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 January 10, 2024, at 1:15 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
 - 1) Minutes of the December 13, 2023, Board of Supervisors' Meeting
 - 2) Rayco Electric Service to Trailers
 - 3) GeoPoint Surveying Stake Lot Corners NRR 4C-1
 - 4) SLS Pump Track Remaining Wall
 - 5) Sunrise WO 8651 Irrigation Repairs
 - 6) Sunrise WO 8669 Irrigation Repairs
 - 7) Sunrise WO 8671 Irrigation Repairs
 - 8) Maverick CBU and Pad
 - 9) Maverick Mail Kiosk Shade
 - 10) Fit2Run Bicycle Storage
 - 11) Sunrise Sod Replacement 2024 (8680 Canyon Creek)
 - 12) Payment Authorizations Nos. 055 058
 - 13) Funding Requests Nos. 370 378
 - 14) Series 2023 Neighborhood Infrastructure Requisitions Nos. 055 062
 - 15) Series 2023 Neighborhood Amenity Center Nos. 003 014
 - 16) Series 2023B No. 001
 - **17)** District Financial Statements (provided under separate cover)

Business Matters

- 2. Consideration of Clearview Land Design Inspection & Certification Proposal NRR 4EF
- 3. Consideration of RIPA CO No. 12 for NRR 4B
- 4. Consideration of Stantec Change Order No. 2 Under Work Authorization No. 5 NRR Ph 2



Other Business

Staff Reports
District Counsel District Engineer District Manager Field Manager Lifestyle Manager

Supervisor Requests and Comments

Adjournment



Consent Agenda

Minutes of the December 13, 2023 Board of Supervisors' Meeting

MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES Wednesday, December 13, 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 (via phone)

John Leinaweaver Assistant Secretary
John Blakley Assistant Secretary

Dale Weidemiller Assistant Secretary (joined 1:11 pm)

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kevin Plenzler	PFM Financial Advisors LLC	(via phone)
Jonathan Johnson	Kutak Rock LLP – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Andy Richardson	Neal Land & Neighborhoods	(via phone)
John McKay	J.H. McKay LLC	
Jeff Ramer	Neal Land & Neighborhoods	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:05 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no public comments at this time.

Consent Agenda

- 1) Minutes of the November 8, 2023, Board of Supervisors' Meeting
- 2) Minutes of the November 30, 2023, Continued Board of Supervisors' Meeting
- 3) Lester M Neely III, LLC Fertilize for "Touch a Truck"
- 4) Sunrise Landscape Mulch Install 2023 Proposal
- 5) Clearview Land Design Pump Station Tract & Pickleball Court Additions
- 6) Aqua Plumbing Dog Fountain at Trailhead
- 7) Sunrise Landscape Mulch Install Riverfield
- 8) GeoPoint Surveying Misc. NRR Phase
- 9) FY 2023 Audit Engagement Letter
- 10) LCS Cam Proposal
- 11) Sunrise WO 8491 Irrigation Repairs
- 12) Ultimate Services Proposal for Boardwalk and Bridge Sealing
- 13) Sunrise WO 1514 Plant Replacement
- 14) Sunrise WO 8235 Non-Contractual Mowing
- 15) Sunrise WO 8492 Irrigation Repairs
- 16) Sunrise WO 8463 Irrigation Repairs
- 17) RIPA & Associates Regrade Swale Proposal
- 18) Maverick Solutions Replacement Signage
- 19) JanPro Amended Agreement for Riverfield Verandah
- 20) Mend & Manage Stain Removal
- 21) Sunrise WO 8151 Sod Replacement
- 22) FEDCO Proposal for Wildleaf Ph 4B Lots
- 23) FEDCO Proposal for Wildleaf Ph 4 Sub Feeder
- 24) JAN-PRO Proposal for Construction Lot Trailer Office
- 25)GeoPoint Surveying Proposal for NRR Phase 2 Misc. Staking

26) Stand Out Pool Proposal for New Pool Motor

27)Mike Armstrong Landscaping Proposal for Buffer

- 28) Maverick Solutions Sign Repair
- 29) Payment Authorizations Nos. 052 054
- 30) Funding Requests Nos. 361 369
- 31) Series 2023 Neighborhood Infrastructure Requisitions Nos. 049 054 32) Series 2023 Neighborhood Amenity Center Nos. 001 002
- 33) District Financial Statements (provided under separate cover)

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 33.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2024-06, Election of Officers

Ms. Carvalho explained that additional Assistant Treasurers will be added to the slate.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2024-06, Election of Officers, with Pete Williams as Chair, Janice Snow as Vice Chair, Vivian Carvalho as Secretary, Dale Weidemiller, John Leinaweaver, John Blakley, and Venessa Ripoll as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

Consideration of Resolution 2024-07, Designating Authorized Signatories for the District's Bank Account(s) Ms. Carvalho noted that this would add the Assistant Treasurers as authorized signatories for the District.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2024-07, Designating Authorized Signatories for the District's Bank Account(s).

Consideration of Securiteam Proposal for New Amenity Center

Ms. Snow mentioned that the proposal from SecuriTeam from \$144,980 for equipment and installation of monitoring services.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Securiteam Proposal for New Amenity Center.

Consideration of Driggers Engineering Proposal for NRR Phase 4F Infrastructure

Mr. Engel stated that this is a testing proposal for a total \$75,030. It was noted that if the amount needed to be increased a Change Order would be presented to the Board.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Driggers Engineering Proposal for NRR Phase 4F Infrastructure.

Consideration of Driggers Engineering Proposal for NRR Phase 2 Site Mass Grading

Mr. Engel stated that the budget for this project is \$74,650.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Driggers Engineering Proposal for NRR Phase 4F Infrastructure.

Consideration of Driggers Engineering Proposal for NRR Phase 2 Infrastructure

Mr. Engel stated that this is for the building of the road and utilities in that area with an anticipated budget of \$64,896.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Driggers Engineering Proposal for NRR Phase 2 Infrastructure.

Consideration of Everglades Equipment Proposal for Work Cart and Blower

Ms. Snow noted that this is for improved equipment for maintenance.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Everglades Equipment Proposal for Work Cart and Blower.

Consideration of Boxhub Proposal for Storage Container

Mr. Jimenez stated that this is for the storage of the work cart and blower.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Boxhub Proposal for Storage Container.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –	No report.			
District Engineer – No report. Ms. Carvalho stated that the next meeting will be on Jar 2024. Mr. Williams suggested changing the meeting tim p.m. so that everyone can arrive to the meeting on time.				
			•	
ON MOTION by Mr. Willia approved changing the me	•	lr. Weidemiller, with all in favor, the Board	d —	
Field Manager –	No report.			
Lifestyle Manager –	No report.	Audience Comments and Supervis Requests	Ю	
There were no further comm	ents at this time.			
FOURTH ORDER OF BUSII	NESS	Adjournment		
	's Meeting for the Nor	Blakley, with all in favor, the December 13 orth River Ranch Improvement Stewardship		
Secretary / Assistant S	Secretary	Chairperson / Vice Chairperson		

Rayco Electric – Service to Trailers

NRR ISD - TEMP UTIL

Rayco Electric, Inc.

941-747-1968 603 18th Ave West Bradenton, FL 34205 License # EC13001486

Proudly serving Manatee, Sarasota and surrounding counties since 1979

Rayco Electric, Inc. is honored to provide an electrical quote for the following project:

Contractor/Owner Contact Info

North River Ranch Improvement Stewardship District 5824 Lakewood Ranch Blvd.
Sarasota, FL 34240
941-724-2819 Andy Richardson's cell arichardson@nealland.com
jramer@nealland.com

Job Information

North River Ranch Community Service to Trailers Parrish, FL 34219

Project Description

Disconnect existing 400amp service to (4) construction trailers and re-use gear at new location.

Directional bore from transformer location, across the road, to new service location.

Pull new service wire from transformer location across the road to new service location.

Reconstruct 400amp service at new location.

Install new conduit and service wire to (5) trailers.

NOTES:

Permit included.

Boring included.

Total Base Bid \$29,575.00

Draws due based upon percentage of completion.

Proposal prepared by Tom Aiosa.

Please sign, initial, and return all pages for pricing, notes and an itemized list of material.

Contract will NOT be complete until both parties have signed and initialed all pages.

Contract price is only valid 30 days from bid date.

Rayco has the right to cancel any bid prior to signing proposal.

Sw 11/5/23	
GC Signature / Owner / Date	Rayco Signature / Date
Pete Williams CHARC	
GC / Owner Name / Title	Rayco / Title

Initials ____/___

Page 1 of 3

Bid Date 12/13/2023 Quote # 23-0361

TERMS AND CONDITIONS

Change Orders. Deviation or alterations to the scope of this agreement, including plans or specifications, shall be executed on receipt of written orders. A written change order must be emailed to Rayco Electric, Inc.; PO@raycoelectricinc.com.

Davis-Bacon Wages. Unless stated otherwise on this proposal, Davis-Bacon labor rates were NOT considered or included.

Payment. Unless stated otherwise on this proposal, CUSTOMER shall pay the contract price plus additional charges for changed or extra work. Payment is to be made at the time services are rendered. If payment is NOT received according to an approved payment schedule, shall be considered past due. Rayco will NOT perform any work until all past due invoices are paid.

Non-Payment. If CUSTOMER does NOT make payment, Rayco shall be entitled to recover from CUSTOMER all costs of collection incurred by Rayco, including attorney fees, costs, and expenses. Collection matters may be processed through litigation or arbitration at sole discretion of Rayco. The failure of CUSTOMER to make proper payment to Rayco when due shall entitle Rayco, at its discretion, to suspend all future work, shipments and/or warranties until full payment is made or termination of this contract.

Retainage. Retainage, based on original contract amount, to be paid to Rayco within 90 days of certificate of occupancy (CO). No retainage will be held on additional work that has been requested through a written change order.

Working Hours. Proposal is based upon the performance of all work being completed during Rayco's regular working hours. All work performed outside of Rayco's regular working hours, due to general contractor request or a delay of work by others, will result in additional charges.

Insurance. Rayco shall carry worker's compensation, automobile liability, commercial general liability and such other insurance as required by law. Rayco will furnish a Certificate of Insurance, evidencing the types and amounts of its coverage, upon request. Customer shall purchase and maintain builder's risk and property insurance upon the full value of the entire project, including labor, material and equipment furnished by Rayco, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and inspected and Rayco's equipment is removed from the premises.

Repairs. Rayco shall NOT be responsible for any work associated with the repair of concrete or drywall, including painting, patching, and sealing of roof penetrations as required for the installation of electrical wiring, equipment and devices.

Damages and Delays. Rayco will NOT be responsible for damage done to Rayco's work by others. Any repairing of the same by Rayco will be billed to customer at our regularly scheduled rates. Rayco shall NOT be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but NOT limited to, acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdiction disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the scope of work and delays caused by others. In the event of these occurrences, Rayco's time for performance under this proposal shall be extended for a time sufficient to permit completion of the work.

Availability of Material and Site. If material supplied by others such as light fixtures, lamps, switches, and ceiling fans, etc., is NOT on the jobsite when Rayco has been scheduled to perform installation, additional charges will result and be based upon the number of additional trips to and from the jobsite to complete the job.

Light Fixture Installation. Unless stated otherwise on this proposal, light fixture installation is NOT included. Installation of fixtures would be performed on a time and material basis at our current hourly rate. It is at Rayco's discretion whether or NOT a fixture will be installed by our electricians.

Equipment and Material supplied by others. Rayco shall NOT be responsible for the installation, damage, theft, vandalism, storage or warranty of equipment and material supplied by others.

Trenching. Any obstacle encountered during trenching including, but NOT limited to, large rocks, roots, water, and unmarked conduits will result in additional charges.

Plans and Specifications. Electrical work requested by others NOT indicated on plans and/or specifications will NOT be performed without a written change order.

Initials	/
iniliais	/

Bid Date 12/13/2023 Quote # 23-0361

Code and Installation Practices. Material and equipment supplied by Rayco shall be in accordance with the 2014 National Electrical Code, local electrical building code, and standard electrical practices.

Fees. Utility & Power Company fees are NOT included.

Proposal Expiration. Material quotes obtained for this proposal are valid for 30 days. Therefore, this proposal expires after 30 days.

Terms and Condition Agreement. Rayco terms and conditions supersedes any contractual agreement with the contractor or client.

Price Volatility. Electrical material quotes from suppliers are sometimes subject to unusual price volatility due to conditions beyond the control or anticipation of Rayco. If there is a substantial increase in these or other materials between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to Rayco, will be passed onto to the CUSTOMER through a written change order.

Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of State of Florida. It is agreed that the sole and exclusive jurisdiction and venue of any proceeding arising out of or relating to this Agreement shall be the Circuit Court in and for Manatee County, Florida. Should Rayco employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect the interest in any matter arising out of or related to this Agreement, Rayco shall be entitled to recover from the CUSTOMER, in addition to the amount of any judgment, all of its attorney's fees and cost/expenses incurred therein, including attorney's fees, and costs/expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.

Warranty. All material to be guaranteed to be as specified. Warranty of material and equipment supplied by Rayco shall be for a period of one year from date of final inspection. A warranty will NOT be provided for material and equipment supplied by others.

Severance Clause. If any provision (or part thereof) of this Agreement is or becomes invalid, illegal or unenforceable, the provision shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is NOT practical, the relevant provision shall be deemed deleted. Any such modification or deletion of a provision shall NOT affect the validity, legality and enforceability of the rest of this Agreement. If a Party gives notice to another Party of the possibility that any provision of this Agreement is invalid, illegal or unenforceable, the Parties shall negotiate to amend such provision so that, as amended, it is legal, valid and enforceable and achieves the intended commercial result of the original provision.

Arbitration. If a dispute shall arise between Rayco and CUSTOMER with respect to any matters or questions arising out of or relating to this Agreement or breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. In the event there is litigation based upon a collection lawsuit, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

Approve by:	ved and accepted	
		Pete Williams, Chairman
Date:_	12/13/2023	

GeoPoint Surveying – Stake Lot Corners NRR 4C-1



PROPOSAL/AUTHORIZATION FOR WORK

To: North River Ranch ISD

5824 Lakewood Ranch Boulevard

Sarasota, Florida 34240

Attn: Andy Richardson

Re: North River Ranch, Phase 4C-1

FORCDD- SURVEYING

Date:

December 19th, 2023

·

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Stake Lot Corners and Right-of-Way with Grades for Power	\$12,550

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, December 19th, 2023.

GeoPoint Surveying, Inc.

By: Justin Brantley P.S.M.

Vice President, Owner

ACCEPTANCE: North River Ranch ISD

By: (Authorized Signature)

Date: 12/19/23

Pete Williams - Chairman

(Print Name & Title)

Please return one signed copy to: Proposals@geopointsurvey.com

File Name: J:\North River Ranch\Contracts\Nealland\Phase 4C-1 Stake Lot Corners & ROW with Grades for Power aw.JOB 12.19.2023

Attachment "A" Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A" Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.

SLS Pump Track Retaining Wall

Southern Land Services of Southwest Florida, Inc. 15511 N. Florida Ave, Suite A3

Tampa, Fl 33613

FORCDD- FENCING/WALLS

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Date	Proposal #
12/22/2023	122223-1

То	Job Location
NRR ISD 5824 Lakewood Ranch Blvd Sarasota, FL 34240	North River Ranch Pump Track

Quantity	Unit	Job Description	Additional Description	Unit Price	Total
265	LF	Build wooden retaining wall.	Timber Retaining Wall built with 6x6 PT Posts 8' on center with tiebacks and 6x6 PT horizontal timbers. Includes 4 rows of Timbers (22" High) for 233 LF Includes 5-6 rows of Timbers (30" Max) in corner for 32 LF Includes mirafi and backfill if dirt is provided on site. Does not include engineering or permitting	150.00	39,750.00
			proved and accepted by:Pete Willi	ams, Chairman	

Thank you for the opportunity. Total \$39,750.00

Signature

Phone #	Fax#	E-mail
813-269-0012	813-269-0014	info@southernlandsvc.com

Signature	

Sunrise WO 8651 Irrigation Repairs



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To Amanda Lane PFM Group Consulting LLC 3501 Quadrangle blvd Suite 270 Orlando, FL 32817

Invoice 15308

	12/11/2023
Tom Bryant	Net 30

Property Address
North River Ranch
Grand River Parkway Parrish, FL 34219
Faiiisii, FL 342 13

Item Qty / UOM Rate Ext. Price Amount

#8651 - Irrigation Repairs 2023

This is a work order to repair the following: (Control B front of Brightwood Pool)

Zone 24 - Replace failed valve that was stuck in the on position.

Parts listing:

(1) 1" Hunter IVC valve.

Price listed includes all labor and materials to complete the above listed scope of work.

Irrigation Repairs - 12/01/2023

\$449.39

12/27/23

Total \$449.39

Credits/Payments ______(\$0.00)

Balance Due \$449.39

Sunrise WO 8669 Irrigation Repairs



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Bill To Amanda Lane PFM Group Consulting LLC 3501 Quadrangle blvd Suite 270 Orlando, FL 32817

Invoice 15309

	12/11/2023
Tom Bryant	Net 30

Property Address	
North River Ranch Grand River Parkway	
Parrish, FL 34219	

Item Qty / UOM Rate Ext. Price Amount

#8669 - Irrigation Repairs 2023

This is a work order to repair the following: Control D - Near Brightwood sign.

Zone 29 - Replace damaged decoder.

Zone 33 - Replace damaged decoder.

Parts listing:

- (2) Single zone decoder.
- (8) DBRY connector.
- (8) wire connector.

Price listed includes all labor and materials to complete the above listed scope of work.

Irrigation Repairs - 12/01/2023

\$607.20

12/27/23

 Total
 \$607.20

 Credits/Payments
 (\$0.00)

 Balance Due
 \$607.20

Sunrise WO 8671 Irrigation Repairs



5100 W Kennedy Blvd Ste 325 Tampa, FL 33609

Amanda Lane PFM Group Consulting LLC 3501 Quadrangle blvd Suite 270 Orlando, FL 32817

Invoice 15310

	12/11/2023
Tom Bryant	Net 30

Property Address	
North River Ranch Grand River Parkway	
Parrish, FL 34219	

Item Qty / UOM Rate Ext. Price Amount

#8671 - Irrigation Repairs 2023

This is a work order to repair the following: Control G - Riverfield TH common areas.

Zone 37 - Replace damaged solenoid.

Zone 39 - Replace damaged solenoid.

Parts listing:

- (2) Hunter solenoid.
- (4) DBRY connector.
- (4) wire connector.

Price listed includes all labor and materials to complete the above listed scope of work.

Irrigation Repairs - 12/01/2023

\$288.12

 Total
 \$288.12

 Credits/Payments
 (\$0.00)

 Balance Due
 \$288.12

Maverick
CBU and Pad

CBU AND PAD ESTIMATE North River Ranch Phase 4C-1

Estimate Total (USD) \$47,228.00

FORCDD - Mailboxes

BILL TO

North River Ranch Improvement Stewardship District Jeff Ramer

9413768496 Jramer@nealland.com Estimate Number: 155

Estimate Date: January 1, 2024

Valid Until: January 31, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
Concrete Pad This covers all materials and Labor needed for framing, pouring, dressing for 13ft x 28ft CBU Pad. This covers all equipment, rebar matts, foam boards, formboards, and prepping needed for framing, pouring of 6 yds of concrete with 3500 psi Concrete.	1	\$2,500.00	\$2,500.00
Cbu mailbox This covers all materials and labor for installation of Custom Made 4c recessed CBU 3" Square post steel/aluminum framed Cage for Qty 14 Recessed Mount 4C Mailbox 56-3/4" DBL-COL-20 Front Load UPS with 8-unit Parcel 4C recessed Front Load CBU. Full Turnkey Post office dealings as well as resident key labeling. Will Surface mount CBU enclosure directly to Concrete pad centered with 6"x 6" plates.	1	\$43,528.00	\$43,528.00
Permitting fees Covers all engineering stamping, and permitting fees associated with project for city/municipality.	1	\$1,200.00	\$1,200.00



MAVERICK BUILDING SOLUTIONS 805 Charles Boulevard

Oldsmar, Florida 34677 **United States**

Contact Information Mobile: 205-704-9412 Phillip@maverickbuildingsolutions.com

CBU AND PAD ESTIMATE North River Ranch Phase 4C-1

Estimate Total (USD) **\$47,228.00**

Subtotal:	\$47,228.00
Total:	\$47,228.00
Estimate Total (USD):	\$47,228.00

Notes / Terms

To initiate the project, a 60% invoice payment is required upon proposal approval, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.





805 Charles Boulevard Oldsmar, Florida 34677 United States Contact Information
Mobile: 205-704-9412

Phillip@maverickbuildingsolutions.com

Maverick Mailbox Kiosk Shade

CBU AND SHELTER ESTIMATE North River Ranch Phase 4C-1

Estimate Total (USD) \$18,950.00

FORCDD - Mailboxes

BILL TO

North River Ranch Improvement Stewardship District Jeff Ramer

9413768496 Jramer@nealland.com Estimate Number: 156

Estimate Date: January 1, 2024

Valid Until: January 31, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
CBU Shelter This covers all materials and labor needed to install	1	\$18,950.00	\$18,950.00

Apollo Sunguard T-Style 14'x 31' Shade structure. Direct Embedment style with Structured Steel frame Epoxy Mounted and Quick Easy Turnbuckle Systems. River Gum Fabric Color to match previous phases. 2-4ft x 4ft 28" deep footers and #6 rebar matts for footers, foam boards, formboards, and prepping needed for framing. Pricing includes shipping and Engineers Stamped plans as well as installation of the Shelter.

Subtotal:	\$18,950.00
Total:	\$18,950.00
Estimate Total (USD):	\$18,950.00

Notes / Terms

To initiate the project, a 60% invoice payment is required upon proposal approval, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

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MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard Oldsmar, Florida 34677 **United States**

Contact Information Mobile: 205-704-9412 Phillip@maverickbuildingsolutions.com

Fit2Run Bicycle Storage



December 27, 2023

North River Ranch ISD ("Client")

Statement of work - North River Ranch Bikes

Overview

Client has ordered bicycles and bicycle racks and requires services related to assembly and storage.

Scope of Services

- Assembly
 - o (30) bicycles will be assembled per the bike assembly guide provided by Client
 - o (40) bicycle racks will be unpackaged and stored
- Storage
 - Assembled bicycles and bicycle racks will be stores at our facility until December 29th, 2023.

Fee Summary - \$3,000

- Bicycles will be assembled and stored for a fee of \$100 per bicycle.
- There will be no fee for the storage of the bicycle racks.
- Client Billing Address: 12051 Corporate Blvd, Orlando, FL 32817 c/o Janice Snow.

(and	
Acceptance by Client	Andrew Bennett
14/29/23	
Date	Date

Sunrise Sod Replacement 2024 (8680 Canyon Creek)



Customer:

North River Ranch **Grand River Parkway** Parrish, FL 34219 Office # Cell #

Email: cvarah@nealland.com

Account Owner:

Tom Bryant tbryant@sunriselandscape.com Date: 1/4/2024

Sod Replacement 2024 (Rear of 8680 Canyon Creek)



Purpose: Provide pricing to remove and replace damaged sod with new Bahia turf. Replacement areas are all within the highlighted areas on attached map.

Process: Cut, remove and dispose of off site all sod and install new Bahia sod in its place. (+/- 580 square feet).

Results: Damaged sod replaced as requested.

PROJECT TOTAL: \$1,250.00

Terms & Conditions

Ву

Tom Bryant 1/4/2024

Date

Sunrise Landscape

Ву

North River Ranch Improvement Stewardship District

Payment Authorizations Nos. 055 – 058

Payment Authorizations 055 - 058

PA#	Description	,	Amount	Total
55	Bliss Products and Services	\$	6,930.00	
	Clean Sweep Parking Lot Maintenance	\$	85.00	
	CRS Building Corporation	\$	2,750.00	
	Daystar Exterior Cleaning	\$	315.00	
	Frontier	\$	678.64	
	Jan-Pro of Manasota	\$	73.08	
	Kutak Rock	\$	1,192.00	
	Manatee County Utilities Department	\$	1,095.94	
		\$	225.58	
		\$	400.04 250.39	
		\$	815.65	
		\$	184.87	
		\$	346.28	
		\$	587.52	
		\$	510.56	
		\$	1,069.39	
		\$	77.94	
		\$	(43.38)	
		\$	10.74	
		\$	50.00	
		\$	50.96	
	Peace River Electric Cooperative	\$	1,170.66	
	•	\$	1,490.81	
		\$	30.84	
		\$	59.20	
		\$	1,149.49	
		\$	46.05	
		\$	51.35	

	\$ 54.47
	\$ 97.69
	\$ 49.52
	\$ 704.82
	\$ 46.51
	\$ 757.31
	\$ 2,046.87
	\$ 34.42
	\$ 795.37
	\$ 1,376.93
	\$ 1,686.75
	\$ 31.07
	\$ 30.61
	\$ 30.49
	\$ 30.49
	\$ 58.62
Premier Portables	\$ 1,000.00
	,
RIPA & Associates	\$ 8,487.80
KIFA & ASSOCIATES	\$ 0,407.00
Santos USA Construction	\$ 750.00
	\$ 750.00
Securiteam	\$ 450.00
Occurrent	\$ 450.00
	\$ 175.00
	\$ 350.00
Spectrum Business	\$ 124.08
	,
Sunrise Landscape	\$ 41,057.24
Suimse Lanuscape	
	\$ 490.50
	\$ 9,981.02
	\$ 2,279.18
	\$ 1,171.10
	\$ 839.08
	\$ 2,860.00
Supervisor Fees - 11/30/2023 Meeting	
Dale Weidemiller	\$ 200.00
John Leinaweaver	\$ 200.00
Pete Williams	\$ 200.00
Janice Snow	\$ 200.00
John Blakley	\$ 200.00
Verizon Wireless	\$ 115.26
-	ı

Г			<u> </u>	
	WillScot	\$	1,273.20	
	WTS International	\$	3,255.73	
		\$	531.13	
		\$	7,314.41	
			,	
				\$114,191.27
				VIII, IVIII
56	Advanced Aquetic Comices	•	E E79 00	
36	Advanced Aquatic Services	\$	5,578.00	
	Ballenger Irrigation	\$	750.00	
	Doody Free 941	\$	390.00	
	Eastern Funding	\$	764.50	
	-			
	Frontier	\$	728.20	
	Tionaci	Ψ	720.20	
	lan Dua of Managata	•	240.00	
	Jan-Pro of Manasota	\$	318.98	
		\$	870.70	
		\$	1,342.50	
	M & J Professional Cleaning	\$	825.00	
	McClatchy	\$	98.81	
	•			
	PFM Group Consulting	\$	6,250.00	
	1 1 in Group Consulting	\$	6,416.67	
		\$		
			2,083.33	
		\$	9.09	
	Peace River Electric Cooperative	\$	43.17	
		\$	1,686.75	
	S&G Pools	\$	1,500.00	
		\$	1,166.00	
			,	
	Securiteam	\$	450.00	
	Occurred III	\$	450.00	
		Ψ	430.00	
	One of the Dead to the		400 ==	
	Spectrum Business	\$	132.77	
	Steadfast Maintenance	\$	4,500.00	
	US Bank	\$	3,886.59	
		· ·		

			050.00	
		\$	359.66	
	WTS International	\$	2,031.25	
		\$	682.50	
				\$43,314.47
-				ψτο,ο ιτ.τ <i>ι</i>
57	Daystar Exterior Cleaning	\$	1,790.00	
	Jan-Pro of Manasota	\$	195.00	
		\$	195.00	
			100.00	
	Matheman Fators	•	400.00	
	Kathryn Fetzer	\$	100.00	
	PFM Financial Advisors	\$	250.00	
	PFM Group Consulting	\$	20,000.00	
-	i i iii Oroup Oonsulling	Ψ	20,000.00	
	Stantec Consulting Services	\$	3,491.50	
	Sunrise Landscape	\$	41,057.24	
	•		,	
	Supervisor Fees - 12/13/2023 Meeting			
-	Dale Weidemiller	•	200.00	
		\$	200.00	
	John Leinaweaver	\$	200.00	
	Pete Williams	\$	200.00	
	Janice Snow	\$	200.00	
	John Blakley	\$	200.00	
	Jenn Blandy			
	W.H. M.C. J.B. J		070.04	
	Valley National Bank	\$	678.24	
	VGlobalTech	\$	150.00	
				\$68,906.98
				ψ00,500.50
F.	Olean teatre to the t		0.004 ==	
58	Clearview Land Design	\$	3,694.75	
		\$	1,669.18	
	Daystar Exterior Cleaning	\$	325.00	
	- ajotai = Atorio: Siourning	+	320.00	
	With Dod	•	4.040.00	
	Kutak Rock	\$	1,648.00	
	PFM Group Consulting	\$	8.53	
	Peace River Electric Cooperative	\$	32.41	
	. case tares Electric Gooperative	+	V=:71	
	Omantinum Dunium	•	404.00	
	Spectrum Business	\$	124.08	

Stand Out Pool + Patio	\$	3,500.00	
Stalld Out FOOI + Fatio	Φ	3,300.00	
WillScot	\$	1,645.62	
WTS International	\$	2,518.79	
	\$	4,155.19	
			\$19,321.55
		Total	\$245,734.27

Payment Authorization No. 055

11/30/2023

Item No.	Vendor	Invoice Number		General Fund	Fiscal Year
1	Bliss Products and Services				
·	Playground Landscaping	24920	\$	6,930.00	FY 2024
2	Clean Sweep Parking Lot Maintenance November Power Sweeping	53280	\$	85.00	FY 2024
3	CRS Building Corporation Brightwood Pavilion Water Proofing	2022-04-11	\$	2,750.00	FY 2024
4	Daystar Exterior Cleaning Wildleaf Entrance Building Cleaning	19805	\$	315.00	FY 2024
5	Frontier				
	Pavilion Services 11/23/2023 - 12/22/2023	Acct: 941-776-9088-032320-5	\$	678.64	FY 2024
6	Jan-Pro of Manasota				
-	Riverfield Verandah Additional Janitorial Services	79154	\$	73.08	FY 2024
7	Kutak Rock				
	General Counsel Through 10/31/2023	3312299	\$	1,192.00	FY 2024
8	Manatee County Utilities Department				
	11510 Little River Way ; Service 10/18/2023 - 11/20/2023	Acct: 338845-162425	\$	1,095.94	FY 2024
	8905 Grand River Parkway	Acct: 338845-164615	\$	225.58	FY 2024
	11539 Little River Way	Acct: 338845-164711	\$	400.04	FY 2024
	8410 Arrow Creek Drive	Acct: 338845-168938	\$	250.39	FY 2024
	8475 Fort Hamer Road	Acct: 338845-169394	\$	815.65	FY 2024
	11706 Sawyer Lane	Acct: 338845-169395	\$	184.87	FY 2024
	8414 Arrow Creek Drive ; Service 10/18/2023 - 11/17/2023	Acct: 338845-170584	\$	346.28	FY 2024
	11812 Camp Creek Trail	Acct: 342099-178426	\$	587.52	FY 2024
	9903 Cross River Trail	Acct: 342099-178427	\$	510.56	FY 2024
	11775 Little River Way	Acct: 342099-178473	\$	1,069.39	FY 2024
	9545 Weymouth Terrace	Acct: 342099-179510	\$	77.94	FY 2024
	10023 Cross River Trail	Acct: 342099-180539	\$	(43.38)	FY 2024
	10148 Spruce River Trail	Acct: 342099-180541	\$	10.74	FY 2024
	9901 Laurel Fork Trl; Deposit	Acct: 342099-180543	\$	50.00	FY 2024
	9901 Laurel Fork Trl 10024 Plum River Dr	Acct: 342099-180543	\$	- 50.06	FY 2024 FY 2024
	11870 Richmond Trl	Acct: 342099-180544 Acct: 342099-182170	\$ \$	50.96 -	FY 2024
9	Peace River Electric Cooperative				
9	11510 Little River Way ; Service 10/20/2023 - 11/20/2023	Acct: 168751001	\$	1,170.66	FY 2024
	Grande River Parkway ; Service 10/20/2023 - 11/20/2023	Acct: 168751001	\$	1,490.81	FY 2024
	11539 Little River Way; Service 10/20/2023 - 11/20/2023	Acct: 168751004	\$	30.84	FY 2024
	8905 Grand River Pkwy ; Service 10/20/2023 - 11/20/2023	Acet: 168751005	\$	59.20	FY 2024
	Lot Decorative Lights; Service 10/20/2023 - 11/20/2023	Acct: 168751007	\$	1,149.49	FY 2024
	8410 Arrow Creek Dr; Service 10/20/2023 - 11/20/2023	Acct: 168751008	\$	46.05	FY 2024
	11705 Sawyer Ln ; Service 10/20/2023 - 11/20/2023	Acct: 168751009	\$	51.35	FY 2024
	8404 Canyon Creek Trl ; Service 10/20/2023 - 11/20/2023	Acct: 168751011	\$	54.47	FY 2024

Payment Authorization No. 055

11/30/2023

Item No.	Vendor	Invoice Number		General Fund	Fiscal Year
9	Peace River Electric Cooperative (continued)				
9	11712 Moccasin Wallow Rd; Service 10/20/2023 - 11/20/2023	Acct: 168751013	\$	97.69	FY 2024
	11750 Little River Way; Service 10/20/2023 - 11/20/2023	Acct: 168751013	\$ \$	49.52	FY 2024
	8414 Arrow Creek Dr ; Service 10/20/2023 - 11/20/2023	Acct: 168751015	\$	704.82	FY 2024
	8010 Ft Hamer Rd ; Service 10/20/2023 - 11/20/2023	Acct: 168751016	\$	46.51	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 10/20/2023 - 11/20/2023	Acct: 168751017	\$	757.31	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 10/20/2023 - 11/20/2023	Acct: 168751017	\$	2,046.87	FY 2024
	Morgan's Glen Decorative Lighting Ph3A; Service 10/20/2023 - 11/20/2023	Acct: 168751021	\$	34.42	FY 2024
	Decorative Lighting NRR Ph1D East; Service 10/20/2023 - 11/20/2023	Acct: 168751023	\$	795.37	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 10/20/2023 - 11/20/2023	Acct: 168751024	\$	1,376.93	FY 2024
	Wildleaf Decorative Lighting; Service 10/20/2023 - 11/20/2023	Acct: 168751026	\$	1,686.75	FY 2024
	11812 Camp Creek Trail; Service 10/20/2023 - 11/20/2023	Acct: 168751030	\$	31.07	FY 2024
	9903 Cross River Trail; Service 10/20/2023 - 11/20/2023	Acct: 168751031	\$	30.61	FY 2024
	8699 Canyon Creek Trail; Service 10/20/2023 - 11/20/2023	Acct: 168751032	\$	30.49	FY 2024
	8806 Arrow Creek Dr ; Service 10/20/2023 - 11/20/2023	Acct: 168751033	\$	30.49	FY 2024
	11854 Camp Creek Trail; Service 10/20/2023 - 11/20/2023	Acct: 168751035	\$	58.62	FY 2024
		7.00.0 100.0 1000	*	00.02	202 .
10	Premier Portables				
	Holding Tank Rental 11/23/2023 - 12/20/2023	A-175529	\$	1,000.00	FY 2024
11	RIPA & Associates				
	Isabella Court Landscaping	RA231143	\$	8,487.80	FY 2024
12	Santos USA Construction				
	Paver Repair at 8414 Arrow Creek Drive - Remainder	1217	\$	750.00	FY 2024
	Paver Repair at 11510 Little River Way - Remainder	1218	\$	750.00	FY 2024
13	Securiteam				
	October Brightwood Video Monitoring	17388	\$	450.00	FY 2024
	October Riverfield Video Monitoring	17389	\$	450.00	FY 2024
	Riverfield Service Labor	13928101123	\$	175.00	FY 2024
	Brightwood Service Labor	13950102323	\$	350.00	FY 2024
14	Spectrum Business				
	8414 Arrow Creek Dr Services 11/15/2023 - 12/14/2023	0126098111523	\$	124.08	FY 2024
15	Sunrise Landscape				
	November Landscape Maintenance	14642	\$	41,057.24	FY 2024
	Verandah Plant Replacement	14643	\$	490.50	FY 2024
	Non-Contractual Landscaping During Week of 11/06/2023	14645	\$	9,981.02	FY 2024
	Irrigation Repairs	14646	\$	2,279.18	FY 2024
	Irrigation Repairs	14647	\$	1,171.10	FY 2024
	Irrigation Repairs	14648	\$	839.08	FY 2024
	Brightwood Sod Replacement	14769	\$	2,860.00	FY 2024
16	Supervisor Fees - 11/30/2023 Meeting				
	Dale Weidemiller		\$	200.00	FY 2024
	John Leinaweaver		\$	200.00	FY 2024
	Pete Williams		\$	200.00	FY 2024
	Janice Snow		\$	200.00	FY 2024
	John Blakley		\$	200.00	FY 2024

Payment Authorization No. 055

11/30/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
17	Verizon Wireless Acct. 642468079-00001: Service 10/24/2023 - 11/23/2023	9950056720	\$ 115.26	FY 2024
18	WillScot Fort Hammer Rd Mobile Office Rental: 11/22/2023 - 12/19/2023	9019500380	\$ 1,273.20	FY 2024
19	WTS International			
	Payroll - Pay Period Ending 11/15/2023	12385818	\$ 3,255.73	FY 2024
	401K Company Match	12386012	\$ 531.13	FY 2024
	November Expenses	12386134	\$ 7,314.41	FY 2024

TOTAL \$ 114,191.27

\$	FY 2023
\$ 114,191.27	FY 2024

Venessa Ripoll
Secretary / Assistant Secretary

Payment Authorization No. 056

12/8/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services			
	December Lake Maintenance	10551819	\$ 5,578.00	FY 2024
2	Ballenger Irrigation			
	December Irrigation Consulting	23640	\$ 750.00	FY 2024
3	Doody Free 941			
	December Dog Station Maintenance	26566	\$ 390.00	FY 2024
4	Eastern Funding			
	November Lease Installment	29458121523	\$ 764.50	FY 2024
5	Frontier			
	Pavilion Services 12/03/2023 - 01/02/2024	Acct: 941-776-0433-093021-5	\$ 728.20	FY 2024
6	Jan-Pro of Manasota			
	Brightwood Pavilion Janitorial Supplies	1263	\$ 318.98	FY 2024
	December Riverfield Verandah Janitorial Services	79271	\$ 870.70	FY 2024
	December Brightwood Pavilion Janitorial Services	79312	\$ 1,342.50	FY 2024
7	M & J Professional Cleaning			
	Pool Chair Cleaning	1	\$ 825.00	FY 2024
8	McClatchy			
	Legal Advertising on 11/01/2023 (Ad: IPL01456230)	225936	\$ 98.81	FY 2024
9	PFM Group Consulting			
	Quarterly Disclosure 10/01/2023 - 12/31/2023	128234	\$ 6,250.00	FY 2024
	December DM Fee	DM-12-2023-36	\$ 6,416.67	FY 2024
	December Field Services Fee	DM-12-2023-37	\$ 2,083.33	FY 2024
	October Reimbursables	OE-EXP-11-2023-17	\$ 9.09	FY 2024
10	Peace River Electric Cooperative			
	11362 Rolling Fork Trl ; Service 10/26/2023 - 11/26/2023	Acct: 168751025	\$ 43.17	FY 2024
	NRR Ph1C & 1D Lighting; 10/24/2023 - 11/24/2023	Acct: 199230001	\$ 1,686.75	FY 2024
11	S&G Pools			
	December Brightwood Pool Service	NRR112223	\$ 1,500.00	FY 2024
	December Riverfield Pool Service	RF122319	\$ 1,166.00	FY 2024
12	Securiteam			
	December Brightwood Video Monitoring	17631	\$ 450.00	FY 2024
	December Riverfield Video Monitoring	17632	\$ 450.00	FY 2024
13	Spectrum Business			
	8414 Arrow Creek Dr Services 11/28/2023 - 12/27/2023	125330112823	\$ 132.77	FY 2024
14	Steadfast Maintenance			
	December Landscaping	SM-10596	\$ 4,500.00	FY 2024

Page 1 of 2

Payment Authorization No. 056

12/8/2023

ltem		Invoice	General	
No.	Vendor	Number	Fund	Year
15	US Bank			
	FY 2024 Series 2019A1-A2 Trustee Fees 11/01/2023 - 09/30/2024	7135090	\$ 3,886.59	FY 2024
	FY 2025 Series 2019A1-A2 Trustee Fees 10/01/2024 - 10/31/2024	7135090	\$ 359.66	FY 2025
16	WTS International			
	December Management	12385509	\$ 2,031.25	FY 2024
	December Benefits	12386333	\$ 682.50	FY 2024

TOTAL 43,314.47

Venessa Ripoll

Payment Authorization No. 057

12/15/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Daystar Exterior Cleaning			
'	December Riverfield Cleaning	19926	\$ 1,790.00	FY 2024
2	Jan-Pro of Manasota			
	November Janitorial Services for Ft Hamer Construction Lot	78771	\$ 195.00	FY 2024
	December Janitorial Services for Ft Hamer Construction Lot	79524	\$ 195.00	FY 2024
3	Kathryn Fetzer			
	Yoga Class on 12/03/2023		\$ 100.00	FY 2024
4	PFM Financial Advisors			
	Re-amortization Services for 11/01/2023	128378	\$ 250.00	FY 2024
5	PFM Group Consulting			
	FY 2024 Tax Roll Prep	128206	\$ 20,000.00	FY 2024
6	Stantec Consulting Services			
	Engineering Services Through 12/01/2023	2170730	\$ 3,491.50	FY 2024
7	Sunrise Landscape			
	December Landscaping	14952	\$ 41,057.24	FY 2024
8	Supervisor Fees - 12/13/2023 Meeting			
	Dale Weidemiller		\$ 200.00	FY 2024
	John Leinaweaver		\$ 200.00	FY 2024
	Pete Williams		\$ 200.00	FY 2024
	Janice Snow		\$ 200.00	FY 2024
	John Blakley		\$ 200.00	FY 2024
9	Valley National Bank			
	VISA Statement Closing Date 11/30/2023	Acct. 9466	\$ 678.24	FY 2024
10	VGlobalTech			
	December Website Maintenance	5739	\$ 150.00	FY 2024

TOTAL \$ 68,906.98

Secretary / Assistant Secretary

Payment Authorization No. 058

12/22/2023

Item No.	Vendor	Invoice Number		General Fund	Fiscal Year
1	Clearview Land Design NRR CDD Services Through 11/14/2023 NRR CDD Reimbursables	23-06446 23-06447	\$ \$	3,694.75 1,669.18	FY 2024 FY 2024
2	Daystar Exterior Cleaning Sidewalk Surface Cleaning	20114	\$	325.00	FY 2024
3	Kutak Rock General Counsel Through 11/30/2023	3327313	\$	1,648.00	FY 2024
4	PFM Group Consulting November Reimbursables	OE-EXP-12-2023-18	\$	8.53	FY 2024
5	Peace River Electric Cooperative 11362 Rolling Fork Trl; Service 11/26/2023 - 12/15/2023	Acct: 168751025	\$	32.41	FY 2024
6	Spectrum Business 8414 Arrow Creek Dr Services 12/15/2023 - 01/14/2024	126098121523	\$	124.08	FY 2024
7	Stand Out Pool + Patio Pool Pump Motor Installation	48330	\$	3,500.00	FY 2024
8	WillScot Fort Hammer Rd Mobile Office Rental: 12/20/2023 - 01/16/2024	9019740645	\$	1,645.62	FY 2024
9	WTS International Payroll - Pay Period Ending 11/30/2023 December Expenses	12387428 12387603	\$ \$	2,518.79 4,155.19	FY 2024 FY 2024

TOTAL \$ 19,321.55

Venessa Ripoll
Secretary / Assistant Secretary

North River Ranch Improvement Stewardship District

Funding Requests Nos. 370 – 378 Funding Requests 370 - 378

Steadfast Environmental Sanda Sa	\$250,673.38 \$11,125.00 \$21,774.00
Phase Ft Hamer Booth Design Group \$ 750.00	\$11,125.00
Phase Ft Hamer Booth Design Group \$ 750.00	\$11,125.00
Mike Armstrong Landscaping \$ 238,503.88	\$11,125.00
MSB Services	\$11,125.00
MSB Services	\$11,125.00
Stewart's Tree Service	\$11,125.00
Stewart's Tree Service	\$11,125.00
371 Phase 4 CRS Building Corporation \$ 851.00 \$ 5,954.00 Steadfast Environmental \$ 4,320.00 372 Jon M Hall Dispute Kutak Rock \$ 21,774.00	\$11,125.00
371 Phase 4 CRS Building Corporation \$ 851.00 \$ 5,954.00 Steadfast Environmental \$ 4,320.00 372 Jon M Hall Dispute Kutak Rock \$ 21,774.00	\$11,125.00
Phase 4 CRS Building Corporation \$ 851.00 \$ 5,954.00 Steadfast Environmental \$ 4,320.00 372	\$11,125.00
Phase 4 CRS Building Corporation \$ 851.00 \$ 5,954.00 Steadfast Environmental \$ 4,320.00 372	\$11,125.00
Phase 4 CRS Building Corporation \$ 851.00 \$ 5,954.00 Steadfast Environmental \$ 4,320.00 372	
Phase 4 CRS Building Corporation \$ 851.00 \$ 5,954.00 Steadfast Environmental \$ 4,320.00 372	
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Steadfast Environmental	
372 Jon M Hall Dispute Kutak Rock \$ 21,774.00	
372 Jon M Hall Dispute Kutak Rock \$ 21,774.00	
Jon M Hall Dispute Kutak Rock \$ 21,774.00	
Jon M Hall Dispute Kutak Rock \$ 21,774.00	
Jon M Hall Dispute Kutak Rock \$ 21,774.00	\$21,774.00
Jon M Hall Dispute Kutak Rock \$ 21,774.00	\$21,774.00
373	\$21,774.00
	\$21,774.00
	φ 2 1,774.00
1 1100 morgan 5 oton 9 132,049.72	
	£422.040.72
	\$132,049.72
374	
Phase 4 GeoPoint Surveying \$ 4,205.00	
	£4.00F.00
	\$4,205.00
275	
375	
Phase Ft Hamer Stewart's Tree Service \$ 4,900.00	
Was down 9 O o o o 0 0 475 70	
Woodruff & Sons \$ 296,175.70	
	\$301,075.70
270	
376 Stantag Canaulting Canicas ### 45 042 50	
Phase Morgan's Glen Stantec Consulting Services \$ 15,842.50	
\$ 6,837.45	
	400 070 57
	\$22,679.95
377	
Phase 2 Stantec Consulting Services \$ 440.00	
\$ 1,045.14	
	* • • • •
	\$1,485.14
378	
Phase Ft Hamer Clearview Land Design \$ 5,000.00	
	\$5,000.00
Grand Total	\$750,067.89

Funding Request No. 370

11/30/2023

Item No.	Vendor	Invoice Number	Construction Fund		Fiscal Year	
PHASE FT	HAMER					
1	Booth Design Group					
	Ft. Hamer 2nd Ext. Design Services	3762	\$	750.00	FY 2024	
2	Mike Armstrong Landscaping					
	Ft. Hamer 2nd Ext. Pay Application 4 Through 11/10/2023		\$	238,503.88	FY 2024	
3	MSB Services					
	Fort Hamer 2nd Ext. Lighting Pay Application #11 Through 11/30/2023	22030-11	\$	7,069.50	FY 2024	
4	Stewart's Tree Service					
	Fort Hamer 2nd Ext. Landscaping - Live Tree Installation	18174	\$	4,350.00	FY 2024	

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 250,673.38

\$ - FY 2023 \$ 250,673.38 FY 2024

62

Venessa Ripoll y

Funding Request No. 371

11/30/2023

Item No.	Vendor	Invoice Number	Co	onstruction Fund	Fiscal Year
PHASE 4					
1	CRS Building Corporation 4A Entry Tower Wi-Fi Install 4B Stair Install	2022-04-10 2022-04-12	\$ \$	851.00 5,954.00	FY 2024 FY 2024
2	Steadfast Environmental Conservation Area Landscaping	SE-23190	\$	4,320.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 11,125.00

\$ - FY 2023 \$ 11,125.00 FY 2024

Venessa Ripoll
Secretary / Assistant Secretary

Funding Request No. 372

11/30/2023

Item		Invoice	Construction	Fiscal
No.	Vendor	Number	Fund	Year
ION M HALL DISDLITE				

JON M HALL DISPUTE

1 Kutak Rock

Jon M Hall Construction Dispute Counsel Through 10/31/2023 3312704 \$ 21,774.00 FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 21,774.00

\$ - FY 2023 \$ 21,774.00 FY 2024

Venessa Ripoll
Secretary / Assistant Secretary

Funding Request No. 373

11/30/2023

Item No.	Vendor	Invoice Number	Co	onstruction Fund	Fiscal Year
PHASE MO	ORGAN'S GLEN				
1	Woodruff & Sons Pay Application 16 Through 09/30/2023	2758-16	\$	132,049.72	FY 2023

Total PAYABLE TO NORTH RIVER RANCH ISD \$ 132,049.72

\$ 132,049.72 FY 2023 \$ FY 2024

Venessa Ripoll
Secretary / Assistant Secretary

Funding Request No. 374

12/8/2023

Item No.	Vendor	Invoice Number	Co	onstruction Fund	Fiscal Year
PHASE 4					
1	GeoPoint Surveying Wildleaf Phase 4A/4B Services Through 11/30/2023	84825 - 7	\$	4,205.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 4,205.00

Funding Request No. 375

12/15/2023

Item No.	Vendor	Invoice Number	С	construction Fund	Fiscal Year
PHASE FT	HAMER .				
1	Stewart's Tree Service Ft. Hamer 2nd Ext Live Trees	18201	\$	4,900.00	FY 2024
2	Woodruff & Sons Ft Hamer Rd 2nd Extension Pay Application 18 Through 10/31/2023	2763-18	\$	296,175.70	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 301,075.70

Venessa Ripoll
Secretary / Assistant Secretary

Funding Request No. 376

12/15/2023

Item No.	Vendor	Invoice Number	C	onstruction Fund	Fiscal Year
PHASE MO	DRGAN'S GLEN				
1	Stantec Consulting Services				
	Phase 1C & 1B Engineering Services Through 06/28/2023	2098422	\$	15,842.50	FY 2023
	Morgan's Glen Engineering Services Through 12/01/2023	2170734	\$	6,837.45	FY 2024

Page 1 of 1

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 22,679.95

Venessa Ripoll
Secretary / Assistant Secretary

Funding Request No. 377

12/15/2023

Item No.	Vendor	Invoice Number	Constructi Fund	on Fiscal Year
PHASE 2				
1	Stantec Consulting Services Phase 2 Engineering Services Through 12/01/2023 Phase 2 Roadway and Utility Infrastructure Engineering Services Through 12/01/2023	2170727 2170859	\$ 440 \$ 1,045	0.00 FY 2024 5.14 FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,485.14

Venessa Ripoll
Secretary / Assistant Secretary

Funding Request No. 378

12/22/2023

Item No.	Vendor	Invoice Number	Co	nstruction Fund	Fiscal Year
PHASE FT	HAMER				
1	Clearview Land Design Ft Hamer 2nd Ext Services Through 12/08/2023	23-06448	\$	5,000.00	FY 2024

Page 1 of 1

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 5,000.00

Secretary / Assistant Secretary

North River Ranch Improvement Stewardship District

Series 2023 Neighborhood Infrastructure Requisitions Nos. 055 – 062

North River Ranch ISD Series 2023 - Neighborhood Infrastructure Summary of Requisition(s): 55-60

Requisition	<u>Vendor</u>	<u>Amount</u>	Special Instructions	Submit Payment
55	Booth Design Group	\$ 1,110.86	Please reference invoice(s) 3763 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
56	Clearview Land Design	\$ 35,132.50	Please reference invoice(s) 23 06129, 23 06133, 23 06134 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
57	Driggers Engineering Services	\$ 8,239.00	Please reference invoice(s) SAL16521 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
58	Fortiline	\$ 4,597.00	Please wire the funds per the instructions on page 25 of the .pdf file.	Via wire
59	Peace River Electric Cooperative	\$ 140,526.87	Please overnight the payment and reference invoice(s) 17793 on the payment.	Please overnight the payment to: Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
60	RIPA & Associates	\$ 98,045.22	Please wire the funds per the instructions on page 46 of the .pdf file and reference invoice 23 2187-01 with the wire.	Via wire

Total \$ 287,651.45

North River Ranch ISD Series 2023 - Neighborhood Infrastructure Summary of Requisition(s): 61-62

Requisition	Payable To	<u>Amount</u>	Special Instructions	Submit Payment
61	Peace River Electric Cooperative	\$ 508,236.72	Please overnight the payment and reference invoice(s) 18160 on the payment.	Please overnight the payment to: Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
62	RIPA & Associates	\$ 721,398.79	Please wire the funds per the instructions on pages 11-12 of the .pdf file and reference invoices 01-2136-10 and 23-2187-02 with the wire.	Via wire

Total \$ 1,229,635.51

North River Ranch Improvement Stewardship District

Series 2023 Neighborhood Amenity Center Requisitions Nos. 003 – 014

North River Ranch ISD Series 2023 - Neighborhood Amenity Center Summary of Requisition(s): 3-10

Requisition	<u>Vendor</u>	<u>Amount</u>	Special Instructions	Submit Payment
3	Armorock	\$ 25,890.00	Please include a copy of page(s) 5 of the .pdf file with the payment.	Armorock, LLC PO BOX 530427 Henderson, NV 89053
4	Avid Trails	\$ 5,360.00		Via wire
5	Clearview Land Design	\$ 1,250.00	Please reference invoice(s) 23 05539 and 23 06132 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
6	Driggers Engineering Services	\$ 25,462.00	Please include a copy of page(s) 21 of the .pdf file with the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
7	Fortiline Waterworks	\$ 72,398.10	Please wire the funds per the instructions on page 54 of the .pdf file.	Via wire
8	GeoPoint Surveying	\$ 1,662.50	Please reference invoice(s) 83172 1 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
9	LRK	\$ 14,799.30	Please wire the funds per the instructions on page 82 of the .pdf file.	Via wire
10	Ron Litts	\$ 8,750.00	Please overnight the payment and reference invoice(s) 09105, 102556 and 11546 on the payment.	Please overnight the payment to: Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707

Total \$ 155,571.90

North River Ranch ISD Series 2023 - Neighborhood Amenity Center Summary of Requisition(s): 11-14

Requisition	Payable To	4	<u>Amount</u>	Special Instructions	Submit Payment
11	Lewis Consulting Services	\$	3,000.00	· ,	Lewis Consulting Services 6118 64th Dr E Palmetto, FL 34221
12	RIPA & Associates	\$ 1,	,752,053.77	Please wire the funds per the instructions on pages 10-11 of the .pdf file and reference "01-2137-9, 10, 11" with the wire.	
13	Ron Litts	\$	2,450.00	Please overnight the payment and reference invoice(s) 12006 on the payment.	Please overnight the payment to: Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
14	Southern Land Services of Southwest Florida	\$	34,960.00	Please reference invoice(s) 110223-52 on the payment.	Southern Land Services of Southwest Florida 15511 N. Florida Ave, Suite A3 Tampa, FL 33613

Total \$ 1,792,463.77

North River Ranch Improvement Stewardship District

Series 2023B Requisition No. 001

North River Ranch ISD Series 2023B Summary of Requisition(s): 1

Requisition	Payable To	<u>Amount</u>	Special Instructions	Submit Payment
1	Haval Farms		Please wire the funds per the instructions on page 5 of the .pdf file.	Via wire

Total \$ 4,512,018.00

North River Ranch Improvement Stewardship District

District Financial Statements

Statement of Financial Position As of 11/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
					Assets						
Current Assets											
General Checking Account	\$99,196.12										\$99,196.12
Assessments Receivable	3,698,745.20										3,698,745.20
Prepaid Expenses	501.84										501.84
Deposits	11,683.28										11,683.28
Assessments Receivable		\$2,040,320.53									2,040,320.53
Due From Other Funds		17,147.49									17,147.49
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		91,713.96									91,713.96
Revenue (Series 2019)		41,502.48									41,502.48
Revenue (Series 2019-MG)		5,244.31									5,244.31
Interest A1 (Series 2019-MG)		945.22									945.22
Interest A2 (Series 2019-MG)		2,892.62									2,892.62
Prepayment A1 (Series 2019-MG)		1,462.57									1,462.57
Prepayment A2 (Series 2019-MG)		987,828.41									987,828.41
Sinking Fund (Series 2019-MG)		0.03									0.03
Principal A2 (Series 2019-MG)		2,131.74									2,131.74
Assessments Receivable Due From Other Funds			\$896,199.87 174,060.82								896,199.87
Due From Other Funds Debt Service Reserve A1 (Series 2020)			224,050.00								174,060.82 224,050.00
Debt Service Reserve A1 (Series 2020) Debt Service Reserve A2 (Series 2020)			69,615.00								69,615.00
Revenue A1, A2 (Series 2020)			5,168.59								5,168.59
Prepayment A2 (Series 2020)			194,070.93								194,070.93
Sinking Fund (Series 2020)			0.06								0.06
Debt Service Reserve A1 (Series 2023-1)			0.00	\$751,380.37							751,380.37
Debt Service Reserve A2 (Series 2023-1)				1,268,558.19							1,268,558.19
Debt Service Reserve A (Series 2023-2)				740,295.00							740,295.00
Revenue (Series 2023-1)				16.52							16.52
Prepayment A1 (Series 2023-1)				1,881.18							1,881.18
Prepayment A2 (Series 2023-1)				20,059.05							20,059.05
Capitalized Interest A1 (Series 2023-1)				638,446.45							638,446.45
Capitalized Interest A2 (Series 2023-1)				661,134.67							661,134.67
Capitalized Interest A (Series 2023-2)				1,233,872.11							1,233,872.11
Revenue (Series 2021B)					\$0.02						0.02
Prepayment (Series 2021B)					35.91						35.91
Accounts Receivable - Due from Developer						\$2,932,901.13					2,932,901.13
Acquisition/Constr (Series 2019)						121,024.28					121,024.28
Acquisition/Constr (Series 2019-MG)						10,411.22					10,411.22
Restricted Acq/Constr (Series 2019-MG)						3.05					3.05
Acquisition/Constr A1, A2 (Series 2020)							\$672.00				672.00
Acquisition/Constr - Neighborhood Infras								\$6,688,021.90			6,688,021.90
Acquisition/Constr - Master Infrastructu								411.68			411.68
Cost of Issuance (Series 2023-1)								7,238.79			7,238.79
Acquisition/Constr (Series 2023-2)								1,949,066.21			1,949,066.21
Cost of Issuance (Series 2023-2)								9,118.52	0450.00=		9,118.52
Acquisition/Constr (Series 2021B)									\$156,967.60		156,967.60
Total Current Assets	\$3,810,126.44	\$3,357,247.80	\$1,563,165.27	\$5,315,643.54	\$35.93	\$3,064,339.68	\$672.00	\$8,653,857.10	\$156,967.60	\$0.00	\$25,922,055.36

Statement of Financial Position As of 11/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Investments Amount Available in Debt Service Funds Amount To Be Provided Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,108,363.83 61,506,636.17 \$68,615,000.00	\$7,108,363.83 61,506,636.17 \$68,615,000.00
Total Assets	\$3,810,126.44	\$3,357,247.80	\$1,563,165.27	\$5,315,643.54	\$35.93	\$3,064,339.68	\$672.00	\$8,653,857.10	\$156,967.60	\$68,615,000.00	\$94,537,055.36
				<u>Liabiliti</u>	es and Net Assets						
Current Liabilities Accounts Payable Deferred Revenue Deferred Revenue Accounts Payable Retainage Payable Deferred Revenue Accounts Payable Retainage Payable Retainage Payable Retainage Payable Retainage Payable Total Current Liabilities	\$158,061.45 3,698,745.20 \$3,856,806.65	\$2,040,320.53 \$2,040,320.53	\$896,199.87	\$0.00	\$0.00	\$2,966,983.27 570,976.97 2,979,371.13	\$0.00	\$443,223.35 677,473.95 \$1,120,697.30	\$588,807.05 \$588,807.05	\$0.00	\$158,061.45 3,698,745.20 2,040,320.53 896,199.87 2,966,983.27 570,976.97 2,979,371.13 443,223.35 677,473.95 588,807.05
Long Term Liabilities Revenue Bonds Payable - Long-Term Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68,615,000.00	\$68,615,000.00 \$68,615,000.00
Total Liabilities	\$3,856,806.65	\$2,040,320.53	\$896,199.87	\$0.00	\$0.00	\$6,517,331.37	\$0.00	\$1,120,697.30	\$588,807.05	\$68,615,000.00	\$83,635,162.77

Statement of Financial Position As of 11/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Net Assets Net Assets, Unrestricted Current Year Net Assets, Unrestricted	(\$39,300.61) (7,379.60)										(\$39,300.61) (7,379.60)
Net Assets, Unrestricted Current Year Net Assets, Unrestricted		\$1,267,742.31 49,184.96									1,267,742.31 49,184.96
Net Assets, Unrestricted Current Year Net Assets, Unrestricted			\$1,014,157.39 (347,191.99)								1,014,157.39 (347,191.99)
Net Assets, Unrestricted Current Year Net Assets, Unrestricted				\$4,335,437.37 980,206.17							4,335,437.37 980,206.17
Net Assets, Unrestricted Current Year Net Assets, Unrestricted					\$35.77 0.16						35.77 0.16
Net Assets, Unrestricted Current Year Net Assets, Unrestricted						(\$2,409,112.92) (1,043,878.77)					(2,409,112.92) (1,043,878.77)
Net Assets, Unrestricted Current Year Net Assets, Unrestricted							\$80,592.69 (\$79,920.69)				80,592.69 (79,920.69)
Net Assets, Unrestricted Current Year Net Assets, Unrestricted								\$6,469,075.21 \$1,064,084.59			6,469,075.21 1,064,084.59
Net Assets, Unrestricted Current Year Net Assets, Unrestricted									(\$437,349.44) 5,509.99		(437,349.44) 5,509.99
Total Net Assets	(\$46,680.21)	\$1,316,927.27	\$666,965.40	\$5,315,643.54	\$35.93	(\$3,452,991.69)	\$672.00	\$7,533,159.80	(\$431,839.45)	\$0.00	\$10,901,892.59
Total Liabilities and Net Assets	\$3,810,126.44	\$3,357,247.80	\$1,563,165.27	\$5,315,643.54	\$35.93	\$3,064,339.68	\$672.00	\$8,653,857.10	\$156,967.60	\$68,615,000.00	\$94,537,055.36

Statement of Activities As of 11/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues											
On-Roll Assessments Off-Roll Assessments Other Income & Other Financing Sources On-Roll Assessments Other Assessments Other Assessments Debt Proceeds Developer Contributions Other Income & Other Financing Sources Debt Proceeds Other Income & Other Financing Sources	\$3,289.73 355,020.73 651.00	\$2,893.64 466,583.48	\$296,859.92	\$2,166,767.11		\$10,067.35 10,130.00		\$7,463,232.89	\$4,816.00		\$3,289.73 355,020.73 651.00 2,893.64 466,583.48 296,859.92 2,166,767.11 10,067.35 10,130.00 7,463,232.89 4,816.00
Total Revenues	\$358,961.46	\$469,477.12	\$296,859.92	\$2,166,767.11	\$0.00	\$20,197.35	\$0.00	\$7,463,232.89	\$4,816.00	\$0.00	\$10,780,311.85
Expenses											
Expenses Supervisor Fees Public Officials' Liability Insurance Trustee Services District Management Field Management Engineering District Counsel Travel and Per Diem Telephone Postage & Shipping Copies Legal Advertising Miscellaneous Property Taxes Web Site Maintenance Holiday Decorations Dues, Licenses, and Fees Lifestyle Staff Resident Services Electric Clubhouse Electric Water Reclaimed Amenity - Cable TV Amenity - Landscape Maintenance Amenity - Irrigation Repairs Amenity - Pool Maintenance	\$3,000.00 8,080.00 11,796.47 12,833.34 4,166.66 4,226.50 1,192.00 309.19 230.52 469.82 812.50 80.73 6,703.65 94.96 300.00 6,312.50 175.00 15,877.95 13,417.93 1,296.39 3,040.13 10,487.40 3,877.69 8,241.04 1,026.98 5,332.00										\$3,000.00 8,080.00 11,796.47 12,833.34 4,166.66 4,226.50 1,192.00 309.19 230.52 469.82 812.50 80.73 6,703.65 94.96 300.00 6,312.50 175.00 15,877.95 13,417.93 1,296.39 3,040.13 10,487.40 3,877.69 8,241.04 1,026.98 5,332.00
Amenity - Janitorial Amenity - Pest Control Amenity - Fitness Equipment Leasing Amenity - Security Monitoring Amenity - Firepits Amenity - Miscellaneous General Insurance Property & Casualty Insurance Irrigation Lake Maintenance Landscaping Maintenance & Material Landscape Improvements Fertilizer / Pesticides Contingency Equipment Repair & Maintenance Capital Expenditures	5,043.66 225.00 695.00 3,325.00 658.23 74.00 9,878.00 36,065.00 14,700.64 11,987.00 89,322.88 15,985.30 14,697.88 17,366.99 622.19 6,192.35										5,043.66 225.00 695.00 3,325.00 658.23 74.00 9,878.00 36,065.00 14,700.64 11,987.00 89,322.88 15,985.30 14,697.88 17,366.99 622.19 6,192.35

Statement of Activities As of 11/30/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Cleaning	4,380.00										4,380.00
Lighting	2,087.03										2,087.03
Streetlight Leasing	13,242.88										13,242.88
Interest Payment - Series 2019		\$242,538.75									242,538.75
Interest Payment - Series 2019-MG		183,690.00									183,690.00
Principal Payments - Series 2020 A2			\$430,000.00								430,000.00
Interest Payment - Series 2020 A1			148,937.50								148,937.50
Interest Payment - Series 2020 A2			69,615.00								69,615.00
Principal Payment - Series 2023 (1)				\$10,000.00							10,000.00
Interest Payment - Series 2023 A1 (1)				329,638.64							329,638.64
Interest Payment - Series 2023 A2 (1)				674,018.99							674,018.99
Other Debt Service Costs				192,600.00							192,600.00
Engineering						\$48,703.00					48,703.00
District Counsel						21,774.00					21,774.00
Contingency						994,154.36					994,154.36
Contingency							\$79,923.73				79,923.73
Engineering								\$193,390.87			193,390.87
Contingency								928,268.55			928,268.55
Developer Repayment								5,313,623.16			5,313,623.16
Total Expenses	\$369,930.38	\$426,228.75	\$648,552.50	\$1,206,257.63	\$0.00	\$1,064,631.36	\$79,923.73	\$6,435,282.58	\$0.00	\$0.00	\$10,230,806.93
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	\$3,589.32										\$3,589.32
Dividend Income		\$5,936.59									5,936.59
Dividend Income			\$4,500.59								4,500.59
Dividend Income				\$19,696.69							19,696.69
Dividend Income					\$0.16						0.16
Dividend Income						\$555.24					555.24
Dividend Income							\$3.04				3.04
Dividend Income								\$36,134.28			36,134.28
Dividend Income									\$693.99		693.99
Total Other Revenues (Expenses) & Gains (Losses)	\$3,589.32	\$5,936.59	\$4,500.59	\$19,696.69	\$0.16	\$555.24	\$3.04	\$36,134.28	\$693.99	\$0.00	\$71,109.90
Change In Net Assets	(\$7,379.60)	\$49,184.96	(\$347,191.99)	\$980,206.17	\$0.16	(\$1,043,878.77)	(\$79,920.69)	\$1,064,084.59	\$5,509.99	\$0.00	\$620,614.82
Net Assets At Beginning Of Year	(\$39,300.61)	\$1,267,742.31	\$1,014,157.39	\$4,335,437.37	\$35.77	(\$2,409,112.92)	\$80,592.69	\$6,469,075.21	(\$437,349.44)	\$0.00	\$10,281,277.77
Net Assets At End Of Year	(\$46,680.21)	\$1,316,927.27	\$666,965.40	\$5,315,643.54	\$35.93	(\$3,452,991.69)	\$672.00	\$7,533,159.80	(\$431,839.45)	\$0.00	\$10,901,892.59

Budget to Actual For the Month Ending 11/30/2023

	Actual	Budget	Variance	FY 2024 Adopted Budg	Percentage get Used
Revenues					
On-Roll Assessments	\$ 3,289.73	\$ 257,675.78	\$ (254,386.05)	\$ 1,546,054.6	0.21%
Off-Roll Assessments	355,020.73	118,340.24	236,680.49	710,041.4	50.00%
Other Income & Other Financing Sources	651.00	7,653.33	(7,002.33)	45,920.0	00 1.42%
Carryforward Cash	-	10,000.00	(10,000.00)	60,000.0	0.00%
Net Revenues	\$ 358,961.46	\$ 393,669.35	\$ (34,707.89)	\$ 2,362,016.1	15.20%
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 3,000.00	\$ 2,000.00	\$ 1,000.00	\$ 12,000.0	00 25.00%
POL Insurance	8,080.00	1,431.33	6,648.67	8,588.0	94.08%
Trustee Services	11,796.47	4,335.83	7,460.64	26,015.0	00 45.34%
District Management	12,833.34	12,833.33	0.01	77,000.0	00 16.67%
Field Management	4,166.66	4,166.67	(0.01)	25,000.0	00 16.67%
Engineering	4,226.50	10,000.00	(5,773.50)	60,000.0	7.04%
Disclosure	-	3,333.33	(3,333.33)	20,000.0	0.00%
District Counsel	1,192.00	3,666.67	(2,474.67)	22,000.0	00 5.42%
Assessment Administration	-	3,333.33	(3,333.33)	20,000.0	0.00%
Reamortization Schedules	-	416.67	(416.67)	2,500.0	0.00%
Audit	-	2,833.33	(2,833.33)	17,000.0	0.00%
Arbitrage Calculation	-	500.00	(500.00)	3,000.0	0.00%
Travel and Per Diem	309.19	666.67	(357.48)	4,000.0	7.73%
Telephone	230.52	100.00	130.52	600.0	00 38.42%
Postage & Shipping	469.82	833.33	(363.51)	5,000.0	9.40%
Copies	812.50	500.00	312.50	3,000.0	00 27.08%
Legal Advertising	80.73	833.33	(752.60)	5,000.0	00 1.61%
Miscellaneous	6,703.65	2,643.33	4,060.32	15,860.0	00 42.27%
Office Supplies	-	416.67	(416.67)	2,500.0	0.00%
Property Taxes	94.96	50.00	44.96	300.0	00 31.65%
Web Site Maintenance	300.00	500.00	(200.00)	3,000.0	10.00%
Holiday Decorations	6,312.50	2,500.00	3,812.50	15,000.0	00 42.08%
Dues, Licenses, and Fees	175.00	129.17	45.83	775.0	00 22.58%
Maintenance Staff	-	10,000.00	(10,000.00)	60,000.0	0.00%
Lifestyle Staff	15,877.95	26,469.67	(10,591.72)	158,818.0	10.00%
Resident Services	13,417.93	10,162.83	3,255.10	60,977.0	00 22.00%
Total General & Administrative Expenses	\$ 90,079.72	\$ 104,655.49	\$ (14,575.77)	\$ 627,933.0	14.35%

Budget to Actual For the Month Ending 11/30/2023

		Actual E		Budget		Variance	Add	FY 2024 opted Budget	Percentage Used	
Field Operations										
Electric	\$	1,296.39	\$	1,666.67	\$	(370.28)	\$	10,000.00	12.96%	
Water Reclaimed		-		3,500.00		(3,500.00)		21,000.00	0.00%	
Wetland Monitoring		-		1,666.67		(1,666.67)		10,000.00	0.00%	
Stormwater - Repair and Maintenance		-		4,166.67		(4,166.67)		25,000.00	0.00%	
Wetland Mitigation		-		200.00		(200.00)		1,200.00	0.00%	
Equipment Rental		-		1,390.00		(1,390.00)		8,340.00	0.00%	
General Insurance		9,878.00		1,749.67		8,128.33		10,498.00		
Property & Casualty Insurance		36,065.00		6,133.50		29,931.50		36,801.00	98.00%	
Other Insurance		-		333.33		(333.33)		2,000.00		
Irrigation		14,700.64		9,166.67		5,533.97		55,000.00	26.73%	
Lake Maintenance		11,987.00		11,400.00		587.00		68,400.00	17.52%	
Landscape Maintenance & Material		89,322.88		83,333.33		5,989.55		500,000.00	17.86%	
Landscape Improvements		15,985.30		25,000.00		(9,014.70)		150,000.00	10.66%	
Fertilizer / Pesticides		14,697.88		8,333.33		6,364.55		50,000.00		
Contingency		17,366.99		26,606.83		(9,239.84)		159,641.00	10.88%	
Equipment Repair and Maintenance		622.19		1,400.00		(777.81)		8,400.00	7.41%	
Capital Expenditures		6,192.35		16,000.00		(9,807.65)		96,000.00	6.45%	
Street Sweeping		4,380.00		4,333.33		46.67		26,000.00	16.85%	
Lighting		2,087.03		166.67		1,920.36		1,000.00	208.70%	
Streetlights - Leasing		13,242.88		18,195.83		(4,952.95)		109,175.00	12.13%	
Shared Bike Maintenance		-		2,500.00		(2,500.00)		15,000.00	0.00%	
Total Field Operations	\$	237,824.53	\$	227,242.50	\$	10,582.03	\$	1,363,455.00	17.44%	
Brightwood Pavilion - Amenity										
Clubhouse Electric	\$	1,916.34	\$	2,500.00	\$	(583.66)	\$	15,000.00	12.78%	
Clubhouse Water	·	9,487.69	·	3,333.33	•	6,154.36	·	20,000.00	47.44%	
Clubhouse Phone		· _		41.67		(41.67)		250.00	0.00%	
Amenity - Cable TV / Internet / Wi-Fi		2,117.63		2,166.67		(49.04)		13,000.00	16.29%	
Amenity - Landscape Maintenance		6,307.86		8,333.33		(2,025.47)		50,000.00	12.62%	
Amenity - Irrigation Repairs		845.00		3,333.33		(2,488.33)		20,000.00	4.23%	
Amenity - Pool Maintenance		3,000.00		1,800.00		1,200.00		10,800.00	27.78%	
Pool equipment		· _		250.00		(250.00)		1,500.00	0.00%	
Amenity - Exterior Cleaning		3,165.30		2,500.00		665.30		15,000.00	21.10%	
Amenity - Interior Cleaning		73.08		3,333.33		(3,260.25)		20,000.00	0.37%	
Amenity - Pest Control		145.00		166.67		(21.67)		1,000.00	14.50%	
Amenity - Fitness Equipment Leasing		695.00		1,590.00		(895.00)		9,540.00	7.29%	
Amenity - Security Monitoring		2,250.00		1,735.18		514.82		10,411.08	21.61%	
Firepits		658.23		1,000.00		(341.77)		6,000.00	10.97%	
Capital outlay		-		2,333.33		(2,333.33)		14,000.00	0.00%	
Miscellaneous		74.00		170.83		(96.83)		1,025.00	7.22%	
Total Brightwood Pavilion - Amenity Expenses	\$	30,735.13	\$	34,587.67	\$	(3,852.54)	\$	207,526.08	14.81%	

Budget to Actual For the Month Ending 11/30/2023

	Actual	Budget	Variance	Add	FY 2024 opted Budget	Percentage Used
Riverfield Verandah - Amenity						
Clubhouse Electric	\$ 1,123.79	\$ 1,500.00	\$ (376.21)	\$	9,000.00	12.49%
Clubhouse Water	999.71	833.33	166.38		5,000.00	19.99%
Clubhouse Phone	-	33.33	(33.33)		200.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	1,760.06	1,833.33	(73.27)		11,000.00	16.00%
Amenity - Landscape Maintenance	1,933.18	2,166.67	(233.49)		13,000.00	14.87%
Amenity - Irrigation Repairs	181.98	333.33	(151.35)		2,000.00	9.10%
Amenity - Pool Maintenance	2,332.00	1,400.00	932.00		8,400.00	27.76%
Pool equipment	-	250.00	(250.00)		1,500.00	0.00%
Amenity - Exterior Cleaning	1,805.28	1,374.00	431.28		8,244.00	21.90%
Amenity - Interior Cleaning	-	1,833.33	(1,833.33)		11,000.00	0.00%
Amenity - Pest Control	80.00	83.33	(3.33)		500.00	16.00%
Amenity - Security Monitoring	1,075.00	721.00	354.00		4,326.00	24.85%
Gate monitoring	-	5,499.67	(5,499.67)		32,998.00	0.00%
Capital outlay	-	350.00	(350.00)		2,100.00	0.00%
Miscellaneous	-	666.67	(666.67)		4,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 11,291.00	\$ 18,877.99	\$ (7,586.99)	\$	113,268.00	9.97%
Camp Creek - Amenity						
Clubhouse Electric	\$ -	\$ 625.00	\$ (625.00)	\$	3,750.00	0.00%
Clubhouse Water	-	833.33	(833.33)		5,000.00	0.00%
Clubhouse Phones (x4)	-	66.67	(66.67)		400.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	-	541.67	(541.67)		3,250.00	0.00%
Amenity - Landscape Maintenance	-	2,083.33	(2,083.33)		12,500.00	0.00%
Amenity - Irrigation Repairs	-	833.33	(833.33)		5,000.00	0.00%
Amenity - Pool Maintenance	-	450.00	(450.00)		2,700.00	0.00%
Pool Equipment Repair/Replacement	-	62.50	(62.50)		375.00	0.00%
Amenity - Exterior Cleaning	-	625.00	(625.00)		3,750.00	0.00%
Amenity - Interior Cleaning	-	833.33	(833.33)		5,000.00	0.00%
Amenity - Pest Control	-	41.67	(41.67)		250.00	0.00%
Amenity - Security Monitoring	-	433.80	(433.80)		2,602.77	0.00%
Firepits	-	250.00	(250.00)		1,500.00	0.00%
Capital outlay	-	583.33	(583.33)		3,500.00	0.00%
Miscellaneous	-	42.74	(42.74)		256.25	0.00%
Total Camp Creek - Amenity Expenses	\$ -	\$ 8,305.70	\$ (8,305.70)	\$	49,834.02	0.00%
Total Expenses	\$ 369,930.38	\$ 393,669.35	\$ (23,738.97)	\$:	2,362,016.10	15.66%
Other Income (Expenses)						
Interest Income	\$ 3,589.32	\$ -	\$ 3,589.32	\$	-	
Total Other Income (Expenses)	\$ 3,589.32	\$ -	\$ 3,589.32	\$	-	
Net Income (Loss)	\$ (7,379.60)	\$ -	\$ (7,379.60)	\$	-	

North River Ranch Improvement Stewardship District

Clearview Land Design Inspection & Certification Proposal – NRR 4EF



November 9, 2023 FORCDD - CONST ENG

North River Ranch Improvement Stewardship District 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817

RE: North River Ranch Phase IV-E and IV-F
Inspection, Certification, FDEP Permitting and Platting Proposal

Dear Mr. Panaseny:

PROJECT DESCRIPTION:

This project will consist of inspection and certification services for North River Ranch Phase IV-E & IV-F.

A. CIVIL INSPECTIONS & CERTFICATIONS:

- 1. Current minimum required Manatee County and other governmental field construction observation and certifications of site work. No full-time inspection shall be provided on the project; however, the inspector will visit the site routinely when construction activities are taking place. Further, he will be on call for meetings as requested by Owner or Contractor.
- 2. Participate in pre-construction meeting.
- 3. Review and process Contractor's shop drawings and request for information (RFI's).
- 4. Review soils test reports to ensure compliance with Manatee County specifications.
- 5. Inspections Street and Drainage:
 - a. Inspect subgrade and soil cement base with County, Contractor and testing laboratory.
 - b. One final inspection with County, Contractor and Developer. One reinspection to insure completion of final punch list. Any reinspection to insure completion of final punch list. Any reinspection of a punch lost item shall be extra to this contract.
- 6. Inspections Water and Sewer:
 - a. Observe water main pressure test with Contractor and County.
 - b. Observe infiltration/exfiltration test of gravity sanitary sewer system with Contractor.
 - c. Schedule sanitary TV inspection when requested by the Contractor.
 - d. Final inspection of water and sewer lines with Contractor, County and Developer. One reinspection to insure completion of final punch list. Any reinspection of a punch list item shall be extra to this contract.

- 7. Review and process Contractor's monthly pay applications.
- 8. *Review as-built information provided by surveyor.
 - *This contract does not include additional drafting time to prepare Clearview Record Drawings from as-built information provided by the surveyor. Clearview can prepare Record Drawings using as-built information from any surveyor selected by the Owner. However, additional Clearview drafting time may be required.
- 9. Preparations and processing of necessary final certifications to Manatee County, SWFWMD, Environmental Protection Commission (sanitary), and Florida Department of Health (water).
- 10. Prepare and process necessary final certifications through SWFWMD

NOTE: INSPECTION ASSUMES SURVEYOR PREPARES THE RECORD DRAWINGS.

B. FDEP PERMITTING:

1. Prepare on-site water distribution system plans, including necessary details and process for approval by the Manatee County Building and Development Services Department and the Florida Department of Health and Rehabilitative Services.

C. RECORD PLAT PROCESSING SERVICES:

- 1. Provide Final Plat Processing Services:
 - a. Coordination with Client's Attorney & Amerritt, Inc.
 - b. Help coordinate all Owner/CDD /Title Company Signatures on plat along with Client's Attorney.
 - c. Prepare and Submit Plat package to Manatee County for review.
 - d. Attend meetings and hearings as necessary.
 - e. Provide coordination services with Manatee County Growth Management Department and Manatee County Real Estate Division (if any easement shows up on the plat that need releasing).
 - f. Coordinate Engineer's Cost Estimates for ordering bonds.
 - g. Prepare Sample Bonds.
 - h. Coordinate BOCC Date for Acceptance of Bonding & Agreements
 - i. Once approved, obtain recording information and copies for Client and Client's Attorney.
 - j. Once recorded coordinate with Manatee County 911 and Manatee County Property Appraiser for addresses and folio numbers.

D. WORK SPECIFICALLY EXCLUDED FROM THIS CONTRACT:

- 1. Any work not specifically included in this contract shall be presumed extra to this contract
- 2. Landscape/Hardscape/Irrigation Design & Permitting Services
- 3. Zoning Modifications
- 4. FEMA LOMR's

and letroamnorivnd	L
Structural Engineer	.9
Traffic studies	ς.

.8 Environmental Engineering

Wetland setback encroachment variances or waivers.

Request for waivers from Manatee Land Development Code. .6

In the event the Client or contractor desires changes to the approved plans or .01

Determination, report and/or permitting of invasive plant species. .II. specifications, all work connected therewith is extra to this contract.

Wetland survey or re-establishment of the SWFWMD/EPC line, if DEP does not accept 15.

North River Ranch Trail. Offsite Improvements along Fort Hamer, Moccasin Wallow Roads and extensions to .£I the approved SWFWMD/EPC lines.

LEE SOMMARY:

JunomA	9qyT gnillia	.oV dol	Description
00.000,0£\$	uns dun7	CDD-NK-080	Inspections
\$25,000.00	mus qmu	CDD-NK-081	Certifications
00.002,£\$	Hourly NTE	CDD-NK-087	FDEP Permitting
00.002,7 \$	mus qmu	CDD-NK-083	Plat Processing

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

satisfactory. files. We certainly look forward to working with you on this project and trust you will find our services If the foregoing meets with your approval, please execute the acceptance below and return one copy for our

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Project Manager Christopher Fisher, P.E.

Platting.doc P:\/North River Ranch\/Master Plan\/Contracts\Drafted\/2023.11.09 CDD-\/UR-080-083 NRR PH IV-E and IV-F Inspection Cert Eng Sup and

File Mary Robin Thiele :၁၁



ATTACHMENT "A"

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

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

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

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

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

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due within 30 days of invoice date), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

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

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Clearview Land Design, P.L.

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

The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

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

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

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

Limitation of Liability

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

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

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

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

Revised 09/29/15



2023 Fee Schedule Effective 4/1/23

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

North River Ranch Improvement Stewardship District

RIPA CO No. 12 for NRR 4B

Change Order No. ____12

Date of Issuance: September 28, 2023		Effective Date	October 11, 2023
Project: North River Ranch 4B		rth River Ranch Improvement	Owner's Contract No.:
Contract:			Date of Contract:
Contractor: RIPA & Associates, LLC			Engineer's Project No.:215616746
The Contract Documents are modified as f	ollows up	on execution of this Change Orde	r:
Description:			
Park Flat Work; April Fuel Surcha	rge		
Attachments: (List documents supporting char	nge):		
RIPA CO-1 (21-052A/ 20-375A	1)		
CHANGE IN CONTRACT PRICE:		CHANGE IN C	ONTRACT TIMES:
Original Contract Price:		Original Contract Times: Word Substantial completion (days or d	king days 図 Calendar days ate):
\$ <u>4,265,000.00</u>			date):
Increase] [Decrease] from previously approved Drders No0 to No0		[Increase] [Decrease] from previou No0 to No0 Substantial completion (days):	
\$		Ready for final payment (days):_	
Contract Price prior to this Change Order:		Contract Times prior to this Chang Substantial completion (days or o	
\$ <u>4,265,000.00</u>		Ready for final payment (days or	date):
[Increase] [Decrease] of this Change Order:		[Increase] [Decrease] of this Chan Substantial completion (days or o	=
\$55,132.92		Ready for final payment (days or	date):
Contract Price incorporating this Change Orde	r:	Contract Times with all approved C Substantial completion (days or c	Change Orders:
\$ <u>4,320,132.92</u>		Ready for final payment (days or	date):
RECOMMENDED: AC	CEPTED:	AC	CCEPTED:
By: By:		Ву	
Engineer (Authorized Signature)	Own	er (Authorized Signature)	Contractor (Authorized Signature)
Date: Dat	te:	Da	te:
Approved by Funding Agency (if applicable):			
/:\2156\active\215616746\civil\construction_phase_documents\change_or	ders\nrr_4b\rece	ived\con_nir-4b_co-1_55132-90_prk-flat-work-april-fuel-si	urcharges_ripa_20230928.docx



CIVIL | UTILITY CONSTRUCTORS

То:	NE Construction	Contact:	
Address:	420 Southfork Drive	Phone:	972-221-0095
	Lewisville, TX 75057	Fax:	972-221-0098
Project Name:	North River Ranch Phase 4B	Bid Number: 21-052A	
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	4/13/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	4" CONCRETE SIDEWALK W/ FIBER	6,753.00	SF	\$6.75	\$45,582.75
002	RIBBON CURB	ROADWORK 170.00	LF	\$16.00	\$2,720.00
003	5' ADA HANDICAPPED RAMP		EACH	\$980.00	\$980.00
		ATR 13 DEC 2023	tal Price	for above Items:	\$49.282.75

Total Bid Price: \$49,282.75

Notes:

• 4B Park Flat Work

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



CIVIL | UTILITY CONSTRUCTORS

То:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard	Phone: 941-328-1075	
	Lakewood Ranch, FL 34240	Fax:	(941) 713-3780
Project Name:	NRR Phase 4A & 4B COR #015 - APRIL FUEL SURCHARGE	Bid Number: 20-375A	
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	5/5/2022

Line #	Item Description		Estimated Quantity Unit	Unit Price	Total Price
	April Fuel Surcharge	EARTHWORK	1.00 LS	\$5,850.17	\$5,850.17
		AJR 13 MET 2023	Total Price fo	r above Items:	\$5,850,17

Total Bid Price: \$5,850.17

Notes:

• APRIL FUEL SURCHARGE 2022

ACCEPTED:	CONFIRMED:	
The above prices, specifications and conditions are satisfactory and are hereby accepted.	Ripa & Associates	
Buyer:		
Signature:	Authorized Signature:	
Date of Acceptance:	PM: Tim Badyk	
	727-389-7344 tbadyk@ripaconstruction.com	

Current Month Yes
PM (All)
Job # 01-2022
Years (All)
Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
22-Mar	612.50	\$4.190	\$2,566.13	\$195.28	\$2,761.41	\$4.508
29-Mar	563.40	\$4.011	\$2,259.57	\$172.55	\$2,432.12	\$4.317
5-Apr	732.20	\$4.189	\$3,067.48	\$233.42	\$3,300.90	\$4.508
15-Apr	596.20	\$4.421	\$2,636.04	\$199.74	\$2,835.78	\$4.756
20-Apr	224.60	\$4.426	\$994.01	\$75.31	\$1,069.32	\$4.761
Grand Total	2728.90	\$4.247	\$11,523.23	\$876.30	\$12,399.53	\$4.570

North River Rar Budgeted PPG	ich 4	1A & 4B 2.40
Quantity		2,728.90
Budgeted Amount	\$	6,549.36
Requested Increase	\$	5,850.17

North River Ranch Improvement Stewardship District

Stantec WO No. 2 Under WA No. 5 - NRR Ph 2





November 7, 2023

Via: E-Mail (<u>carvalhov@pfm.com</u>)

215617609

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

Attn: Ms. Vivian Carvalho, District Manager

Reference: Change Order No. 2 Under Work Authorization No. 5

North River Ranch Phase 2 – Roadway and Utility Infrastructure Project

Dear Ms. Carvalho:

Due to ongoing project needs and changes proposed by the Client. Stantec is requesting approval to proceed with the following additional professional services as follows:

New Task 600 - FEMA CLOMR - \$51,500

Stantec will prepare and submit a FEMA CLOMR application for the North River Ranch Phase 2 project to support numbering the un-numbered FEMA A zones located with the property. As documented in the August 8th, 2023 Pre-application meeting with FEMA's Consultant, AECOM, Stantec will obtain additional topographic information within the limits of the unnumbered A zones located with the NRR Phase 2 project limits as well as within the Chin Property limits. Stantec will edit the existing conditions surface provided by FEMA within those locations to update model inputs for storage and cross sections and establish the proposed limits of a numbered A zone. This will allow for future applications to be subject to a FEMA LOMR-F process.

Stantec will contact the FEMA Engineering Library to obtain the latest model information for the project area. Stantec will use that information as the basis of the analysis.

Stantec will prepare a signed and topographic survey that will accompany the submittal to FEMA.

The Client will pay for any application fees relating to any application. The deliverable for this task will be filling out CLOMR forms and preparing a drainage report with proposed numbered A zone polygons and processing the submittal of the application to FEMA.

New Task 610 – FEMA Processing - \$28,000 T/M

Stantec will review and respond to comments from FEMA regarding the CLOMR process described in Task 600 above. This task is proposed as time and material since the level of effort to respond to FEMA comments is unknown.



S.A. Contract to Date \$ 437,500 Increase this Change Order \$ 79,500 New Contract Sum \$ 517,000 Stantec Consulting Services Inc. North River Ranch Improvement Stewardship District c/o PFM Group Consulting LLC 6920 Professional Parkway 3501 Quadrangle Blvd., Suite 270 Sarasota, FL 34240 Orlando, FL 32817 Ву Ву November 7, 2023 Date Date November 7, 2023 Date



SCHEDULE OF FEES

Effective January 1, 2023

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$111.00
Level 4	\$ 122.00
Level 5	\$ 139.00
Level 6	\$ 143.00
Level 7	\$ 152.00
Level 8	\$ 162.00
Level 9	\$ 168.00
Level 10	\$ 173.00
Level 11	\$ 189.00
Level 12	\$ 198.00
Level 13	\$ 209.00
Level 14	\$ 219.00
Level 15	\$ 232.00
Level 16	\$ 256.00
Level 17	\$ 265.00
Level 18	\$ 270.00
Level 19	\$ 281.00
Level 20	\$ 291.00
Level 21	\$ 309.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.



SCHEDULE OF FEES

Effective January 1, 2024

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 117.00
Level 4	\$ 128.00
Level 5	\$ 146.00
Level 6	\$ 150.00
Level 7	\$ 160.00
Level 8	\$ 170.00
Level 9	\$ 176.00
Level 10	\$ 182.00
Level 11	\$ 198.00
Level 12	\$ 208.00
Level 13	\$ 219.00
Level 14	\$ 230.00
Level 15	\$ 244.00
Level 16	\$ 269.00
Level 17	\$ 278.00
Level 18	\$ 284.00
Level 19	\$ 295.00
Level 20	\$ 306.00
Level 21	\$ 324.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

North River Ranch Improvement Stewardship District

Field Report



Phone: 352-602-4803

Email: PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch



Brightwood

Work Order # 2153 For A/C Maintenance. Waiting on a formal proposal from vendor.

Work order # 3698 for pot holes on Grande River Parkway. Andy contacting vendor to repair.



Pond

Work Order # 1405 For algae build up in ponds. Proposal has been signed and returned to vendor to treat 5 pond in the community.



Pond



Fire Pit Area



Phone: 352-602-4803

Company: PFM Field Services **Email:** PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch



Firepit Area

Work order # 3207 For firepit maintenance. Bryan is waiting on quotes to replace firepits with new ones.



Brightwood Pool



Brightwood Pool



Game Room

Work order # 3806 For screen door handles broken. Bryan advised he has ordered new handles and waiting on them to arrive to replace them.



Phone: 352-602-4803

Email: PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch



Brightwood Playground

Work order # 2154 For playground maintenance Recieved one quote for maintenance, Bryan waiting on another quote from a different vendor.





Pond

(11)



Pond

(12)



Pond



Contact: Nova Hicks

352-602-4803 Phone:

Company: PFM Field Services **Email:** PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch

(13)



Fitpod

(14)



Soccer Field

(15)



Playground

(16)



Round-a-bout



Nova Hicks **T**i 352-602-4803

Email: PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch

(17)



Phone:

Pond

(18)



Pond

(19)



Walking Trail

(20)



Pond



Phone: 352-602-4803

Email: PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch

(21)



Wild leaf

(22)



Trailhead

(23)



Trailhead

(24)



Dog park

Work Order # 3631 for Flea and tick treatment Proposal has been recieved from Carefree pest and Jones and sons.



Company: PFM Field Services

Contact: Nova Hicks **Phone:** 352-602-4803

Email: PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch

(25)



Riverfield

(26)



Riverfield

Work Order # 1867 for dead bushes at Riverfield entrance Sunrise has ordered the plants and will be installing soon.

Work order # 3465 for soil erosion behind 11829 Catawaba Cove. Proposal to fix area has been recieved from Sunrise, Charles speaking with steadfast for proposal.

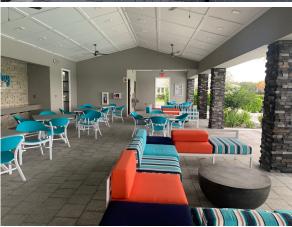
(27)



Riverfield Pool

Work order # 3254 for dying plants inside Riverfield. Sunrise has ordered new plants and will be installing soon.

(28)



Riverfield Seating Area



Company: PFM Field Services

Contact: Nova Hicks
Phone: 352-602-4803

Email: PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch

(29)



Riverfield Seating Area

(30)



Riverfield Pool

(31)



Riverfield Townhome park

Work order # 3258 For townhome gate not shutting Jeff and Andy working with a vendor to have the gate fixed.

Work order # 3499 for Decling grass area Requested a proposal from Sunrise to Reseed grass area.

(32)



Riverfield Townhome Park



Contact: Nova Hicks

352-602-4803

Company: PFM Field Services **Email:** PFMFieldservices@TRIADassocmgmt.com

Title: North River Ranch





Phone:

Riverfield Townhome Park

(34)



Riverfield Townhome Park

(35)



Pond

(36)



Pond

North River Ranch Improvement Stewardship District

Lifestyle Report





Monthly Summary Report December 2023



Submitted by:

Alex Murphy, Senior Regional Director

PROGRAMMING

WinterFest



Over 1000 attendees celebrated the holiday season with us! This festive event included a vendor market for holiday gifts, food trucks, bounce houses, santa and REAL snow!

Yoga in the Park



Food Truck Fridays



Noon Year's Eve



The weather has been great for Yoga in the Park offered once a month by local instructor, Kat. We average 5-10 people per class. We are now large enough to host a Food Truck every Friday! We have a large rotation of trucks and great support from the community to hold this program every week in the park. NRR rang in the new year a little early for the little ones! We had over 200 residents of all ages in attendance. Everyone enjoyed the breakfast food trucks, a bounce house, glitter tattoos and we counted down to NOON with an apple juice toast and balloon drop!



EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Fitness Classes & Yoga	4x /Week & Monthly 1st Sunday Yoga	Average 4 attendees
NRR Connects	Wednesdays 8:00-9:30am	~5 attendees
BINGO	Friday, December 1st 6:00pm-8:00pm	~20 attendees
WinterFest	Saturday, December 9th 11am-2pm	~1000 attendees
Food Truck Friday	Every Friday	~60 attendees
Noon Years Eve	Sunday, December 31st 10:30am-12:30pm	~200 attendees



EVENTS & PROGRAMMING HIGHLIGHTS





REQUESTS

REQUEST JUSTIFICATION	
Bike Quarterly Maintenance As the bikes are used and more are incoming, quarterly maintenance needs to be implemented to ensure safety.	
Large Battery Operated Fans	To be used at Brightwood FitPod to provide safer environment for the fitness classes that take place in direct sunlight due to no shade structure.
Squat Rack with Plates We have a very active neighborhood and a fitness center that is heavily used. Residents have recently be requesting we invest in more equipment. A squat rack with plates is a versatile training tool for every leading to the square of the square	
Low Noise Small Generator (2200 watt)	To be used for events at locations without power such as the dog park, Wildleaf Park, Riverfield Pocket Park to run stereo, etc.



FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Fitness Circuit Classes: Zumba, Circuit, Pilates, Yoga	Monday - Thursday 6-7pm; 1st Sunday
NRR Clubs: Resident Social Clubs including Soccer, Book, Football, Frisbee, Moms, Fishing and Homeschool	Varies
BINGO	1/5 6-8pm
Food Truck Fridays	Every Friday
Polar Plunge	1/6 2-4pm
Food for Life Nutrition and Cooking Class	1/11 6-7:30pm
Keeping Manatee Beautiful Litter Pluck	1/12 6-7pm
Photo Walk Workshop	1/13 10am-12pm
Cupcake Decorating Workshop	1/18 5-6pm
Movie on the Lawn	1/20 6-8pm
Trivia Night	1/26 6-8pm
New Resident Orientation	1/31 6-7pm



THANK YOU.



