000.00	20,000.00
1	FERT.	FERTILIZER TABS FOR PLANT MATERIAL			ALLOW	1,200.00	1,200.00
1	BRACE	TREE/ PALM BRACING & STAKING			ALLOW	2,385.00	2,385.00
1	IRR	IRRIGATION DISTRIBUTION SYSTEM - BASED ON PLANS DATED 4-12-23 FOR PARK AREA			LS	8,500.00	8,500.00
TOTAL ADDITIONS							\$167,829.00

TOTAL CO #11 PARK AREA ADDITION \$81,108.00

North River Ranch Improvement Stewardship District

Dog Station Installation Proposal

North River Ranch Improvement Stewardship District

Doody Free 941

Address: 8466 :Lockwood Ridge Rd unit 258

Sarasota ,FL 34243

Phone: (941) 323-7318

Email: Contact@doodyfree941.com

Proposal to install two black dog waste stations \$345.00 each. Total \$690.00

Service stations once per week \$32.50 per month per station X 2 \$65.00

New monthly rate \$455.00

New Yearly rate \$5,460.00

David Karshick 9/5/2023

North River Ranch Improvement Stewardship District

Fiscal Year 2022 Audit Report

North River Ranch Improvement Stewardship District

ANNUAL FINANCIAL REPORT

September 30, 2022

North River Ranch Improvement Stewardship District

ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of The Statement of Revenues, Expenditures And Changes in Fund Balances of Governmental Funds	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-33
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 <i>GOVERNMENT AUDITING STANDARDS</i>	34-35
MANAGEMENT LETTER	36-38
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES	39



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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 23, 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*

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

August 23, 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

	Governmental Activities	
	2022	2021
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

	Governmental Activities	
	2022	2021
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 Improvemnet Stewardship District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
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	(1,863,530)
Total Non-current Assets	<u>68,342,665</u>
Total Assets	<u>72,192,661</u>
LIABILITIES	
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	34,485,000
Total Non-current Liabilities	<u>34,485,690</u>
Total Liabilities	<u>40,742,793</u>
NET POSITION	
Net investment in capital assets	32,380,321
Restricted for debt service	107,680
Unrestricted	(1,038,133)
Total Net Position	<u><u>\$ 31,449,868</u></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)
		Charges for	Operating	Capital	Revenues and
		Services	Grants and	Grants and	Changes in
			Contributions	Contributions	Net Position
					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>
General Revenues					
					228,075
Miscellaneous revenues					
Investment income					276
Total General Revenues					<u>228,351</u>
Change in Net Position					18,128,073
Net Position - October 1, 2021					13,321,795
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
ASSETS				
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><u>\$ 387,038</u></u>	<u><u>\$1,478,511</u></u>	<u><u>\$ 3,886,354</u></u>	<u><u>\$ 5,751,903</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
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><u>329,080</u></u>	<u><u>-</u></u>	<u><u>4,982,445</u></u>	<u><u>5,311,525</u></u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>107,681</u>	<u>-</u>	<u>1,076,502</u>	<u>1,184,183</u>
FUND BALANCES				
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><u>(49,723)</u></u>	<u><u>1,478,511</u></u>	<u><u>(2,172,593)</u></u>	<u><u>(743,805)</u></u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u><u>\$ 387,038</u></u>	<u><u>\$1,478,511</u></u>	<u><u>\$ 3,886,354</u></u>	<u><u>\$ 5,751,903</u></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)
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
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)
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.	<u>1,184,183</u>
Net Position of Governmental Activities	<u><u>\$ 31,449,868</u></u>

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
Revenues				
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>
Expenditures				
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	<u>(1)</u>	<u>(39)</u>	<u>-</u>	<u>(40)</u>
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)

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

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

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

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. 555,673

Change in Net Position of Governmental Activities \$ 18,128,073

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

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
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>
Expenditures				
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>
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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><u>\$ 16,142,985</u></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><u>\$ 6,512,237</u></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><u>\$ 116,139</u></u>
--	--------------------------

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><u>\$ 555,673</u></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
<u>Governmental Activities:</u>				
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>

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><u>\$ 34,900,000</u></u>	<u><u>\$ 26,263,930</u></u>	<u><u>\$ 61,163,930</u></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>



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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 23, 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.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

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 23, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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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 23, 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 23, 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*

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

August 23, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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**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*

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

August 23, 2023

North River Ranch Improvement Stewardship District

Field Manager Report



(1)



Brightwood Entrance Monument

(2)



Brightwood Pool

Work Order #1868 For Ants in rock beds.
Bryan is spraying the areas for ants.

Work Order #2004 For Womens bathroom needing cleaning.

Contacting janitorial staff to have clean.

Work Order# 1750 For Adding medal brackets to gate locks

Bryan is adding metal brackets to prevent magnetic lock from breaking off.

(3)



Brightwood Gameroom

Work Order # 1199 For Broken Window

Recieved window measurements on 9/5/2023. Will be contacting Window companys to ask for proposals for window replacement.

Work Order # 1956 For Replacing game room tables.

Quotes were provided to the district from Jorge.

(4)



Brightwood Playground



Brightwood Playground

Work Order# 1408 For new plants behind bench.
Landscaper has been Contacted.



Brightwood Playground

Work Order#1367 For Playground damage.
Two ropes have been replaced, upon installation all ropes need to be fixed and changed to the color blue. Waiting on contact from the installer for more ropes.



Pond

Work Order # 1993 For Dead Fish clean up.
Advanced Aquatics notified, Jorge advised to hold.

Work Order #1687 For Midge fly treatment.
Advanced aquatics contacted and asked if the Midge fly treatment has been completed, As of 8/17/2023 Doug advised there was 1 more treatment.



Pond

(9)



Soccer Field

(10)



Brightwood Gym

(11)



Brightwood Firepit

(12)



Brightwood Round-about

(13)



Work Order #2017 Leaning tree.
Landscape has been contacted.

(14)



Pond

(15)



Riverfield

Work Order #1866 For Annual replacement.
Dead annuals have been removed. Waiting on a proposal for new ones to be installed.

(16)



Riverfield Entrance

Work Order# 1512
Landscape has been contacted and a proposal has been requested.



Company: PFM Field Services
Contact: Nova Hicks

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

Title: North River Ranch
9/5/2023

(17)



Riverfield Pool

Work Order# 1513 For Palm Replacement.
Dead palms have been removed and new palms
have been approved, Waiting on installation.

(18)



Riverfield Seating

Work Order# 1368 Cushion Cleaning
Jorge advised a company would be coming out
monday to look at cleaning the cushions.
Work Order # 1514 Missing plants/need installed.
Landscape has been contacted.

(19)



Pond

(20)



Pond



pfm

Company: PFM Field Services
Contact: Nova Hicks

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

Title: North River Ranch
9/5/2023

(21)



Riverfield Townhomes Entrance Monument

(22)



Townhomes Playground

(23)



Townhomes round-about

Work Order # 1583 For Tree Down at Round-About.
Charles advised he was working with the trucking company who knocked the tree down to have them replace.

(24)



Pond



Company: PFM Field Services
Contact: Nova Hicks

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

Title: North River Ranch
9/5/2023

(25)



Pond

Work Order # 1466 For Dead tree around pond.
Landscape has been contacted.

(26)



Dog Park

(27)



Dog Park

North River Ranch Improvement Stewardship District

Lifestyle Director Report



NORTH RIVER
RANCH

Monthly Summary Report

August 2023



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

PROGRAMMING

Back to School Bash



NRR
NORTH RIVER RANCH

BACK TO School BASH

FRIDAY, AUGUST 4TH FROM 4-6PM

Brightwood Pavilion
POOL & GAME ROOM

Fear Factor
Celebrate the start of a new year and meet your schoolmates for a swim & a game! Teams will be determined by school, grade or class, as needed, to compete in a Fear Factor style competition!

Treats
Complimentary popsicles will be provided. RSVP requested to ensure enough for all.

Food Truck
Deez Diner & Better by the Dozen 4-8pm

School Supply Drive
We will be collecting school supplies! Most needed items: backpacks, folders, colored pencils, 1" binders, crayons, markers, scissors, erasers, pencils, pencil sharpeners, glue/glue sticks, construction paper, composition notebooks, paint, paint brushes

Benefitting: **STEP UP** SUNCOAST

Kindergarteners and teens alike enjoyed getting to know the kids in their school/class for the upcoming year by teaming up to take each other on in a Fear Factor challenge.

Drift Theory Workshop



NRR
NORTH RIVER RANCH

Drift Theory Jewelry WORKSHOP

Thursday, August 17th
6:30 - 8:00pm
Riverfield Verandah

- Create a handcrafted ocean or wildflower resin necklace to cherish for a lifetime.
- Supplies provided.
- BYOB, if desired.
- Workshop begins at 6:30pm.
- \$55 per person

REGISTER BY TUESDAY 8/15:
MINDBODY OR
NORTHRIVERRANCH.COM/FUNGUIDE

in partnership with **drifttheory**
ART INSPIRED BY NATURE

Our monthly adult workshop at Riverfield Verandah showed residents how to make beautiful nature inspired resin jewelry.

Splash Day



NRR
NORTH RIVER RANCH

Splash DAY

SATURDAY, AUGUST 19TH
2:00-4:00PM
BRIGHTWOOD PAVILION POOL

Cool Down WITH US!
Games and Contests
KINGPOPS Popsicles on site for purchase 2-4pm
Go Stuff Urself Food Truck 2-6pm
No RSVP Required

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

Putt & Pluck



NRR
NORTH RIVER RANCH

Putt & Pluck

FRIDAY, AUGUST 25TH
5-8PM

KEEP MANATEE BEAUTIFUL
Litter Pluck
Begins at 6pm. Create a team and race around the neighborhood to pick up the most litter before 7pm. Winner is awarded a pizza from North River Pizzeria. Garbage bags, gloves & grabbers provided.

Putt-Putt Golf
Challenge your neighbors to a 6 hole putt putt match courtesy of Starlight Slumber Parties.

Food Trucks
North River Pizzeria & Ryan's Coffee House

Games & More!
Brightwood Pavilion
EVENT LAWN

Upholding our commitment to Keep Manatee Beautiful and partnering with a local business provided for a fun evening of putt putt golf games and a litter pluck.

EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Fitness Classes & Yoga	4x /Week & Monthly 1st Sunday Yoga	Average 5 attendees
SPLASH Swim Program	Varies	8 attendees
NRR Connects	Wednesdays 8:00-9:30am	~5 attendees
Back to School Bash	Friday, August 4th 4:00-6:00pm	~100 attendees
BooHoo Breakfast	Thursday, August 10th 8:00-9:30am	5 attendees
Game Nights (BINGO, TRIVIA)	Friday, August 11th & 18th 6:00-8:00pm	~30 attendees
Drift Theory Workshop	Thursday, August 17th 6:30-8:00pm	7 attendees
Splash Day with Popsicle Cart	Saturday, August 19th 2:00-4:00pm	~75 attendees
Putt & Pluck	Friday, August 25th 5:00-8:00pm	~125 attendees
Resident Orientation	Wednesday, August 30th 6:00-7:00pm	CANCELLED - Hurricane Idalia

EVENTS & PROGRAMMING HIGHLIGHTS



FEEDBACK

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
POSITIVE	"My son was nervous on the first day of school but because of the Fear Factor teams (during Back to School Bash) being organized by school and grade, he saw someone he knew and was instantly excited!" -Dana Lawson (resident)	N/A
NEGATIVE	"The (Riverfield) pool is in bad shape, it needs to be cleaned out and it looks like the company you hired did not complete their work." - Tony Bongiovanni	Completed own observation and took pictures. Notified developer and district teams of unsatisfactory condition of pool (algae on bottom, stairs, edges and black strip around side).
NEGATIVE	"Regarding the bicycles at the Veranda nothing has been done to fix them. I sent an email previously. Air in tires are low, some will not unlock." -Patrick Heslin (resident)	Advised resident: "...we have been working behind the scenes on this program's efficiency. Our activities attendant checks the tires and bikes at both amenities every Thursday. I will ask Bryan to check if there are currently any he cannot get to unlock. The details are being worked out (to set up a certified maintenance program) and we are hoping it will start within the next couple weeks..." Resident: "Thanks for the update. It sounds like you have the necessary improvements on the bicycle program in place."

REQUESTS

REQUEST	JUSTIFICATION
Bike Quarterly Maintenance	As the bikes are used and more are incoming, quarterly maintenance needs to be implemented to ensure safety.
Playground Quarterly Maintenance	Quarterly maintenance needs to be implemented to ensure safety.
A/C Quarterly Maintenance	Fitness Center A/C was broken for a week and tech recommended we schedule regular maintenance to avoid such issues in the future.
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

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Fitness Circuit Classes: Zumba, Pool Fit, Tone, Yoga	Monday - Thursday 6-7pm; 1st Sunday
SPLASH Swim Program: 1:1 Swim Lessons with a Master Instructor	Varies
NRR Connects: Networking and Coffee & Bagel Truck	Wednesdays 7:30-10am
NRR Clubs: Resident Social Clubs including Running, Volleyball, Cycle, Soccer, Book, Golf, Moms, Football and Homeschool	Varies
Labor Day Luau: Live Music, Contests, Games, Crafts, Hawaiian Food Trucks & Coconut Drinks	9/1 5-8pm
NRR Day Out: Bradenton Marauders Game	9/2 6pm
Game Nights: BINGO, Happy Potter themed Trivia & Food Trucks	9/8, 9/22 5-8pm
FitDay: Zumba, Fun Run, Yoga, "Beat (the Drum to) Breast Cancer", Exhibitors, Food Trucks	9/9 7:30am-12:30pm
Splash Day with Ice Cream Cart, Contests, Games & Food Truck	9/16 2-4pm
Adult Swim (Ages 21+ only allowed in Riverfield Pool)	9/16 6-8pm
Plants & Macrame Workshop	9/21 6:30-8pm
New Resident Orientation	9/27 6-7pm
Club KickOff & Food Truck	9/29 5-8pm

CURRENT ACTION ITEMS	STATUS
Planning Oct-Dec events & programming, including signature events (Touch a Truck, Winterfest, Trail Run 5k)	In Progress

THANK YOU.

