

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **February 14, 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 January 10, 2024, Board of Supervisors' Meeting
  - 2) Ornamental Design Inc. – Damaged Access Gate Repair
  - 3) LRK – Longmeadow Signage Work Authorization No. 3
  - 4) Mike Armstrong Landscaping – Brightwood Common Area Drainage Install
  - 5) Ron Litts – Amenity Tree Fertilization
  - 6) Steadfast Environmental – Tree Removal
  - 7) Sunrise Irrigation Repairs Proposals #9091, 9093, 9095, 9097, 9099 & 9100
  - 8) Spectrum Underground – Asphalt Overlay
  - 9) LRK – Longmeadow Signage Work Authorization No. 4
  - 10) Rayco Electric – Equipment
  - 11) John Deere Purchase Order #10164379
  - 12) Dynamic Bicycles Bike Share
  - 13) Frontier – Internet 8806 Arrow Creek Drive
  - 14) Frontier – Internet 8699 Canyon Creek Trail
  - 15) Frontier – Internet 8404 Canyon Creek Trail
  - 16) Frontier – Internet 8414 Arrow Creek Drive
  - 17) Aqua Plumbing & Air – Trailer Hook Ups
  - 18) Lewis Consulting Camera Proposal
  - 19) SignPro Studios Longmeadow Entry Signs
  - 20) Spectrum Underground – Crosswalk and Stop Bar
  - 21) Florida State Fence – Bike Park Temporary Fence
  - 22) By the Bay Movers – Trailer Move
  - 23) Bay Area Bobcat – Wash Out Repair



- 24) Payment Authorizations Nos. 059 – 063
- 25) Funding Requests Nos. 379 – 384
- 26) Series 2023 Neighborhood Infrastructure Requisitions Nos. 063 - 072
- 27) Series 2023 Neighborhood Amenity Center Requisitions Nos. 015 – 016
- 28) Series 2023B Requisition No. 002 – 006
- 29) District Financial Statements

### **Business Matters**

- 2. Consideration of Resolution 2024-08, Ratifying Sale of Series 2023A Bonds
- 3. Consideration of Resolution 2024-09, Ratifying Sale of Series 2023B Bonds
- 4. Consideration of Disclosure of Public Financing Series 2023A&B Bonds
- 5. Consideration of Woodruff & Sons Change Order No. 9 for Fort Hamer Road 2<sup>nd</sup> Extension
- 6. Consideration of RIPA & Associates Change Order No. 1 for Phase 2 - Master Infrastructure
- 7. Discussion regarding Woodruff & Sons Agreement for Ft. Hamer 2<sup>nd</sup> Lift
- 8. Consideration of FAC Proposal for Fort Hamer 2<sup>nd</sup> Lift

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager  
Field Manager  
Lifestyle Manager

#### **Supervisor Requests and Comments**

### **Adjournment**



**North River Ranch  
Improvement Stewardship District**

Consent Agenda

**North River Ranch  
Improvement Stewardship District**

Minutes of the January 10, 2024  
Board of Supervisors' Meeting



## **MINUTES OF MEETING**

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

**Wednesday, January 10, 2024, at 1:15 p.m.**

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

Board Members present via phone or in person:

Pete Williams	Chairperson	
Janice Snow	Vice Chairperson	
John Leinaweaver	Assistant Secretary	(via phone)
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(joined at 1:19 p.m.)

Also present via phone or in person:

Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jonathan Johnson	Kutak Rock LLP – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
Andy Richardson	Neal Communities – Developer	(via phone)
Jim Schier	Neal Communities – Developer	(joined at 1:19 p.m.)
John McKay	J.H. McKay LLC	
Chris Fisher	Clearview Land	(via phone)
Andy Richardson	Neal Communities – Developer	(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 1:16 p.m. Mr. Jimenez 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 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)**

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Consent Agenda, Items 1 - 17.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Clearview Land Design  
Inspection & Certification Proposal – NRR  
4EF**

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Clearview Land Design Inspection & Certification Proposal – NRR 4EF.

**Consideration of RIPA CO No. 12 for NRR 4B**

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the RIPA CO No. 12 for NRR 4B.

**Consideration of Stantec Change Order No. 2 Under Work Authorization No. 5 – NRR Ph 2**

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Stantec Change Order No. 2 Under Work Authorization No. 5 – NRR Ph 2.

Mr. Williams had a question concerning which bodies of water impact Flood Zone A. Mr. Engel noted that there are a few isolated areas without elevation noted as Zone A.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

<b>District Counsel –</b>	Mr. Johnson stated that the Legislative Boundary Amendment is moving ahead.
<b>District Engineer –</b>	No report.
<b>District Manager –</b>	Mr. Jimenez stated that the next meeting is scheduled for February 14, 2024.
<b>Field Manager –</b>	No report.

**Lifestyle Manager –** No report.

**Audience Comments and Supervisor Requests**

There were no further comments at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the January 10, 2024, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:22 p.m.

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

\_\_\_\_\_  
Chairperson / Vice Chairperson

**North River Ranch  
Improvement Stewardship District**

Ornamental Design Inc. –  
Damaged Gate Access Repair

Ornamental Design, Inc.  
4706 N Falkenburg Road  
Tampa, FL 33610

Phone: 813-626-8449 Fax: 813-628-4987

Web Site: www.odi-tampa.com


NRR ISD - O and M

## CUSTOMER QUOTATION

Date	Estimate #
1/12/2024	10767

Name / Address
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
5824 Lakewood Ranch Blvd Sarasota Fl 34240

Ship To

			Project
Qty	Description	Rate	Total
	REPAIR EXIT GATE WITH BENT FRAME RAIL		
	REMOVE GATE	620.00	620.00
	CUT OUT BENT SECTION AND WELD IN NEW	590.00	590.00
	TOUCH-UP GATE	250.00	250.00
	RE-INSTALL GATE	1,000.00	1,000.00
	\$2,460.00 - TOTAL OF ABOVE		
	ENTRANCE GATE HAS BENT PICKETS - WE CAN REMOVE AND REPAIR AT THE SAME TIME		
	REMOVE GATE	95.00	95.00
	REPLACE PICKETS	150.00	150.00
	TOUCH-UP GATE	95.00	95.00
	RE-INSTALL GATE	150.00	150.00
	\$490.00 TOTAL OF ABOVE		
	MAG LOCKS WERE NEVER INSTALLED ON THE WALK GATES, LETTING THEM HYPER EXTEND.	0.00	0.00
2	IF NO MAG LOCKS ARE GOING TO BE INSTALLED THE GATES NEED POSITIVE STOPS ON THE POST	150.00	300.00
		7.50%	0.00
<div>Approved and accepted by:  Pete Williams, Chairman</div> <div>Date: __ 1/15/24 __</div>			

ATTENTION:  
QUOTATION BECOMES AGREEMENT WHEN  
SIGNED BY BOTH PARTIES

NO WARRANTY ON PAINT FINISH

BRADY ALVIS, PRESIDENT  
ORNAMENTAL DESIGN, INC.

PURCHASER'S SIGNATURE

**Total**

\$3,250.00

QUOTED PRICE IS GOOD FOR 60 DAYS

**North River Ranch  
Improvement Stewardship District**

LRK – Longmeadow Signage WA No. 3

**Architects | Designers | Planners**

AR91636  
 55 West Church Street, Suite 201  
 Orlando, FL 32801  
 407.566.2575

**WORK AUTHORIZATION**

Work Authorization Number <b>03</b>	Client <b>North River Ranch CDD</b>	Date <b>1/17/2024</b>
Project <b>Longmeadow Entry Signage</b>	Project Number <b>04.20020.00</b>	Project Location <b>Parrish, FL</b>

The services described below are perceived as a change in scope and, therefore, are subject to billing as additional services or a fee adjustment in accordance with the Original or Master Agreement:

Based on the approved design (see attached Exhibit) for the Longmeadow Entry Signage, LRK shall prepare drawings setting forth in detail the requirements for the construction of the signage. One (1) revision to incorporate Client comments is included as basic services. Based upon final comments, revisions, and coordination, a "Permit Submission Set" for the Project will be issued to the Client for the Contractor's use in submitting for building permits.

Upon Client request, LRK will provide limited Construction Phase services to address clarifications or requests for information. We recommend this to be an hourly expense based on the requests and would be in addition to the fees noted within.

Owner's Consultants: Civil Engineering and Landscape Architect.

Architect's Consultants: Structural Engineering, Electrical Engineering.

LRK will provide a separate proposal for engineering once LRK receives consultants' proposals.

Fee noted below does not include consultant fees.

Schedule: two to three weeks **Total Fee: \$5,500.00**

Original or Master Agreement (dated) <b>10/1/20</b>	Work requested by <b>Jeff Ramer</b>
Fee and Basis <b>Five Thousand Five Hundred Dollars (\$5,500.00)</b>	
Date work to begin <b>Immediately after Work Authorization approval</b>	Estimated completion date <b>February 9, 2024</b>
Prepared by <b>Cathy Rivera</b>	LRK Authorization by <b></b>
	Date Signed <b></b>

Please authorize these services by signing and returning this form. Rendering of these services shall be subject to the same terms and conditions as the Original or Master Agreement. These services will be performed upon execution of this document.

Client	Client Authorization by	Date Signed
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document1

Approved and accepted by: \_\_\_\_\_

Date: 1/17/24

Pete Williams, Chairman



**North River Ranch  
Improvement Stewardship District**

Mike Armstrong Landscaping –  
Brightwood Common Area Drainage Install

Mike Armstrong Landscaping Inc.

Palmetto, FL 34221

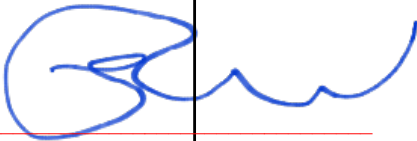
NRR ISD - O and M

Estimate

Date	Estimate #
1/17/2024	371

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

Project
BRIGHTWOOD CO...

Description	Qty	Rate	Total
***NRR BRIGHTWOOD COMMON AREA DRAINAGE*** Labor to install 4" drain pipe and (2) 12" drain boxes in common area near Amenity Center.  NOTE: From low spot at edge of curb. Additional sod and irrigation repairs may be an extra cost. No sod is figured in this pricing.  ATTENTION:JEFF RAMER Sales Tax	1	1,720.00	1,720.00
		7.00%	0.00
Approved and accepted by: 		Pete Williams, Chairman	
Date: __1/17/24__			
Total			\$1,720.00

**North River Ranch  
Improvement Stewardship District**

Ron Litts – Amenity Tree Fertilization

# Quote 2401008

**Ron Litts**

4996 Kensington Rd.  
Chickamauga, Ga. 30707  
Ph 727-207-1002  
North River Ranch  
Improvement  
Stewardship District  
Attn: Andy Richardson

DATE: JANUARY 18, 2024

**FORCDD-LNDSCPNG-  
CONSTRUCTION BUDGET**

JOB		
North River Ranch Amenity Center		

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Fertilization of Tree's This Includes Granular and Liquid product application.		3,850.00
			3.850.00

Approved and accepted by: \_\_\_\_\_

Pete Williams, Chairman

Date: 1/18/24

**North River Ranch  
Improvement Stewardship District**

Steadfast Environmental – Tree Removal




Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
813.836.7940 | office@steadfastenv.com  
www.SteadfastEnv.com

Date 1/22/2024 Proposal # 1060

Customer Information		Project Information
North River Ranch Improvement Stewardship 5824 Lakewood Ranch Blvd Sarasota, FL 34240		Rolling Fork Trail Dead Trees
Contact		Rolling Fork Dead Trees
Phone	941-724-2819	
E-mail	arichardson@nealland.com	Proposal Prepared By: Joe Hamilton
Account #		Type Of Work Trees

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Dead trees (Equal to or less than 7 observed) to be cut felled and cut into small pieces and left to decompose in wetland area.  Crew of 2-3 laborers with Chainsaws, ride on skid steer and boat will take 1-2 days to complete. Boat in the event some parts of the trees fall into the ponds.	1	2,250.00
<div>Approved and accepted by:  Pete Williams, Chairman Date: 1/22/24</div>		

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$2,250.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

Sunrise Irrigation Repairs Proposals  
# 9091, 9093, 9095, 9097, 9099 & 9100

**Customer:**

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

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 1/19/2024

## **Irrigation Repairs Proposal 2024**

**This is an irrigation system repair work order to repair the following:**

**Location - 11208 Gallatin Trail - Need to replace a failed battery controller.**

**Parts Listing:**

**(1) Single zone node.**

**(2) 9v battery.**

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

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**PROJECT TOTAL:           \$541.65**



## Terms & Conditions

By



Tom Bryant

Date

1/19/2024

Sunrise Landscape

By



Date

1/23/24

North River Ranch

**Customer:**

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

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 1/19/2024

## **Irrigation Repairs Proposal 2024**

**This is an irrigation system repair work order to repair the following:**

**Location - 9541 Weymouth Terr - Need to replace a failed battery controller for drip zone.**

**Parts Listing:**

**(1) Single zone node.**

**(2) 9v battery.**

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

---

**PROJECT TOTAL:           \$541.65**

## Terms & Conditions

By



Tom Bryant

Date

1/19/2024

Sunrise Landscape

By



Date

1/23/201

North River Ranch

**Customer:**

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

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 1/19/2024

## **Irrigation Repairs Proposal 2024**

**This is an irrigation system repair work order to repair the following:**

**Location - Brightwood - back of pool by pond - Zone 12 and 13 are not operating and need new decoders and solenoids.**

**Parts Listing:**

**(2) Single zone decoder.**

**(2) Solenoid.**

**(8) DBRY connector.**

**(8) Wire connector.**

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

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<b>PROJECT TOTAL:</b>	<b>\$949.16</b>
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## Terms & Conditions

By



Tom Bryant

Date

1/19/2024

**Sunrise Landscape**

By



Date

1/18/24

**North River Ranch**

**Customer:**

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

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 1/19/2024

## **Irrigation Repairs Proposal 2024**

**This is an irrigation system repair work order to repair the following:**

**Location - Lift Station - Brightwood - Controller faceplate is failing and needs to be replaced before it completely fails. We can no longer change settings with this faceplate. This proposal includes the new faceplate as well as labor hours to swap out programming from the old to new faceplates.**

**Parts Listing:**

**(1) Hunter ACC 2 faceplate.**

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

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**PROJECT TOTAL:           \$913.49**

## Terms & Conditions

By



Tom Bryant

Date

1/19/2024

**Sunrise Landscape**

By



Date



**North River Ranch**

**Customer:**

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

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 1/19/2024

## **Irrigation Repairs Proposal 2024**

**This is an irrigation system repair work order to repair the following:**

**Location - Control C - Fort Hamer and Moccasin Wallow - zones 20 and 21 are not operating due to bad decoders and solenoids that need replacing (drip and spray zones)**

**Parts Listing:**

**(2) Hunter single zone decoder.**

**(2) Hunter solenoid.**

**(6) DBRY connector.**

**(6) Wire connector.**

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

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**PROJECT TOTAL:           \$979.11**



## Terms & Conditions

By



Tom Bryant

Date

1/19/2024

**Sunrise Landscape**

By



Date

1/23/24

**North River Ranch**

**Customer:**

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

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 1/19/2024

## **Irrigation Repairs Proposal 2024**

**This is an irrigation system repair work order to repair the following:**

**Location - Control C Lift Station and mailbox:**

**Zone 4 - Need to relocate 6 popup (6") and add 2 additional popups for better coverage.**

**Parts Listing:**

- (8) 6" Hunter popup.**
- (8) 1/2" street elbow.**
- (8) 1/2" coupling.**
- (40') 1/2" flex pipe.**
- (8) 12H MPR nozzle.**

**Price includes all labor and materials to complete above listed**

**scope of work.**

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<b>PROJECT TOTAL:</b>	<b>\$779.60</b>
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**Sunrise Landscape**

**Date**

1/19/2024

**By**

788

**Tom Bryant**

**North River Ranch**

**Date**

1/13/24

**By**

788

**North River Ranch  
Improvement Stewardship District**

Spectrum Underground – Asphalt Overlay

# SPECTRUM UNDERGROUND, INC.

## EXCAVATION – PIPELINE CONTRACTORS



EARTHWORK, PAVING, STORM, SANITARY & WATER INSTALLATIONS, DIRECTIONAL BORING, SITE WORK  
LICENSE # CG C008435

LICENSE # CU C056873

January 24, 2024,

Via Email

Page 1 of 1

Attn: Mr. Andy Richardson

North River Ranch Improvement Stewardship District  
5824 Lakewood Ranch Blvd.  
Sarasota, FL 34240

MOCCDD - FINAL LIFT ASPH

Re: Mount Hope Dr. & Canyon Creek Trail Asphalt Overlay

**Spectrum Underground, Inc.**, proposes to furnish all necessary labor, materials and equipment to complete the following described work as shown on plans prepared by Stantec of Sarasota, Florida. For the project entitled Morgans Glen Townhomes (Phase III)

### Proposed Scope of Work

#### Stabilization, Base Work, Asphalt Paving, Stripping

Install 1" TYPE SP-9.5 Asphalt Surface installed in (1) lift as discussed & reference only sheet 7 & 16 Paving & Typical Sections.  
See pdf Image for exact limits of new paving. NOTE: excludes any testing requirements or roadway markings if required.

Mobilization	1 req
1" TYPE SP-9.5 Asphalt Overlay	1,460 sy
MOT	as req
Cost to Complete	\$25,904.00

This proposal will remain valid for 30 days from the above date and may be extended upon written request.

Sincerely,

**Spectrum Underground, Inc.**

James Pastor  
Estimator / Project Manager

**North River Ranch  
Improvement Stewardship District**

LRK – Longmeadow Signage WA No. 4

**Architects | Designers | Planners**

AR91636  
55 West Church Street, Suite 201  
Orlando, FL 32801  
407.566.2575

FORCDD - SIGNS/STRIPING

**WORK AUTHORIZATION**

Work Authorization Number	Client	Date
04	North River Ranch CDD	1/17/2024
Project	Project Number	Project Location
Longmeadow Entry Signage	04.20020.00	Parrish, FL

In reference to Work Authorization 03 dated 01/17/24, LRK is pleased to provide this proposal for structural and electrical engineering services. The scope of services shall include the following:

- Provide electrical and structural drawings for the construction of the signage. A "Permit Submission Set" will be issued to the Client for the Contractor's use in submitting for building permits.

Schedule: two to three weeks      **Total Fee: \$4,900.00**

Original or Master Agreement (dated)	Work requested by
10/1/20	Jeff Ramer
Fee and Basis	
Four Thousand Nine Hundred Dollars (\$4,900.00)	
Date work to begin	Estimated completion date
Immediately after Work Authorization approval	February 9, 2024
Prepared by	LRK Authorization by
Cathy Rivera	Date Signed

Please authorize these services by signing and returning this form. Rendering of these services shall be subject to the same terms and conditions as the Original or Master Agreement. These services will be performed upon execution of this document.

Client	Client Authorization by	Date Signed
document1		

Approved and accepted by: \_\_\_\_\_

Date: 1/24/24

Pete Williams, Chairman



**North River Ranch  
Improvement Stewardship District**

Rayco Electric - Equipment

**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](mailto:arichardson@nealland.com)  
[jramer@nealland.com](mailto:jramer@nealland.com)

**Job Information**

North River Ranch Community  
Service to Trailers  
Parrish, FL 34219

**Project Description**

Furnish new 400amp meter can with lugs.  
Furnish (2) 200amp weatherproof panels.  
Furnish (5) 2-pole 125amp breakers.

**NOTES:**

Proposal 24-0026 is in addition to proposal 23-0361 in the amount of \$29,575.00 dated 12-13-2023. If Rayco Electric, Inc. is not able to re-use the existing meter can, panels and breaker the amount of both proposals will be added together for a total of \$33,775.00

**Total Base Bid                      \$4,200.00**

**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.

\_\_\_\_\_  
GC Signature / Owner / Date

\_\_\_\_\_  
Rayco Signature / Date

\_\_\_\_\_  
GC / Owner Name / Title

\_\_\_\_\_  
Rayco / Title

Approved and accepted by: 

**Pete Williams,**

Initials \_\_\_\_/\_\_\_\_

**Chairman**

Page 1 of 3

**Date: \_\_1/25/24\_\_**

## 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.

**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 INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

**North River Ranch  
Improvement Stewardship District**

John Deere PO #10164379

# Purchase Order for John Deere Equipment (U.S. Only)

PO# 10164379  
PO Revision# Original

<b>PURCHASER'S NAME - First Signer</b> (First, Middle Initial, Last)			DATE OF ORDER		COMPANY UNIT		DEALER ACCOUNT NO.		
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT			Jan 24, 2024		01		015048		
(SECOND LINE OF OWNER NAME)			DEALER ORDER NO.						
STREET OR RR			SOC. SEC.		IRS NO.		EIN. NO.		
3501 QUADRANGLE BLVD STE 270									
TOWN		STATE	ZIP CODE		TRANSACTION TYPE		PURCHASER SALES TAX EXEMPT		
ORLANDO		FL	32817		Cash Sale				
COUNTY	PURCHASER ACCT.		PHONE NO.		SELLER'S NAME & ADDRESS				
Orange					Everglades Equipment Group				
REWARDS #		906 US Hwy 301 North							
		Palmetto, FL 34221							
E-MAIL ADDRESS		941-722-3281							
ORSINI@PFM.COM									
<b>PURCHASER'S NAME - Second Signer</b>			I (We), the undersigned, hereby order from Dealer the Equipment described below, to be delivered as shown below. This order is subject to Dealer's ability to obtain such Equipment from the manufacturer and Dealer shall be under no liability if delivery of the Equipment is delayed or prevented due to labor disturbances, transportation difficulties, or for any reason beyond Dealer's control. The price shown below is subject to Dealer's receipt of the Equipment prior to any change in price by the manufacturer. It is also subject to any new or increased taxes imposed upon the sale of the Equipment after the date of this order.						
STREET OR RR									
TOWN		STATE							ZIP CODE
REWARDS #									
Use County		Use State/Province							
MANATEE		FL							

QTY	NEW	DEMO	RENTAL	USED	Equipment & Value Added Service (Give Model, Size & Description)	Hours of Use	PRODUCT IDENTIFICATION NUMBER	DELIVERED CASH PRICE (Or Total Lease Payments)
1	x				2024 JOHN DEERE GATOR™HPX615E (Model Year 2024) <b>Stock</b> # C238664	1	1M0615EAVRM070048	\$ 16,295 85
1					BM25922 Windshield Kit - WINDSHIELD KIT, FULL, NO- SCRATCH	1		\$ 809 99
1					BM26394 Light Kit - LIGHT KIT, LIGHT KIT	1		\$ 225 77
1					BUC10773 Actuator Kit - ACTUATOR KIT, CARGO BOX POWER LIFT	1		\$ 1,178 07
1	x				BUFFALO TURBINE KB-6	0		\$ 10,399 00
I (We) offer to sell, transfer, and convey the following item(s) at or prior to the time of delivery of the above Equipment, as a "trade-in" to be applied against the cash price. Such item(s) shall be free and clear of all security agreements, liens, and encumbrances at the time of transfer to you. The following is a description and the price to be allowed for each item.						TOTAL CASH PRICE		\$ 28,908 68
QTY	DESCRIPTION OF TRADE-IN					Hours of Use	PRODUCT IDENTIFICATION NUMBER	AMOUNT
PURCHASER TYPE						TOTAL TRADE-IN ALLOWANCE		\$ 0 00
1 Commercial						1. TOTAL CASH-PRICE		\$ 28,908 68
COMMENTS:						2. TOTAL TRADE-IN ALLOWANCE		\$ 0 00
						3. TOTAL TRADE-IN PAY-OFF		\$ 0 00
						4. BALANCE		\$ 28,908 68
						8. EST. SERVICE AGREEMENT TAXES		\$ 0 00
						9. SUB-TOTAL		\$ 28,908 68
						10. CASH WITH ORDER		\$ 0 00
						11. RENTAL APPLIED		\$ 0 00
						12. CASH DISCOUNT		\$ 0 00
						13. BALANCE DUE		\$ 28,908 68

**IMPORTANT WARRANTY NOTICE:** The John Deere warranty applicable to new John Deere Equipment is printed and included with this document. There is no warranty on used equipment. The new equipment warranty is part of this contract. Please read it carefully. **YOUR RIGHTS AND REMEDIES PERTAINING TO THIS PURCHASE ARE LIMITED AS SET FORTH IN THE WARRANTY AND THIS CONTRACT. IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS ARE NOT MADE AND ARE EXCLUDED UNLESS SPECIFICALLY PROVIDED IN THE JOHN DEERE WARRANTY.**

**Telematics:** Orders of telematic devices include only the hardware. Where available, telematics software, including JDLink™ connectivity service, may be enabled from your local John Deere Operations Center or JDLink website. Please see your authorized John Deere dealer for assistance.

**DISCLOSURE OF REGULATION APPLICABILITY:** When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board. In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants.

**ACKNOWLEDGEMENTS-** I (We) promise to pay the Balance Due (line13) shown above in cash, or to execute a Time Sale Agreement (Retail Installment Contract), or a Loan Agreement, for the purchase price of the Equipment, plus additional charges shown thereon or execute a Lease Agreement, on or before delivery of the Equipment ordered herein. Despite physical delivery of the Equipment, title shall remain in the seller until one of the foregoing is accomplished.

**USE OF INFORMATION/PRIVACY NOTICE** I understand that Deere & Company and its affiliates ("John Deere") and Dealer collect information, including my personal information and machine data to provide warranty, customer service, product and customer support, marketing and promotional information about Dealer, John Deere and their equipment, products and services and to support other business processes and purposes. See the John Deere Privacy Statement (<https://www.deere.com/en/privacy-and-data/privacy-statements/>) for additional information on the types of personal information and machine data John Deere collects, how it is collected, used and disclosed. See Dealer directly for information about its privacy policy.



Purchase Order for  
John Deere Equipment (U.S. Only)

PO# 10164379  
PO Revision# Original

Quote ID: 29825574

Purchaser Name: NORTH RIVER RANCH IMPROVEMENT STEWAR

Purchaser's Signature	<div>DocuSigned by: <i>Pete Williams</i> 58BD0B501384412</div>	25-Jan-2024	Accepted By	
Purchaser's Signature		Date Accepted	Salesperson	STEWART, TODD

Delivery Acknowledgement			
Delivered On:	<input type="text"/>		
Warranty Begins:	<input type="text"/>	Signature	Date

Show Details



**WARRANTY FOR NEW JOHN DEERE AGRICULTURAL EQUIPMENT AND  
LIMITED WARRANTY FOR NEW TURF & UTILITY EQUIPMENT (US & CANADA ONLY)**

**A. GENERAL PROVISIONS** – With respect to purchasers in the United States, "John Deere" means Deere & Company, 1 John Deere Place, Moline, IL 61265, and with respect to purchasers in Canada, "John Deere" means John Deere Canada ULC, 295 Hunter Road, P. O. Box 1000, Grimsby, Ontario L3M 4H5. The warranties described below are provided by John Deere to the original purchasers of new Agricultural, Turf and Utility Equipment ("Equipment") purchased from John Deere or authorized John Deere dealers (the "Selling Dealer"). These warranties apply only to Equipment intended for sale in Canada and the US. Under these warranties, John Deere will repair or replace, at its option, any part covered under these warranties which is found to be defective in material or workmanship during the applicable warranty term. Warranty service must be performed by a dealer or service center located in Canada or the US, and authorized by John Deere to sell and/or service the type of Equipment involved (the "Authorized Dealer"). The Authorized Dealer will use only new or remanufactured parts or components furnished or approved by John Deere. Warranty service will be performed without charge to the purchaser for parts and/or labor. However, the purchaser will be responsible for any service call and/or transportation of Equipment to and from the Authorized Dealer's place of business (except where prohibited by law), for any premium charged for overtime labor requested by the purchaser and for any service and/or maintenance not directly related to any defect covered under these warranties. These warranties are transferable, provided an authorized John Deere dealer is notified of the ownership change, and John Deere approves the warranty transfer.

**B. WHAT IS WARRANTED** – Subject to paragraph C, all parts of any new Equipment are warranted for the number of months or operating hours specified below. Each warranty term begins on the date of delivery of the Equipment to the original purchaser, (except for certain agricultural tillage, planting, cultivating, harvesting, and application Equipment which may have a delayed warranty start date, but only if established by John Deere and noted by Selling Dealer on the Purchase Order). **Included In 5E Series Tractor and Compact Utility Tractor Powertrain Warranty - Engine:** cylinder block, cylinder head, valve covers, oil pan, emissions control components, timing gear covers, flywheel housing, and all parts contained therein. **Powertrain:** transmission, transmission case, differential and axle housings, clutch housings, MFWD front axle assembly, and all parts contained therein (does not include external drivelines, dry clutch parts, or steering cylinders). **SWEEPS, SHOVELS, PLOWSHARES, AND DISK BLADES:** A replacement part will be furnished without charge if breakage occurs and the amount of wear is less than the wear limits established by John Deere.

AGRICULTURAL EQUIPMENT	WARRANTY TERM
Tractors	24 Months or 2000 Hours, Whichever Comes First
Tractors used in Heavy Duty Land Leveling applications exceeding 150 hours per year (except 9R Series Tractors factory equipped with required option codes and tire specifications for Heavy Duty Land Leveling, as specified in the Operators Manual). Contact Selling Dealer for additional information.	90 Days
Scraper Special Tractors	24 Months or 2000 Hours, Whichever Comes First
5E Series Tractors	24 Months or 2000 Hours, Whichever Comes First
a) Powertrain on 5E Series Tractors (components as per B above)	a) 60 Months or 2000 Hours, Whichever Comes First
Scrapers	6 Months for MY14 and earlier 12 Months for D Series and MY15 and later
Frontier™ Equipment	12 months
Sugar Cane Harvesters and Loaders	12 months or 1500 hours, Whichever Comes First
All other Equipment (includes Ag Management Solutions (AMS) products)	12 Months
Premium Round Balers 469, 569, 460R, 560R	24 Months or 12,000 bales, Whichever Comes First; First 12 Months, No Bale Limitation
Large Square Balers	12 Months, No Bale Limitation
a) Powertrain on Large Square Balers	a) 24 Months or 20,000 bales, Whichever Comes First
Hagie Manufacturing Company LLC Sprayers and Detasslers	24 Months or 1000 Hours, Whichever Comes First
Engines in Self-Propelled Equipment except Tractors*	24 Months or 2000 Hours, Whichever Comes First
*Engine Items Covered in months 13 through 24 – Engine block, cylinder head, rocker arm cover, timing gear cover, crankcase pan and all parts enclosed within these units. Also included are the fuel injection pump, turbocharger, water pump, torsion damper, manifolds, and engine oil cooler. All other engine related items are not covered in months 13 through 24.	
TURF & UTILITY EQUIPMENT	WARRANTY TERM
1) Z335E, Z345M, Z345R, Z355E, Z355R, Z365R, Z375R Series ZTrak™ Mowers, Z525E ZTrak™ Mowers, and 100 Series Tractors**	24 Months or 120 Hours, Whichever Comes First
2) 200 Series Tractors, Z315E, Z325E, Z320M, Z320R, Z330M, Z330R, and Z370R Series ZTrak™ Mowers**	36 Months or 200 Hours, Whichever Comes First
3) X300 Series Tractors, Z515E, and Z500M Series ZTrak™ Mowers**	48 Months or 300 Hours, Whichever Comes First
4) X500 Series Tractors, Z700E, and Z500R Series ZTrak™ Mowers**	48 Months or 500 Hours, Whichever Comes First
5) X700 Series Tractors**	48 Months or 700 Hours, Whichever Comes First
6) Z700M Series ZTrak™ Mowers**	48 Months or 750 Hours, Whichever Comes First
7) Z700R Series ZTrak™ Mowers**	48 Months or 1000 Hours, Whichever Comes First
8) JS Series Residential Walk-Behind Mowers	24 Months in Private Residential – Personal Use or 90 Days in Any Other Application
9) Wide Area Mowers, Front Mower Traction Units and Mower Decks, QuikTrak™ Mowers, and M Series Commercial Walk Behind Mowers	24 Months
10) Z900B, Z900E, Z900M Series ZTrak™ Mowers, and R Series Commercial Walk Behind Mowers	36 Months or 1200 Hours, Whichever Comes First; First 24 Months, No Hour Limitation
11) Z997R, Z900A Series, and Z900R Series ZTrak™ Mowers	36 Months or 1500 Hours, Whichever Comes First; First 24 Months, No Hour Limitation
12) Compact Utility Tractors	24 Months or 2000 Hours, Whichever Comes First
a) Powertrain on Compact Utility Tractors (components as per B above)	a) 72 Months or 2000 Hours, Whichever Comes First
b) Compact Utility Tractor Loaders D120, 120E, 120R, 220R, 300E, 300R, 320R, 400E, 440R	b) 24 Months
13) GATOR™ Utility Vehicles	12 Months or 1000 Hours, Whichever Comes First
14) Except as provided above, all other Implements/Attachments sold separately or purchased on the same Purchase Order as Equipment listed in 9 through 13	12 Months
15) All other Turf & Utility Equipment	24 Months in Private Residential - Personal Use or 12 Months in Any Other Application

\*\*Implements/Attachments purchased on the same Purchase Order as the Equipment listed will be covered by the Equipment's warranty terms. Implements/Attachments purchased separately will be covered by the warranty term on line 14.

**C. (I) ITEMS COVERED SEPARATELY** – (1) Tires - contact manufacturer for warranty terms and conditions, (2) Rubber track belts, elastomeric coated wheels (drive wheels, idlers, mid-rollers) and batteries - contact Selling Dealer for warranty terms and conditions (note: terms of warranties on these parts may be less than Equipment warranty), (3) When applicable, a separate emissions warranty statement will be provided by Selling Dealer.

**(II) WHAT IS NOT WARRANTED** – Pursuant to the terms of these warranties, JOHN DEERE IS NOT RESPONSIBLE FOR THE FOLLOWING: (1) Used Equipment; (2) Any Equipment that has been altered or modified in ways not approved by John Deere, including, but not limited to, setting injection pump fuel delivery above John Deere specifications, modifying combine grain tanks, and modifying self-propelled sprayers with unapproved wheels, tracks, tanks or booms; (3) Depreciation or damage caused by normal wear, lack of reasonable and proper



maintenance, failure to follow operating instructions/recommendations; misuse, lack of proper protection during storage, vandalism, the elements or collision or accident; (4) Normal maintenance parts and/or service, including but not limited to, oil, filters, coolants and conditioners, cutting parts, belts, brake and clutch linings; (5) Any Utility Vehicle used for racing or other competitive purpose; (6) Chains on Premium Balers.

**D. SECURING WARRANTY SERVICE** – To secure warranty service the purchaser must, (1) Report the Equipment defect to an Authorized Dealer and request warranty service within the applicable warranty term; (2) Present evidence of the warranty start date with valid proof of purchase; and (3) Make the Equipment available to an Authorized Dealer within a reasonable time.

**E. NO IMPLIED WARRANTY, REPRESENTATION OR CONDITION** – To the extent permitted by law, neither John Deere nor any company affiliated with it makes any warranties, representations, conditions or promises express or implied as to the quality, performance or freedom from defect of the Equipment covered by these warranties other than those set forth above, AND NO STATUTORY OR IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY OR FITNESS ARE MADE. TO THE EXTENT LEGALLY REQUIRED, ANY IMPLIED WARRANTIES OR CONDITIONS SHALL BE LIMITED IN DURATION TO THE APPLICABLE PERIOD OF WARRANTY SET FORTH ON THIS PAGE. THE PURCHASER'S ONLY REMEDIES IN CONNECTION WITH THE BREACH OR PERFORMANCE OF ANY WARRANTY ON JOHN DEERE EQUIPMENT ARE THOSE SET FORTH ON THIS PAGE. IN NO EVENT WILL THE DEALER, JOHN DEERE OR ANY COMPANY AFFILIATED WITH JOHN DEERE BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. (Note: Some jurisdictions do not allow limitations on how long an implied warranty lasts or the exclusion or limitation of incidental or consequential damages so the above limitations and exclusions may not apply to you.) In the event the above warranty fails to correct purchaser's performance problems caused by defects in workmanship and/or materials, purchaser's exclusive remedy shall be limited to payment by John Deere of actual damages in an amount not to exceed the amount paid for the Equipment. This warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction.

**F. NO DEALER WARRANTY** THE DEALER HAS NO AUTHORITY TO MAKE ANY WARRANTY, REPRESENTATION, CONDITION OR PROMISE ON BEHALF OF JOHN DEERE, OR TO MODIFY THE TERMS OR LIMITATIONS OF THIS WARRANTY IN ANY WAY.

**G.** If further information is desired, contact Selling Dealer or John Deere at 1-866-993-3373 (Agricultural) or 1-800-537-8233 (Turf & Utility Equipment).

In Process  
In Process

**North River Ranch  
Improvement Stewardship District**

Dynamic Bicycles Bike Share



Dynamic Bicycles, Inc.  
461 Main Street, Suite C200  
Pawtuxket, RI 02860  
401-475-8094

## Quotation

Date	Quote #
1/24/2024	24-1003

Name / Address
North River Ranch Improvement Stewardship District 3501 Quadrangle Blvd, Ste 270 Orlando, FL 32817

Qty	Description	Cost	Total
24	Smart Lock for On Bike Share Docking System, v3 with rechargeable Li Ion battery	150.00	3,600.00T
50	Set of Basket Panels	25.00	1,250.00T
	Customer Discount	-970.00	-970.00
	Shipping	38.00	38.00
	Orders can be confirmed by PO, credit card, ACH or by check. PO orders will be invoiced Net 30 Day terms from shipping. outside RI	0.00%	0.00
APPROVED 1/25/2024			
<i>Janice Snow</i>			
		<b>Total</b>	<b>\$3,918.00</b>

**North River Ranch  
Improvement Stewardship District**

Frontier – Internet  
8806 Arrow Creek Drive



## Business Fiber Internet

### Enterprise Business

Frontier Confidential

This is Schedule Number **S-0000369501** to the Frontier Services Agreement dated **01/31/2019** ("FSA") by and between **North River Ranch Improvement Stewardship District** ("Customer") and **Frontier Communications of America, Inc.** on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: **8806 Arrow Creek Drive Gate, Parrish, Florida, 34219**

Schedule Date:

**01/26/2024**

Schedule Type/Purpose: **Order for new Services**

Service Term:

**24 Month(s)**

BDT #:

**N/A**

Business Fiber Internet	Service	Qty	NRC (x Qty)	MRC (x Qty)
Business Fiber Internet 500/500M		0	\$	\$
Business Fiber Internet Gig Service	new	1	\$ 0.00	\$ 94.99
Business Fiber First 2G		0	\$	\$
Ip Addresses **		Qty	NRC (x Qty)	MRC (x Qty)
1 Usable Static IP Address	new	1	\$ 0.00	\$ 19.99
5 Usable Static IP Addresses		0	\$ 0.00	\$
13 Usable Static IP Addresses		0	\$ 0.00	\$
29 Usable Static IP Addresses		0	\$0.00	\$
61 Usable Static IP Addresses		0	\$0.00	\$
**-- IP Address MRC may change during term with 30 days' notice				

Total NRC:	\$ 0.00	Total MRC:	\$ 114.98
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1. Service Description.

A. Business Fiber Internet Broadband

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

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

iii. Equipment.

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



third party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right. **THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.**

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

2. **Service Term Renewal Period and Pricing.** If the Service Term set forth above is month to month, then, notwithstanding the terms and conditions of the FSA, upon the expiration of such initial month of service, the Services shall continue on a month-to-month basis at month-to-month rates unless and until either party provides the other with thirty (30) days' prior written notice of the termination of such Services.

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

**Frontier Communications of America, Inc.**

Signature:

Terri Lucas  
Terri Lucas (Jan 29, 2024 11:12 EST)

Printed Name: Terri Lucas

Title: Sales Director

Date: Jan 29, 2024

**North River Ranch Improvement Stewardship District**

Signature:

Janice Snow

Printed

Name: Janice Snow

Title: Vice Chair NRRISD

Date: Jan 29, 2024

**North River Ranch  
Improvement Stewardship District**

Frontier – Internet  
8699 Canyon Creek Trail





## Business Fiber Internet

Enterprise Business

Frontier Confidential

This is Schedule Number **S-0000369503** to the Frontier Services Agreement dated **01/31/2019** ("FSA") by and between **North River Ranch Improvement Stewardship District** ("Customer") and **Frontier Communications of America, Inc.** on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: **8699 Canyon Creek Trail, Parrish, Florida, 34219**

Schedule Date: **01/26/2024**

Schedule Type/Purpose: **Order for new Services**

Service Term: **24 Month(s)**

BDT #: **N/A**

Business Fiber Internet	Service	Qty	NRC (x Qty)	MRC (x Qty)
Business Fiber Internet 500/500M		0	\$	\$
Business Fiber Internet Gig Service	new	1	\$ 0.00	\$ 94.99
Business Fiber First 2G		0	\$	\$

Ip Addresses **		Qty	NRC (x Qty)	MRC (x Qty)
1 Usable Static IP Address	new	1	\$ 0.00	\$ 19.99
5 Usable Static IP Addresses		0	\$ 0.00	\$
13 Usable Static IP Addresses		0	\$ 0.00	\$
29 Usable Static IP Addresses		0	\$0.00	\$
61 Usable Static IP Addresses		0	\$0.00	\$

\*\*-- IP Address MRC may change during term with 30 days' notice

Total NRC:	\$ 0.00	Total MRC:	\$ 114.98
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1. Service Description.

A. Business Fiber Internet Broadband

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

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

iii. Equipment.

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





third party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right. **THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.**

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

2. Service Term Renewal Period and Pricing. If the Service Term set forth above is month to month, then, notwithstanding the terms and conditions of the FSA, upon the expiration of such initial month of service, the Services shall continue on a month-to-month basis at month-to-month rates unless and until either party provides the other with thirty (30) days' prior written notice of the termination of such Services.

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Frontier Communications of America, Inc.

Signature: *Terri Lucas*  
Terri Lucas (Jan 29, 2024 11:11 EST)

---

Printed Name: Terri Lucas

Title: Sale Director

Date: Jan 29, 2024

North River Ranch Improvement Stewardship District

Signature: *Janice Snow*

---

Printed Name: Janice Snow

Title: Vice Chair NRRISD

Date: Jan 29, 2024

**North River Ranch  
Improvement Stewardship District**

Frontier – Internet  
8404 Canyon Creek Trail



## Business Fiber Internet

Enterprise Business

Frontier Confidential

This is Schedule Number **S-0000369505** to the Frontier Services Agreement dated **01/31/2019** ("FSA") by and between **North River Ranch Improvement Stewardship District** ("Customer") and **Frontier Communications of America, Inc.** on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: **8404 Canyon Creek Trail, Parrish, Florida, 34219**

Schedule Date:

**01/26/2024**

Schedule Type/Purpose: **Order for new Services**

Service Term:

**24 Month(s)**

BDT #:

**N/A**

Business Fiber Internet	Service	Qty	NRC (x Qty)	MRC (x Qty)
Business Fiber Internet 500/500M		0	\$	\$
Business Fiber Internet Gig Service	new	1	\$ 0.00	\$ 94.99
Business Fiber First 2G		0	\$	\$
Ip Addresses **		Qty	NRC (x Qty)	MRC (x Qty)
1 Usable Static IP Address	new	1	\$ 0.00	\$ 19.99
5 Usable Static IP Addresses		0	\$ 0.00	\$
13 Usable Static IP Addresses		0	\$ 0.00	\$
29 Usable Static IP Addresses		0	\$ 0.00	\$
61 Usable Static IP Addresses		0	\$ 0.00	\$
**-- IP Address MRC may change during term with 30 days' notice				

Total NRC:	\$ 0.00	Total MRC:	\$ 114.98
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1. Service Description.

A. Business Fiber Internet Broadband

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

- Customer shall comply, and shall cause all Service users to comply, with Frontier's Acceptable Use Policy ("AUP"), which Frontier may modify at any time. The current AUP is available for review at the following address, subject to change: [http://www.frontier.com/policies/commercial\\_aup/](http://www.frontier.com/policies/commercial_aup/)
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iii. Equipment.

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





third party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right. **THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.**

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

2. Service Term Renewal Period and Pricing. If the Service Term set forth above is month to month, then, notwithstanding the terms and conditions of the FSA, upon the expiration of such initial month of service, the Services shall continue on a month-to-month basis at month-to-month rates unless and until either party provides the other with thirty (30) days' prior written notice of the termination of such Services.

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Frontier Communications of America, Inc.

North River Ranch Improvement Stewardship District

Signature: Terri Lucas  
Terri Lucas (Jan 29, 2024 11:15 EST)

---

Printed Name: Terri Lucas

Title: Sales Director

---

Date: Jan 29, 2024

---

Signature: Janice Snow

---

Printed Name: Janice Snow

Title: VICE CHAIR NRRISD

---

Date: Jan 29, 2024

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**North River Ranch  
Improvement Stewardship District**

Frontier – Internet  
8414 Arrow Creek Drive



## Business Fiber Internet

### Enterprise Business

Frontier Confidential

This is Schedule Number **S-0000369854** to the Frontier Services Agreement dated **01/31/2019** ("FSA") by and between **North River Ranch Improvement Stewardship District** ("Customer") and **Frontier Communications of America, Inc.** on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: **8414 Arrow Creek Drive, Parrish, Florida, 34219**

Schedule Date: **01/30/2024**

Schedule Type/Purpose: **Revision to upgrade existing Services**

Service Term: **60 Month(s)**

BDT #:

Business Fiber Internet	Service	Qty	NRC (x Qty)	MRC (x Qty)
Business Fiber Internet 500/500M		0	\$	\$
Business Fiber Internet Gig Service	renew+upgrade	1	\$ 0	\$ 94.99
Business Fiber First 2G		0	\$	\$
Ip Addresses **		Qty	NRC (x Qty)	MRC (x Qty)
1 Usable Static IP Address		0	\$ 0.00	\$
5 Usable Static IP Addresses		0	\$ 0.00	\$
13 Usable Static IP Addresses		0	\$ 0.00	\$
29 Usable Static IP Addresses		0	\$0.00	\$
61 Usable Static IP Addresses		0	\$0.00	\$
**-- IP Address MRC may change during term with 30 days' notice				

Total NRC:	\$ 0	Total MRC:	\$ 94.99
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1. Service Description.

A. Business Fiber Internet Broadband

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

- Customer shall comply, and shall cause all Service users to comply, with Frontier's Acceptable Use Policy ("AUP"), which Frontier may modify at any time. The current AUP is available for review at the following address, subject to change: [http://www.frontier.com/policies/commercial\\_aup/](http://www.frontier.com/policies/commercial_aup/)
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iii. Equipment.

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





third party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right. **THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.**

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

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**Frontier Communications of America, Inc.**

Signature: Scott Connelly

Printed Name: Scott Connelly

Title: Sales Director

Date: Jan 31, 2024

**North River Ranch Improvement Stewardship District**

Signature: Janice Snow

Printed Name: Janice Snow

Title: North River Ranch ISD Vi

Date: Jan 31, 2024

**North River Ranch  
Improvement Stewardship District**

Aqua Plumbing & Air –  
Trailer Hook Ups





NRR ISD - TEMP UTIL

**Date: 01/27/2024**

North River Ranch Stewardship District

5824 Lakewood Ranch Blvd.

Sarasota Fl. 34240

[jramer@nealland.com](mailto:jramer@nealland.com)

Jeff Ramer

941-376-8496

We propose to provide labor and materials for the following:

- Permit.
- Utility locates.
- Install new RPZ backflow device at existing water meter.
- Install new PVC water pipes from back flow device to proposed location of new job trailers. Connect to Neil Land job trailers and stub up to other trails with connections made by others.

**Job Notes:** This proposal is subject to change due to uncertainty of jobsite trailer locations, meter location and size. Customer did not have temporary use permit or accurate plans at time of job site visit.

**COST COMPLETE: \$9,250.00**

**Terms: 50% due prior to start of job. Balance due upon completion.**

The following is **not included:**

1. Work outside the scope of this proposal.

If you have any questions concerning this proposal, please do not hesitate to call me at 366-7676 Ext. 108

Respectfully Submitted,

Kelly Jackson

Assistant Plumbing Service Manager

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorized Signature: \_\_\_\_\_ Date of acceptance\_\_\_\_\_

Florida Homeowner's Recovery Fund:

Payment, up to a limited amount, may be available from the Florida Homeowner's Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the recovery fund and filling a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 2601 Blairstone Rd, Tallahassee FL 32399 – Phone 850-487-1395

Approved and accepted by: \_\_\_\_\_

Pete Williams, Chairman

Date: 1/30/24

**North River Ranch  
Improvement Stewardship District**

Lewis Consulting  
Camera Proposal

LCSCAM.COM  
Active Crime Deterrent  
&  
Surveillance Camera Proposal

<p>PREPARED BY:</p> <p>Steve Lewis Owner &amp; Operator 01/31/24</p>	<p>PROPOSAL FOR:</p> <p>NORTH RIVER IMPROVEMENT STEWARDSHIP DISTRICT</p>	<p>SERVICES PROVIDED BY:</p> <p>Lewis Consulting Services, Inc. &amp; Lcscam.com</p>
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Executive Summary

We supply a cost effective surveillance camera rental solution for project safety compliance, crime deterrence and video surveillance to the construction industry for single family residential, large housing subdivisions, commercial projects and project amenities. Our systems are totally off-grid systems that are cellular and solar powered with LED flood lights and strobe lights. Our cameras use AI technology and can be scheduled with automatic notifications and sirens on preset schedules as needed. We have units that are outside pole mounted as well as interior countertop cameras to secure the appliances and the inside of houses.

The Team

Steve Lewis the owner/operator of Lewis Consulting Services, Inc. has been in and around the construction industry, land development and real-estate industries for the past 40 years. He has owned a design and drafting business for the last 28 years. Having daily contact with contractors and there problems with theft and safety compliance prompted the need for a totally off grid surveillance solution.

Service Tech Caeden Moore is a trained installation and service tech that drives our service vehicle to locations around the state of Florida on a daily basis.

Project Overview


Provide off-grid surveillance capabilities to NORTH RIVER IMPROVEMENT STEWARDSHIP DISTRICT WILDLEAF AMENITIES AREA-MOTOCROSS BIKE AREA

Project Goals

- Provide rental surveillance camera stations for the project
- Ensure that the stations are installed properly and maintained as required
- Train contractor personnel on how to use the camera systems as required
- Provide videos to contractor and/or Law Enforcement as requested

Our Proposal

Proposed Solutions

Approved and accepted  
by:   
Chairman  
Date: \_\_1/31/24\_\_  
Pete Williams,

- (2) camera stations total with (2) cameras at each station = (4) cameras total

## Pricing and Budget

Item	Quantity	Fee
Surveillance Camera Rentals	Each Camera	\$ 125.00 per month
Total of (4) cameras to provide video surveillance at requested areas around the project	(4) Cameras	\$ 500.00 per month Billed quarterly
Total	(4) Cameras x 3 months Min.	\$ 1,500.00 Sales Tax EX \$000.00 Total Amount \$1,500.00

## Terms and Conditions

PO required

Net 30 days

3 Month Minimum Rental

Free installs and removal upon request

## Supplementary Information

Visit [Lcscam.com](http://Lcscam.com) for additional information

## Contact Details

For questions or clarifications, don't hesitate to reach out anytime. We would also appreciate formal feedback on our proposal by 10/28/2023. Thank you and we look forward to working with you!

Point of Contact:  Steve Lewis	Phone:  941-722-8145 office  941-545-9666 cell	Email: <a href="mailto:Lewconsulting@aol.com">Lewconsulting@aol.com</a>  6118 64Th. Dr. E.,  Palmetto, fl. 34221
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APPROVED AND ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



**North River Ranch  
Improvement Stewardship District**

SingPro Studios Longmeadow Entry Signs

1/22/24

**FORCDD- SIGNS / STRIPING**

To: North River Ranch Improvement Stewardship District  
5824 Lakewood Ranch Blvd.  
Sarasota, FL 34240

Att: Tom Panaseny  
Re: Monument signs for Longmeadow

Desc: A **LONGMEADOW ENTRY MONUMENTS**  
(2) Single sided Monuments requiring the following...  
Size of Aluminum Cabinet is 14' x 52" x 7" deep.  
(2) "LONGMEADOW" letters are 14" channel  
(2) "NORTH RIVER RANCH" 5" tall ½" alum.  
Cabinet has Faux Corten Steel Finish  
Flat welded mount plate attaches to flat top of base wall provided by others.  
Unit attaches with 6" x ½" expansion bolts every 24 "

PRICE: \$19,550.00 each	\$39,100.00
INSTALLATION: \$1,800.00 ea.	\$ 3,600.00
PERMIT ACQUISITION: By Others	
DESIGN/CREATIVE: Including all alterations and final Engineer Ready Drawings	<u>\$ 800.00</u>
SUB-TOTAL:	<u>\$43,500.00</u>
SALES TAX: CDD PROJECT	<u>\$ EXEMPT</u>
TOTAL:	<u>\$43,500.00</u>

Terms: 50% Down and Balance Due Net 30 Days after Installation.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Submitted By:  \_\_\_\_\_ Date: 1/22/24  
Tom Bowers Pres. / Creative Director

SignPro Studios guarantees these prices for a period of 14 days from Date of Proposal, after which we reserve the right to re-evaluate and resubmit new pricing if needed. We also retain the rights to all items produced until the contract is paid in full and have the right to recover any signage and associated costs related to removal and or binding arbitration. Any artwork used without consent or compensation may result in a charge not to exceed \$1,000.00

Approved and accepted by:  \_\_\_\_\_  
Pete Williams, Chairman  
Date: 2/5/24

# **North River Ranch Improvement Stewardship District**

Spectrum Underground –  
Crosswalk and Stop Bar



# **SPECTRUM UNDERGROUND, INC.**

## **EXCAVATION – PIPELINE CONTRACTORS**



*EARTHWORK, PAVING, STORM, SANITARY & WATER INSTALLATIONS, DIRECTIONAL BORING, SITE WORK*  
LICENSE # CG C008435

*DIRECTIONAL BORING, SITE WORK*  
LICENSE # CU C056873

February 5, 2024,

Via Email

Page 1 of 1

**Attn: Mr. Andy Richardson**

North River Ranch Improvement Stewardship District  
5824 Lakewood Ranch Blvd.  
Sarasota, FL 34240

**MOCCDD - FINALLIFT ASPH**

**Re: Mount Hope Dr. & Canyon Creek Trail Asphalt Overlay**

**Spectrum Underground, Inc.**, proposes to furnish all necessary labor, materials and equipment to complete the following described work as shown on plans prepared by Stantec of Sarasota, Florida. For the project entitled Morgans Glen Townhomes (Phase III)

### **Proposed Scope of Work**

#### **Stabilization, Base Work, Asphalt Paving, Stripping**

Install crosswalk & Stop bar as discussed & reference only sheet 4 Site Plan.

The work as proposed is figured to occur when Lot #3 Thermoplastic is installed

NOTE: Signage is by others.

12" Thermoplastic Crosswalk Lines	78 lf
24" Thermoplastic stop bar	12 lf

Cost to Complete	\$1,053.00
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This proposal will remain valid for 30 days from the above date and may be extended upon written request.

Sincerely,

**Spectrum Underground, Inc.**

**James Pastor**  
Estimator / Project Manager

5802 BEE RIDGE RD., SUITE #101, SARASOTA, FLORIDA 34233

PHONE: (941) 342-6708

E-MAIL: ESTIMATING@SPECTRUMUNDERGROUND.COM FAX: (941) 34 6710

**North River Ranch  
Improvement Stewardship District**

Florida State Fence – Bike Park Temp Fence

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

FORCDD- FENCING/WALLS

# Estimate

Date 2/29/2024 Estimate # 39621

## Name / Address

North River Ranch Improvement  
Stewardship District  
5824 Lakewood Ranch Blvd North  
Sarasota, Florida 34240

## Ship To

Parrish

Terms		Rep	Project			
Prepay		MB	North River Ranch Improvement Stewardship			
Lowes Item	Description	Qty	U/M	Rate	Total	
Monthly Rental Terms	Rental fence term is up to <u>5</u> months, the rental fee is <u>15</u> % of the total contract to be billed at the 1st of every month there after. Should the temporary fence be required longer than the above term, it is the reponsibilitiy of the customer to notify Florida State Fence at least 2 weeks prior to the scheduled removal/pick up date.  Installation/Drop Off Date <u>02/12/2024</u> Removal/Pick Up Date <u>07/12/2024</u>  **PAYMENT REQUIRED IN FULL BEFORE SCHEDULING INSTALL**  Price includes (1) Installation trip and (1) Removal Trip. Additional trip charge there after. All damaged materials will be billed at Cost of Replacement.	1	Mth		0.00	
InGround 6'h Chain Link	Temporary 6'H Chain Link In Ground installation Terms specified at the bottom	860	l/ft.	6.00	5,160.00	
Temp Gate 6'H x 24'W DD	6'h x 24'W Temporary Double Drive Gate	1	ea	375.00	375.00	
Temp Fence Maintenance	Temporary Fence Maintenance due to "Force Majeure", or any other unforeseen job site damage. Per occurrence basis. Minimum charge of \$850.00 per visit	1	ea	0.00	0.00	
		<b>Total</b>				\$5,535.00

Office 813-413-7844

Approved and accepted by:



Pete Williams, Chairman

Date: 2/6/24

Signature \_\_\_\_\_

**Florida State Fence is not liable for unmarked utilities, or sprinkler lines. If a boundary Survey is not provided customer takes responsibility of fence location.**

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

**North River Ranch  
Improvement Stewardship District**

By the Bay Movers –  
Trailer Move

## By the Bay Movers

813-822-4460

bythebaymovers.com

NRR ISD - O AND M



## NORTH RIVER RANCH ISD - MONDAY, FEBRUARY 19 2024

Created: 2/5/2024 12:27PM Updated: 2/7/2024 11:20AM

### JOB INFORMATION:

DATE:	02/19/2024	ORDER ID:	E1IS26JD
START TIME:	9:00AM-10:00AM	JOB CONFIRMED?	QUOTE
CONTACT:	Jeffrey Ramer	ESTIMATE DATE:	02/05/2024
MAIN PHONE:	8134693290	ESTIMATOR:	Mark De villiers
MAIN EMAIL:	jramer@nealland.com	CLIENT ID:	C1IS26JD ( COMMERCIAL )

### ESTIMATE:

QUOTED PRICE: \$1,521.00

Pay Type: Hourly

Hourly Rate: \$169.00

Duration: 8 Hrs

ITEM	DESCRIPTION	RATE	QTY	AMOUNT
HOURLY PRICE	8 Hrs * \$169.00 Per Hr	\$169.00	8	\$1,352.00
SERVICE CHARGE	3 man crew	\$169.00	1	\$169.00
TOTAL				\$1,521.00

### ADDRESSES:

#### PICK UP 1:

9312 Royal River Cir

North River Ranch

Parrish, FL 34219

#### DROP OFF 1:

same neighborhood

### INVENTORY:

NO INVENTORY ASSIGNED

Approved and accepted by: \_\_\_\_\_

Pete Williams, Chairman

Date: \_\_2/7/24\_\_

**SUPPLIES:**

**NO SUPPLIES REQUESTED**

**NOTES:**

Old trailer in the Village Center

desks and items inside to move to new trailer location near the planned school

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat –  
Wash Out Repair

# ESTIMATE



## Prepared For

North River Ranch Improvement Stewardship  
District

NRR ISD - O AND M

### Bay Area Bobcat

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

Estimate # 66

Date 02/05/2024

Description	Total
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Fill in wash out / Sod.	\$1,800.00
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Site Location: North River Ranch Improvement Stewardship District.  
- River field - Arrow Creek Drive.

Site Work: Load and haul dirt from pile in empty lot along Richmond Trail. Fill in the large wash-out area on bank of pond behind the house on Arrow Creek Dr.  
- Once wash-out is filled in we will back blade the dirt and cover the dirt with Bahia sod.

Total Includes- Time, Labor, Equipment & Materials.

Thank you!

<b>Subtotal</b>	\$1,800.00
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<b>Total</b>	<b>\$1,800.00</b>
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Approved and accepted by: \_\_\_\_\_

Pete Williams, Chairman

Date: \_\_2/7/24\_\_



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

**North River Ranch  
Improvement Stewardship District**

Payment Authorizations  
Nos. 059 – 063

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 059 - 063

PA #	Description	Amount	Total
59	Daystar Exterior Cleaning	\$ 315.00	
	Frontier	\$ 678.64	
	Manatee County Utilities Department	\$ 822.77	
		\$ 135.67	
		\$ 258.75	
		\$ 72.73	
		\$ 590.69	
		\$ 113.69	
		\$ 215.30	
		\$ 668.82	
		\$ 452.18	
		\$ 479.14	
		\$ 68.02	
		\$ 9.47	
		\$ 128.00	
	Peace River Electric Cooperative	\$ 949.41	
		\$ 1,490.81	
		\$ 30.84	
		\$ 60.11	
		\$ 1,149.49	
		\$ 45.71	
		\$ 51.02	
		\$ 53.44	
		\$ 104.15	
		\$ 48.93	
		\$ 684.18	
		\$ 49.39	
		\$ 757.31	
		\$ 2,444.06	
		\$ 34.42	
		\$ 791.74	
		\$ 1,376.93	
		\$ 1,686.75	
		\$ 31.30	

		\$ 30.49	
		\$ 30.49	
		\$ 30.49	
		\$ 64.38	
	Sunrise Landscape	\$ 449.39	
		\$ 607.20	
		\$ 288.12	
		\$ 85,215.00	
		\$ 9,152.00	
	Verizon Wireless	\$ 115.26	
			\$112,831.68
60	Advanced Aquatic Services	\$ 5,578.00	
	Ballenger Irrigation	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Daystar Exterior Cleaning	\$ 800.00	
	Doody Free 941	\$ 390.00	
	Eastern Funding	\$ 695.00	
	Frontier	\$ 728.24	
	Jan-Pro of Manasota	\$ 195.00	
		\$ 870.70	
		\$ 1,342.50	
	Manatee County Utilities Department	\$ 43.87	
	McClatchy	\$ 92.76	
	Peace River Electric Cooperative	\$ 1,686.75	
	RIPA & Associates	\$ 5,919.54	
	S&G Pools	\$ 1,650.00	
		\$ 1,282.60	
	Securiteam	\$ 450.00	
		\$ 450.00	

	<b>Spectrum Business</b>	<b>\$ 132.77</b>	
	<b>Steadfast Maintenance</b>	<b>\$ 4,500.00</b>	
	<b>Stewart's Tree Service</b>	<b>\$ 4,975.00</b>	
	<b>Valley National Bank</b>	<b>\$ 2,629.31</b>	
	<b>US Bank</b>	<b>\$ 4,344.79</b>	
		<b>\$ 868.96</b>	
	<b>WTS International</b>	<b>\$ 3,038.42</b>	
		<b>\$ 1,891.81</b>	
		<b>\$ 2,031.25</b>	
			<b>\$47,422.27</b>
<b>61</b>	<b>Daystar Exterior Cleaning</b>	<b>\$ 990.00</b>	
	<b>PFM Group Consulting</b>	<b>\$ 6,416.67</b>	
		<b>\$ 2,083.33</b>	
	<b>Premier Portables</b>	<b>\$ 1,120.00</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 1,218.00</b>	
	<b>Sunrise Landscape</b>	<b>\$ 13,352.25</b>	
		<b>\$ 1,284.66</b>	
	<b>Supervisor Fees - 01/10/2024 Meeting</b>		
	Dale Weidemiller	<b>\$ 200.00</b>	
	John Leinaweaver	<b>\$ 200.00</b>	
	Pete Williams	<b>\$ 200.00</b>	
	Janice Snow	<b>\$ 200.00</b>	
	John Blakley	<b>\$ 200.00</b>	
	<b>Ultimate Services</b>	<b>\$ 5,815.00</b>	
	<b>WTS International</b>	<b>\$ 20.00</b>	
		<b>\$ 540.92</b>	
			<b>\$33,840.83</b>
<b>62</b>	<b>Daystar Exterior Cleaning</b>	<b>\$ 315.00</b>	
	<b>FitRev</b>	<b>\$ 165.00</b>	

	<b>Premier Portables</b>	<b>\$ 1,120.00</b>	
	<b>VGlobalTech</b>	<b>\$ 300.00</b>	
		<b>\$ 150.00</b>	
	<b>WillScot</b>	<b>\$ 1,591.52</b>	
			<b>\$3,641.52</b>
<b>63</b>	<b>Clearview Land Design</b>	<b>\$ 477.47</b>	
		<b>\$ 215.00</b>	
	<b>Dynamic Bicycles</b>	<b>\$ 3,918.00</b>	
	<b>Frontier</b>	<b>\$ 678.65</b>	
	<b>Kutak Rock</b>	<b>\$ 2,525.00</b>	
	<b>Peace River Electric Cooperative</b>	<b>\$ 1,097.16</b>	
		<b>\$ 1,486.56</b>	
		<b>\$ 30.67</b>	
		<b>\$ 58.49</b>	
		<b>\$ 1,147.43</b>	
		<b>\$ 45.04</b>	
		<b>\$ 49.78</b>	
		<b>\$ 52.38</b>	
		<b>\$ 84.28</b>	
		<b>\$ 47.86</b>	
		<b>\$ 664.71</b>	
		<b>\$ 48.09</b>	
		<b>\$ 755.99</b>	
		<b>\$ 2,439.81</b>	
		<b>\$ 34.36</b>	
		<b>\$ 793.06</b>	
		<b>\$ 1,374.53</b>	
		<b>\$ 1,683.81</b>	
		<b>\$ 31.02</b>	
		<b>\$ 30.45</b>	
		<b>\$ 30.56</b>	
		<b>\$ 30.56</b>	
		<b>\$ 56.24</b>	
	<b>Spectrum</b>	<b>\$ 124.08</b>	
			<b>\$20,011.04</b>

		<b>Total</b>	<b>\$217,747.34</b>
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**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 059**

12/29/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Daystar Exterior Cleaning</b>			
	Wildleaf Cleaning	020123	\$ 315.00	FY 2024
<b>2</b>	<b>Frontier</b>			
	Pavilion Services 12/23/2023 - 01/22/2024	Acct: 941-776-9088-032320-5	\$ 678.64	FY 2024
<b>3</b>	<b>Manatee County Utilities Department</b>			
	11510 Little River Way ; Service 11/20/2023 - 12/19/2023	Acct: 338845-162425	\$ 822.77	FY 2024
	8905 Grand River Parkway	Acct: 338845-164615	\$ 135.67	FY 2024
	11539 Little River Way	Acct: 338845-164711	\$ 258.75	FY 2024
	8410 Arrow Creek Drive	Acct: 338845-168938	\$ 72.73	FY 2024
	8475 Fort Hamer Road	Acct: 338845-169394	\$ 590.69	FY 2024
	11706 Sawyer Lane	Acct: 338845-169395	\$ 113.69	FY 2024
	8414 Arrow Creek Drive ; Service 11/17/2023 - 12/18/2023	Acct: 338845-170584	\$ 215.30	FY 2024
	11812 Camp Creek Trail	Acct: 342099-178426	\$ 668.82	FY 2024
	9903 Cross River Trail	Acct: 342099-178427	\$ 452.18	FY 2024
	11775 Little River Way	Acct: 342099-178473	\$ 479.14	FY 2024
	9545 Weymouth Terrace	Acct: 342099-179510	\$ 68.02	FY 2024
	10148 Spruce River Trail	Acct: 342099-180541	\$ 9.47	FY 2024
	10024 Plum River Dr	Acct: 342099-180544	\$ 128.00	FY 2024
<b>4</b>	<b>Peace River Electric Cooperative</b>			
	11510 Little River Way ; Service 11/20/2023 - 12/20/2023	Acct: 168751001	\$ 949.41	FY 2024
	Grande River Parkway ; Service 11/20/2023 - 12/20/2023	Acct: 168751003	\$ 1,490.81	FY 2024
	11539 Little River Way ; Service 11/20/2023 - 12/20/2023	Acct: 168751004	\$ 30.84	FY 2024
	8905 Grand River Pkwy ; Service 11/20/2023 - 12/20/2023	Acct: 168751005	\$ 60.11	FY 2024
	Lot Decorative Lights ; Service 11/20/2023 - 12/20/2023	Acct: 168751007	\$ 1,149.49	FY 2024
	8410 Arrow Creek Dr ; Service 11/20/2023 - 12/20/2023	Acct: 168751008	\$ 45.71	FY 2024
	11705 Sawyer Ln ; Service 11/20/2023 - 12/20/2023	Acct: 168751009	\$ 51.02	FY 2024
	8404 Canyon Creek Trl ; Service 11/20/2023 - 12/20/2023	Acct: 168751011	\$ 53.44	FY 2024
	11712 Moccasin Wallow Rd ; Service 11/20/2023 - 12/20/2023	Acct: 168751013	\$ 104.15	FY 2024
	11750 Little River Way ; Service 11/20/2023 - 12/20/2023	Acct: 168751014	\$ 48.93	FY 2024
	8414 Arrow Creek Dr ; Service 11/20/2023 - 12/20/2023	Acct: 168751015	\$ 684.18	FY 2024
	8010 Ft Hamer Rd ; Service 11/20/2023 - 12/20/2023	Acct: 168751016	\$ 49.39	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 11/20/2023 - 12/20/2023	Acct: 168751017	\$ 757.31	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 11/20/2023 - 12/20/2023	Acct: 168751020	\$ 2,444.06	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 11/20/2023 - 12/20/2023	Acct: 168751021	\$ 34.42	FY 2024
	Decorative Lighting NRR Ph1D East ; Service 11/20/2023 - 12/20/2023	Acct: 168751023	\$ 791.74	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 11/20/2023 - 12/20/2023	Acct: 168751024	\$ 1,376.93	FY 2024
	Wildleaf Decorative Lighting ; Service 11/20/2023 - 12/20/2023	Acct: 168751026	\$ 1,686.75	FY 2024
	11812 Camp Creek Trail ; Service 11/20/2023 - 12/20/2023	Acct: 168751030	\$ 31.30	FY 2024
	9903 Cross River Trail ; Service 11/20/2023 - 12/20/2023	Acct: 168751031	\$ 30.49	FY 2024
	8699 Canyon Creek Trail ; Service 11/20/2023 - 12/20/2023	Acct: 168751032	\$ 30.49	FY 2024
	8806 Arrow Creek Dr ; Service 11/20/2023 - 12/20/2023	Acct: 168751033	\$ 30.49	FY 2024
	11854 Camp Creek Trail ; Service 11/20/2023 - 12/20/2023	Acct: 168751035	\$ 64.38	FY 2024
<b>5</b>	<b>Sunrise Landscape</b>			
	Irrigation Repairs - Control B Front of Brightwood Pool	15308	\$ 449.39	FY 2024
	Irrigation Repairs - Control D Near Brightwood Sign	15309	\$ 607.20	FY 2024
	Irrigation Repairs - Control G - Riverfield TH Common Areas	15310	\$ 288.12	FY 2024
	Mulch Install	15404	\$ 85,215.00	FY 2024
	Mulch Install	15405	\$ 9,152.00	FY 2024



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Payment Authorization No. 059**

12/29/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
6	<b>Verizon Wireless</b> Acct. 642468079-00001: Service 11/24/2023 - 12/23/2023	9952525615	\$ 115.26	FY 2024

**TOTAL                    \$ 112,831.68**

*Venessa Ripoll*  
Secretary / Assistant Secretary

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

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 060**

1/5/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Advanced Aquatic Services</b> January Lake Maintenance	10552210	\$ 5,578.00	FY 2024
2	<b>Ballenger Irrigation</b> January Irrigation Consulting	23707	\$ 750.00	FY 2024
3	<b>Clean Sweep Parking Lot Maintenance</b> Power Sweeping on 12/06/2023	53549	\$ 85.00	FY 2024
4	<b>Daystar Exterior Cleaning</b> January Riverfield Cleaning	20169	\$ 800.00	FY 2024
5	<b>Doody Free 941</b> January Dog Station Maintenance	26996	\$ 390.00	FY 2024
6	<b>Eastern Funding</b> December Lease Installment	2945811524	\$ 695.00	FY 2024
7	<b>Frontier</b> Pavilion Services 01/03/2024 - 02/02/2024	Acct: 941-776-0433-093021-5	\$ 728.24	FY 2024
8	<b>Jan-Pro of Manasota</b> January Construction Lot Janitorial Services January Riverfield Verandah Janitorial Services January Brightwood Pavilion Janitorial Services	79680 79773 79813	\$ 195.00 \$ 870.70 \$ 1,342.50	FY 2024 FY 2024 FY 2024
9	<b>Manatee County Utilities Department</b> 9901 Laurel Fork Trl	Acct: 342099-180543	\$ 43.87	FY 2024
10	<b>McClatchy</b> Legal Advertising on 12/06/2023 (Ad: IPL01500770)	230630	\$ 92.76	FY 2024
11	<b>Peace River Electric Cooperative</b> NRR Ph1C & 1D Lighting; 11/24/2023 - 12/24/2023	Acct: 199230001	\$ 1,686.75	FY 2024
12	<b>RIPA &amp; Associates</b> Dog Park Remediation	RA2312112	\$ 5,919.54	FY 2024
13	<b>S&amp;G Pools</b> January Brightwood Pool Service January Riverfield Pool Service	NRR14224 RF19424	\$ 1,650.00 \$ 1,282.60	FY 2024 FY 2024
14	<b>Securiteam</b> January Brightwood Security January Riverfield Security	17766 17767	\$ 450.00 \$ 450.00	FY 2024 FY 2024
15	<b>Spectrum Business</b> 11510 Little River Way Services 12/28/2023 - 01/27/2024	0125330122823	\$ 132.77	FY 2024
16	<b>Steadfast Maintenance</b> January Landscape Maintenance	SM-10843	\$ 4,500.00	FY 2024
17	<b>Stewart's Tree Service</b> Buffer Trees	18226	\$ 4,975.00	FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 060**

1/5/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>18</b>	<b>Valley National Bank</b>			
	VISA Statement Closing Date 12/31/2023	Acct. 9466	\$ 2,629.31	FY 2024
<b>19</b>	<b>U.S. Bank</b>			
	Series 2020 Trustee Admin Fees 12/01/2023 - 09/30/2024	7165028	\$ 4,344.79	FY 2024
	Series 2020 Trustee Admin Fees 10/01/2024 - 11/30/2024	7165028	\$ 868.96	FY 2025
<b>20</b>	<b>WTS International</b>			
	Payroll - Pay Period Ending 12/15/2023	12387842	\$ 3,038.42	FY 2024
	December Expenses	12388101	\$ 1,891.81	FY 2024
	January Management	12388524	\$ 2,031.25	FY 2024

**TOTAL \$ 47,422.27**

  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 061**

1/12/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Daystar Exterior Cleaning</b> January Cleaning Service	20196	\$ 990.00	FY 2024
2	<b>PFM Group Consulting</b> January DM Fee	DM-01-2024-36	\$ 6,416.67	FY 2024
	January Field Services Fee	DM-01-2024-37	\$ 2,083.33	FY 2024
3	<b>Premier Portables</b> Holding Tank Rental 12/21/2023 - 01/17/2024	A-177535	\$ 1,120.00	FY 2024
4	<b>Stantec Consulting Services</b> District Engineering Services Through 12/29/2023	2179257	\$ 1,218.00	FY 2024
5	<b>Sunrise Landscape</b> Berm Replanting	14644	\$ 13,352.25	FY 2024
	Irrigation Repairs - Lift Station Controller C	14724	\$ 1,284.66	FY 2024
6	<b>Supervisor Fees - 01/10/2024 Meeting</b> 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
7	<b>Ultimate Services</b> Exterior Painting	1853	\$ 5,815.00	FY 2024
8	<b>WTS International</b> September 2023 Expenses	12381751	\$ 20.00	FY 2023
	Payroll - Pay Period Ending 12/23/2023	12389054	\$ 540.92	FY 2024

**TOTAL \$ 33,840.83**

  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 062**

1/19/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Daystar Exterior Cleaning</b> January Cleaning Service	20227	\$ 315.00	FY 2024
2	<b>FitRev</b> Quarterly Preventative Maintenance	30425	\$ 165.00	FY 2024
3	<b>Premier Portables</b> Holding Tank Rental 01/18/2024 - 02/14/2024	A-179462	\$ 1,120.00	FY 2024
4	<b>VGlobaITech</b> Q4 ADA Audit	5729	\$ 300.00	FY 2024
	January Website Maintenance	5774	\$ 150.00	FY 2024
5	<b>WillScot</b> Fort Hammer Rd Mobile Office Rental: 01/17/2024 - 02/13/2024	9019969510	\$ 1,591.52	FY 2024
<b>TOTAL</b>			<b>\$ 3,641.52</b>	

*Venessa Ripoll*

Secretary / Assistant Secretary



Board Member


# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorization No. 063

1/26/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Clearview Land Design</b>			
	Reimbursables Through 01/12/2024	24-10173	\$ 477.47	FY 2024
	Engineering Services Through 01/12/2024	24-10176	\$ 215.00	FY 2024
<b>2</b>	<b>Dynamic Bicycles</b>			
	Bike Sharing Accessories	6915-DYN	\$ 3,918.00	FY 2024
<b>3</b>	<b>Frontier</b>			
	Pavilion Services 01/23/2024 - 02/22/2024	Acct: 941-776-9088-032320-5	\$ 678.65	FY 2024
<b>4</b>	<b>Kutak Rock</b>			
	General Counsel Through 12/31/2023	3341075	\$ 2,525.00	FY 2024
<b>5</b>	<b>Peace River Electric Cooperative</b>			
	11510 Little River Way ; Service 12/20/2023 - 01/19/2024	Acct: 168751001	\$ 1,097.16	FY 2024
	Grande River Parkway ; Service 12/20/2023 - 01/19/2024	Acct: 168751003	\$ 1,486.56	FY 2024
	11539 Little River Way ; Service 12/20/2023 - 01/19/2024	Acct: 168751004	\$ 30.67	FY 2024
	8905 Grand River Pkwy ; Service 12/20/2023 - 01/19/2024	Acct: 168751005	\$ 58.49	FY 2024
	Lot Decorative Lights ; Service 12/20/2023 - 01/19/2024	Acct: 168751007	\$ 1,147.43	FY 2024
	8410 Arrow Creek Dr ; Service 12/20/2023 - 01/19/2024	Acct: 168751008	\$ 45.04	FY 2024
	11705 Sawyer Ln ; Service 12/20/2023 - 01/19/2024	Acct: 168751009	\$ 49.78	FY 2024
	8404 Canyon Creek Trl ; Service 12/20/2023 - 01/19/2024	Acct: 168751011	\$ 52.38	FY 2024
	11712 Moccasin Wallow Rd ; Service 12/20/2023 - 01/19/2024	Acct: 168751013	\$ 84.28	FY 2024
	11750 Little River Way ; Service 12/20/2023 - 01/19/2024	Acct: 168751014	\$ 47.86	FY 2024
	8414 Arrow Creek Dr ; Service 12/20/2023 - 01/19/2024	Acct: 168751015	\$ 664.71	FY 2024
	8010 Ft Hamer Rd ; Service 12/20/2023 - 01/19/2024	Acct: 168751016	\$ 48.09	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 12/20/2023 - 01/19/2024	Acct: 168751017	\$ 755.99	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 12/20/2023 - 01/19/2024	Acct: 168751020	\$ 2,439.81	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 12/20/2023 - 01/19/2024	Acct: 168751021	\$ 34.36	FY 2024
	Decorative Lighting NRR Ph1D East ; Service 12/20/2023 - 01/19/2024	Acct: 168751023	\$ 793.06	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 12/20/2023 - 01/19/2024	Acct: 168751024	\$ 1,374.53	FY 2024
	Wildleaf Decorative Lighting ; Service 12/20/2023 - 01/19/2024	Acct: 168751026	\$ 1,683.81	FY 2024
	11812 Camp Creek Trail ; Service 12/20/2023 - 01/19/2024	Acct: 168751030	\$ 31.02	FY 2024
	9903 Cross River Trail ; Service 12/20/2023 - 01/19/2024	Acct: 168751031	\$ 30.45	FY 2024
	8699 Canyon Creek Trail ; Service 12/20/2023 - 01/19/2024	Acct: 168751032	\$ 30.56	FY 2024
	8806 Arrow Creek Dr ; Service 12/20/2023 - 01/19/2024	Acct: 168751033	\$ 30.56	FY 2024
	11854 Camp Creek Trail ; Service 12/20/2023 - 01/19/2024	Acct: 168751035	\$ 56.24	FY 2024
<b>6</b>	<b>Spectrum</b>			
	8414 Arrow Creek Dr Services 01/15/2024 - 02/14/2024	126098011524	\$ 124.08	FY 2024

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**North River Ranch  
Improvement Stewardship District**

Funding Requests  
Nos. 379 – 384

Funding Requests 379 - 384			
FR #	Description	Amount	Total
379			
Phase Morgan's Glen	BKS Partners	\$ 750.00	
			\$750.00
380			
Phase 2	GeoPoint Surveying	\$ 2,075.00	
			\$2,075.00
381			
Phase Ft Hamer	BKS Partners	\$ 765.00	
			\$765.00
382			
Phase 2	Clearview Land Design	\$ 1,480.00	
	Cornerstone Solutions Group	\$ 333.34	
	RIPA & Associates	\$ 44,986.30	
	Stantec Consulting Services	\$ 1,760.00	
		\$ 11,330.75	
			\$59,890.39
383			
Phase 4	Dewberry Engineers	\$ 20,189.00	
			\$20,189.00
384			
Phase Ft Hamer	Clearview Land Design	\$ 2,920.00	
			\$2,920.00
		Grand Total	\$86,589.39



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 379**

1/5/2023

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

<b>1</b>	<b>BKS Partners</b> Phase 1A Defect Security Renewal	189931	\$ 508.00	FY 2024
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**Total PAYABLE TO NORTH RIVER RANCH ISD \$ 508.00**

*Venessa Ripoll*

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT

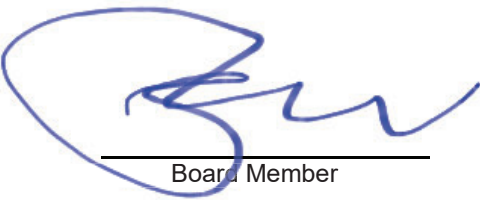
Funding Request No. 380

1/5/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 2</b>				
1	<b>GeoPoint Surveying</b> Professional Services Through 12/31/2023	88153 - 3	\$ 2,075.00	FY 2024

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,075.00**

Vanessa Ripoll  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 381**

1/12/2024

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

1	<b>BKS Partners</b> Renewal of Fort Hamer Road Extension Phase 1 Surety Bond	192056	\$ 765.00	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 765.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 382**

1/12/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 2</b>				
1	<b>Clearview Land Design</b> Phase 2 - E. of Ft. Hamer Monitoring Notice	23-06127	\$ 1,480.00	FY 2024
2	<b>Cornerstone Solutions Group</b> Phase 2 - E. of Ft. Hamer December Stormwater Inspection	10-159573	\$ 333.34	FY 2024
3	<b>RIPA &amp; Associates</b> Phase 2 MG Pay Application 1 Through 12/31/2023	23-2204-01	\$ 44,986.30	FY 2024
4	<b>Stantec Consulting Services</b> Phase 2 Infrastructure Services Through 12/29/2023	2179254	\$ 1,760.00	FY 2024
	Phase 2 Roadway and Utility Infrastructure Services Through 12/29/2023	2179700	\$ 11,330.75	FY 2024
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$ 59,890.39</b>	

  
Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 383**

1/26/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE 4</u></b>				
<b>1</b>	<b>Dewberry Engineers</b> Phase 4 A/B/C/D Services Through 12/29/2023	2385714	\$ 20,189.00	FY 2024

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    20,189.00**

  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 384**

1/26/2024

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

1	<b>Clearview Land Design</b> Inspection & Certification Services Through 01/12/2024	24-10177	\$ 2,920.00	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,920.00**

  
Secretary / Assistant Secretary

  
Board Member

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure  
Requisitions Nos. 063 – 072

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 63-64

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
63	Clearview Land Design	\$ 28,922.50	Please reference invoice(s) 6443, 6445, 6449, 6451, 6452, 6453 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
64	Driggers Engineering Services	\$ 4,634.00	Please reference invoice(s) SAL16545 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
<b>Total</b>		\$ 33,556.50		



North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 65-70

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
65	Driggers Engineering Services	\$ 275.50	Please reference invoice(s) SAL16542 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
66	Booth Design Group	\$ 1,725.00	Please reference invoice(s) 3778 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
67	Driggers Engineering Services	\$ 5,040.00	Please reference invoice(s) SAL16539 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
68	GeoPoint Surveying	\$ 6,275.00	Please reference invoice(s) 88151 1 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
69	Maverick Building Solutions	\$ 39,707.00	Please wire the funds per the instructions on page(s) 22-23 of the .pdf file and reference invoice(s) 41 and 155 with the wire.	Via wire
70	RIPA & Associates	\$ 77,308.62	Please wire the funds per the instructions on page(s) 30-31 of the .pdf file and reference invoice(s) 23-2187-03 with the wire.	Via wire

<b>Total</b>	<b>\$ 130,331.12</b>
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North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 71-72

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
71	Cornerstone Solutions Group	\$ 666.66	Please reference invoice(s) 10 159573 on the payment.	Cornerstone Solutions Group 14620 Bellamy Brothers Blvd Dade City, FL 33525
72	RIPA & Associates	\$ 483,768.40	Please wire the funds per the instructions on page(s) 8-9 of the .pdf file.	Via wire
<b>Total</b>		\$ 484,435.06		

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Amenity Center  
Requisitions Nos. 015 – 016

North River Ranch ISD  
Series 2023 - Neighborhood Amenity Center  
Summary of Requisition(s): 15

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
15	Driggers Engineering Services	\$ 7,483.25	Please reference invoice(s) SAL16544 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
Total		\$ 7,483.25		

North River Ranch ISD  
Series 2023 - Neighborhood Amenity Center  
Summary of Requisition(s): 16

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
16	Ron Litts	\$ 2,450.00	Please reference invoice(s) 124002 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
Total		\$ 2,450.00		

**North River Ranch  
Improvement Stewardship District**

Series 2023B  
Requisitions Nos. 002 – 006

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 2-3

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
2	Clearview Land Design	\$ 9,000.00	Please reference invoice(s) 23-06444 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
3	LRK	\$ 2,853.00	Please reference invoice(s) 04.20020.00-26 on the payment.	LRK 50 South B.B. King Blvd. Suite 600 Memphis, TN 38103
<b>Total</b>		\$ 11,853.00		

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 4-6

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
4	GeoPoint Surveying	\$ 2,862.50	Please reference invoice(s) 88152 2 on the payment.	GeoPoint Surveying 213 Hobbs Street Tampa, FL 33619
5	RIPA & Associates	\$ 133,641.83	Please wire the funds per the instructions on pages 9 of the .pdf file and reference "01-2137-12" with the wire.	Via Wire
6	Securiteam	\$ 72,490.00	Please reference invoice(s) 17796 on the payment.	Securiteam 13745 N. Nebraska Ave Tampa, FL 33613
<b>Total</b>		\$ 208,994.33		



**North River Ranch  
Improvement Stewardship District**

District Financial Statements

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 12/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Assets</u></b>											
<b><u>Current Assets</u></b>											
General Checking Account	\$1,786,194.84										\$1,786,194.84
Assessments Receivable	2,724,032.58										2,724,032.58
Prepaid Expenses	861.50										861.50
Deposits	11,683.28										11,683.28
Assessments Receivable		\$1,213,626.61									1,213,626.61
Due From Other Funds		843,841.41									843,841.41
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		92,114.30									92,114.30
Revenue (Series 2019)		42,405.30									42,405.30
Revenue (Series 2019-MG)		5,796.74									5,796.74
Interest A1 (Series 2019-MG)		949.26									949.26
Interest A2 (Series 2019-MG)		2,905.22									2,905.22
Prepayment A1 (Series 2019-MG)		1,468.95									1,468.95
Prepayment A2 (Series 2019-MG)		1,035,130.23									1,035,130.23
Sinking Fund (Series 2019-MG)		0.03									0.03
Principal A2 (Series 2019-MG)		13.05									13.05
Assessments Receivable			\$816,559.11								816,559.11
Due From Other Funds			253,701.58								253,701.58
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Debt Service Reserve A2 (Series 2020)			69,615.00								69,615.00
Revenue A1, A2 (Series 2020)			7,804.02								7,804.02
Prepayment A2 (Series 2020)			321,689.89								321,689.89
Sinking Fund (Series 2020)			0.06								0.06
Debt Service Reserve A1 (Series 2023-1)				\$754,660.20							754,660.20
Debt Service Reserve A2 (Series 2023-1)				1,274,095.54							1,274,095.54
Debt Service Reserve A (Series 2023-2)				742,122.41							742,122.41
Revenue (Series 2023-1)				16.59							16.59
Prepayment A1 (Series 2023-1)				1,889.38							1,889.38
Prepayment A2 (Series 2023-1)				20,146.61							20,146.61
Capitalized Interest A1 (Series 2023-1)				641,233.10							641,233.10
Capitalized Interest A2 (Series 2023-1)				664,020.13							664,020.13
Capitalized Interest A (Series 2023-2)				1,236,917.90							1,236,917.90
Debt Service Reserve (Series 2023B)					\$770,780.00						770,780.00
Revenue (Series 2021B)					0.02						0.02
Prepayment (Series 2021B)					36.07						36.07
Capitalized Interest (Series 2023B)					1,464,482.00						1,464,482.00
Accounts Receivable - Due from Developer						\$3,041,021.77					3,041,021.77
Acquisition/Constr (Series 2019)						87,376.56					87,376.56
Acquisition/Constr (Series 2019-MG)						10,416.86					10,416.86
Restricted Acq/Constr (Series 2019-MG)						3.06					3.06
Acquisition/Constr A1, A2 (Series 2020)							\$68,708.93				68,708.93
Acquisition/Constr - Neighborhood Infrass								\$5,208,098.08			5,208,098.08
Acquisition/Constr - Master Infrastructu								413.48			413.48
Acquisition/Constr (Series 2023-2)								8,156.47			8,156.47
Cost of Issuance (Series 2023-2)								9,141.03			9,141.03
Acquisition/Constr (Series 2021B)									\$157,636.11		157,636.11
Acquisition/Constr (Series 2023B)									4,160,765.17		4,160,765.17
Cost of Issuance (Series 2023B)									49,754.83		49,754.83
Total Current Assets	\$4,522,772.20	\$3,404,309.54	\$1,693,419.66	\$5,335,101.86	\$2,235,298.09	\$3,138,818.25	\$68,708.93	\$5,225,809.06	\$4,368,156.11	\$0.00	\$29,992,393.70

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 12/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Investments</u></b>											
Amount Available in Debt Service Funds										\$9,540,400.44	\$9,540,400.44
Amount To Be Provided										70,409,599.56	70,409,599.56
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,950,000.00	\$79,950,000.00
<b>Total Assets</b>	<b>\$4,522,772.20</b>	<b>\$3,404,309.54</b>	<b>\$1,693,419.66</b>	<b>\$5,335,101.86</b>	<b>\$2,235,298.09</b>	<b>\$3,138,818.25</b>	<b>\$68,708.93</b>	<b>\$5,225,809.06</b>	<b>\$4,368,156.11</b>	<b>\$79,950,000.00</b>	<b>\$109,942,393.70</b>
<b><u>Liabilities and Net Assets</u></b>											
<b><u>Current Liabilities</u></b>											
Accounts Payable	\$1,108,146.21										\$1,108,146.21
Deferred Revenue	2,724,032.58										2,724,032.58
Deferred Revenue		\$1,213,626.61									1,213,626.61
Deferred Revenue			\$816,559.11								816,559.11
Accounts Payable						\$3,040,927.91					3,040,927.91
Retainage Payable						570,976.97					570,976.97
Deferred Revenue						3,087,491.77					3,087,491.77
Accounts Payable							\$1,072.50				1,072.50
Accounts Payable								\$41,315.25			41,315.25
Retainage Payable								705,631.48			705,631.48
Accounts Payable									\$11,853.00		11,853.00
Retainage Payable									588,807.05		588,807.05
Total Current Liabilities	\$3,832,178.79	\$1,213,626.61	\$816,559.11	\$0.00	\$0.00	\$6,699,396.65	\$1,072.50	\$746,946.73	\$600,660.05	\$0.00	\$13,910,440.44
<b><u>Long Term Liabilities</u></b>											
Revenue Bonds Payable - Long-Term										\$79,950,000.00	\$79,950,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,950,000.00	\$79,950,000.00
<b>Total Liabilities</b>	<b>\$3,832,178.79</b>	<b>\$1,213,626.61</b>	<b>\$816,559.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,699,396.65</b>	<b>\$1,072.50</b>	<b>\$746,946.73</b>	<b>\$600,660.05</b>	<b>\$79,950,000.00</b>	<b>\$93,860,440.44</b>

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 12/31/2023

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Net Assets</u></b>											
Net Assets, Unrestricted	(\$38,925.31)										(\$38,925.31)
Current Year Net Assets, Unrestricted	729,518.72										729,518.72
Net Assets, Unrestricted		\$1,267,742.31									1,267,742.31
Current Year Net Assets, Unrestricted		922,940.62									922,940.62
Net Assets, Unrestricted			\$1,093,798.15								1,093,798.15
Current Year Net Assets, Unrestricted			(216,937.60)								(216,937.60)
Net Assets, Unrestricted				\$4,335,437.37							4,335,437.37
Current Year Net Assets, Unrestricted				999,664.49							999,664.49
Net Assets, Unrestricted					\$35.77						35.77
Current Year Net Assets, Unrestricted					2,235,262.32						2,235,262.32
Net Assets, Unrestricted						(\$2,405,817.17)					(2,405,817.17)
Current Year Net Assets, Unrestricted						(1,154,761.23)					(1,154,761.23)
Net Assets, Unrestricted							\$80,592.69				80,592.69
Current Year Net Assets, Unrestricted							(\$12,956.26)				(12,956.26)
Net Assets, Unrestricted								\$6,469,075.21			6,469,075.21
Current Year Net Assets, Unrestricted								(\$1,990,212.88)			(1,990,212.88)
Net Assets, Unrestricted									(\$437,349.44)		(437,349.44)
Current Year Net Assets, Unrestricted									4,204,845.50		4,204,845.50
<b>Total Net Assets</b>	<u>\$690,593.41</u>	<u>\$2,190,682.93</u>	<u>\$876,860.55</u>	<u>\$5,335,101.86</u>	<u>\$2,235,298.09</u>	<u>(\$3,560,578.40)</u>	<u>\$67,636.43</u>	<u>\$4,478,862.33</u>	<u>\$3,767,496.06</u>	<u>\$0.00</u>	<u>\$16,081,953.26</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$4,522,772.20</u></u>	<u><u>\$3,404,309.54</u></u>	<u><u>\$1,693,419.66</u></u>	<u><u>\$5,335,101.86</u></u>	<u><u>\$2,235,298.09</u></u>	<u><u>\$3,138,818.25</u></u>	<u><u>\$68,708.93</u></u>	<u><u>\$5,225,809.06</u></u>	<u><u>\$4,368,156.11</u></u>	<u><u>\$79,950,000.00</u></u>	<u><u>\$109,942,393.70</u></u>

**North River Ranch Improvement SD**

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
<b><u>Revenues</u></b>											
On-Roll Assessments	\$978,002.35										\$978,002.35
Off-Roll Assessments	355,020.73										355,020.73
Other Income & Other Financing Sources	2,048.47										2,048.47
On-Roll Assessments		\$829,587.56									829,587.56
Other Assessments		508,375.80									508,375.80
Other Assessments			\$424,963.08								424,963.08
Debt Proceeds				\$2,166,767.11							2,166,767.11
Debt Proceeds					\$2,461,962.00						2,461,962.00
Developer Contributions						\$228,746.75					228,746.75
Other Income & Other Financing Sources						10,130.00					10,130.00
Other Income & Other Financing Sources							\$68,034.00				68,034.00
Debt Proceeds								\$7,463,232.89			7,463,232.89
Other Income & Other Financing Sources									\$4,816.00		4,816.00
Debt Proceeds									8,873,038.00		8,873,038.00
Total Revenues	\$1,335,071.55	\$1,337,963.36	\$424,963.08	\$2,166,767.11	\$2,461,962.00	\$238,876.75	\$68,034.00	\$7,463,232.89	\$8,877,854.00	\$0.00	\$24,374,724.74
<b><u>Expenses</u></b>											
Supervisor Fees	\$4,000.00										\$4,000.00
Public Officials' Liability Insurance	8,080.00										8,080.00
Trustee Services	15,683.06										15,683.06
District Management	19,250.01										19,250.01
Field Management	6,249.99										6,249.99
Engineering	11,412.75										11,412.75
Disclosure	6,250.00										6,250.00
District Counsel	2,840.00										2,840.00
Assessment Administration	20,000.00										20,000.00
Reamortization Schedule	250.00										250.00
Travel and Per Diem	345.38										345.38
Telephone	345.78										345.78
Postage & Shipping	918.96										918.96
Copies	1,773.16										1,773.16
Legal Advertising	179.54										179.54
Miscellaneous	9,984.04										9,984.04
Property Taxes	94.96										94.96
Web Site Maintenance	450.00										450.00
Holiday Decorations	6,312.50										6,312.50
Dues, Licenses, and Fees	175.00										175.00
Lifestyle Staff	21,110.49										21,110.49
Resident Services	18,422.69										18,422.69
Electric	3,058.72										3,058.72
Clubhouse Electric	4,673.72										4,673.72
Water Reclaimed	14,502.63										14,502.63
Amenity - Cable TV	5,541.38										5,541.38
Amenity - Landscape Maintenance	12,361.56										12,361.56
Amenity - Irrigation Repairs	1,540.47										1,540.47
Amenity - Pool Maintenance	7,998.00										7,998.00
Amenity - Pool Equipment	3,500.00										3,500.00
Amenity - Janitorial	7,575.84										7,575.84
Amenity - Pest Control	225.00										225.00
Amenity - Fitness Equipment Leasing	1,459.50										1,459.50
Amenity - Security Monitoring	4,225.00										4,225.00
Amenity - Firepits	658.23										658.23
Amenity - Miscellaneous	74.00										74.00
General Insurance	9,878.00										9,878.00
Property & Casualty Insurance	36,065.00										36,065.00
Irrigation	18,996.85										18,996.85

**North River Ranch Improvement SD**

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
Lake Maintenance	17,565.00										17,565.00
Landscaping Maintenance & Material	124,253.30										124,253.30
Landscape Improvements	110,352.30										110,352.30
Fertilizer / Pesticides	18,581.82										18,581.82
Contingency	17,366.99										17,366.99
Equipment Repair & Maintenance	789.97										789.97
Capital Expenditures	6,192.35										6,192.35
Cleaning	6,810.00										6,810.00
Lighting	3,382.45										3,382.45
Streetlight Leasing	22,217.08										22,217.08
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
Other Debt Service Costs					\$226,700.00						226,700.00
Engineering						\$82,073.09					82,073.09
District Counsel						21,774.00					21,774.00
Contingency						1,290,880.06					1,290,880.06
Contingency							\$1,072.50				1,072.50
Contingency							79,923.73				79,923.73
Engineering								\$706,537.09			706,537.09
Contingency								3,506,694.39			3,506,694.39
Developer Repayment								5,313,623.16			5,313,623.16
Contingency									\$162,353.00		162,353.00
Developer Repayment									4,512,018.00		4,512,018.00
Total Expenses	\$613,973.47	\$426,228.75	\$648,552.50	\$1,206,257.63	\$226,700.00	\$1,394,727.15	\$80,996.23	\$9,526,854.64	\$4,674,371.00	\$0.00	\$18,798,661.37
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>											
Interest Income	\$8,420.64										\$8,420.64
Dividend Income		\$11,206.01									11,206.01
Dividend Income			\$6,651.82								6,651.82
Dividend Income				\$39,155.01							39,155.01
Dividend Income					\$0.32						0.32
Dividend Income						\$1,089.17					1,089.17
Dividend Income							\$5.97				5.97
Dividend Income								\$73,408.87			73,408.87
Dividend Income									\$1,362.50		1,362.50
Total Other Revenues (Expenses) & Gains (Losses)	\$8,420.64	\$11,206.01	\$6,651.82	\$39,155.01	\$0.32	\$1,089.17	\$5.97	\$73,408.87	\$1,362.50	\$0.00	\$141,300.31
<b>Change In Net Assets</b>	<b>\$729,518.72</b>	<b>\$922,940.62</b>	<b>(\$216,937.60)</b>	<b>\$999,664.49</b>	<b>\$2,235,262.32</b>	<b>(\$1,154,761.23)</b>	<b>(\$12,956.26)</b>	<b>(\$1,990,212.88)</b>	<b>\$4,204,845.50</b>	<b>\$0.00</b>	<b>\$5,717,363.68</b>
<b>Net Assets At Beginning Of Year</b>	<b>(\$38,925.31)</b>	<b>\$1,267,742.31</b>	<b>\$1,093,798.15</b>	<b>\$4,335,437.37</b>	<b>\$35.77</b>	<b>(\$2,405,817.17)</b>	<b>\$80,592.69</b>	<b>\$6,469,075.21</b>	<b>(\$437,349.44)</b>	<b>\$0.00</b>	<b>\$10,364,589.58</b>
<b>Net Assets At End Of Year</b>	<b>\$690,593.41</b>	<b>\$2,190,682.93</b>	<b>\$876,860.55</b>	<b>\$5,335,101.86</b>	<b>\$2,235,298.09</b>	<b>(\$3,560,578.40)</b>	<b>\$67,636.43</b>	<b>\$4,478,862.33</b>	<b>\$3,767,496.06</b>	<b>\$0.00</b>	<b>\$16,081,953.26</b>

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 12/31/2023**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2024 Adopted Budget</b>	<b>Percentage Used</b>
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 978,002.35	\$ 386,513.66	\$ 591,488.69	\$ 1,546,054.65	63.26%
Off-Roll Assessments	355,020.73	177,510.36	177,510.37	710,041.45	50.00%
Other Income & Other Financing Sources	2,048.47	11,480.00	(9,431.53)	45,920.00	4.46%
Carryforward Cash	15,000.00	15,000.00	-	60,000.00	25.00%
<b>Net Revenues</b>	<b>\$ 1,350,071.55</b>	<b>\$ 590,504.02</b>	<b>\$ 759,567.53</b>	<b>\$ 2,362,016.10</b>	<b>57.16%</b>
<b><u>Expenditures</u></b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00	\$ 12,000.00	33.33%
POL Insurance	8,080.00	2,147.00	5,933.00	8,588.00	94.08%
Trustee Services	15,683.06	6,503.75	9,179.31	26,015.00	60.28%
District Management	19,250.01	19,250.00	0.01	77,000.00	25.00%
Field Management	6,249.99	6,250.00	(0.01)	25,000.00	25.00%
Engineering	11,412.75	15,000.00	(3,587.25)	60,000.00	19.02%
Disclosure	6,250.00	5,000.00	1,250.00	20,000.00	31.25%
District Counsel	2,840.00	5,500.00	(2,660.00)	22,000.00	12.91%
Assessment Administration	20,000.00	5,000.00	15,000.00	20,000.00	100.00%
Reamortization Schedules	250.00	625.00	(375.00)	2,500.00	10.00%
Audit	-	4,250.00	(4,250.00)	17,000.00	0.00%
Arbitrage Calculation	-	750.00	(750.00)	3,000.00	0.00%
Travel and Per Diem	345.38	1,000.00	(654.62)	4,000.00	8.63%
Telephone	345.78	150.00	195.78	600.00	57.63%
Postage & Shipping	918.96	1,250.00	(331.04)	5,000.00	18.38%
Copies	1,773.16	750.00	1,023.16	3,000.00	59.11%
Legal Advertising	179.54	1,250.00	(1,070.46)	5,000.00	3.59%
Miscellaneous	9,984.04	3,965.00	6,019.04	15,860.00	62.95%
Office Supplies	-	625.00	(625.00)	2,500.00	0.00%
Property Taxes	94.96	75.00	19.96	300.00	31.65%
Web Site Maintenance	450.00	750.00	(300.00)	3,000.00	15.00%
Holiday Decorations	6,312.50	3,750.00	2,562.50	15,000.00	42.08%
Dues, Licenses, and Fees	175.00	193.72	(18.72)	775.00	22.58%
Maintenance Staff	-	15,000.00	(15,000.00)	60,000.00	0.00%
Lifestyle Staff	21,110.49	39,704.50	(18,594.01)	158,818.00	13.29%
Resident Services	18,422.69	15,244.25	3,178.44	60,977.00	30.21%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 154,128.31</b>	<b>\$ 156,983.22</b>	<b>\$ (2,854.91)</b>	<b>\$ 627,933.00</b>	<b>24.55%</b>

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 12/31/2023**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2024 Adopted Budget</b>	<b>Percentage Used</b>
<b>Field Operations</b>					
Electric	\$ 3,058.72	\$ 2,500.00	\$ 558.72	\$ 10,000.00	30.59%
Water Reclaimed	-	5,250.00	(5,250.00)	21,000.00	0.00%
Wetland Monitoring	-	2,500.00	(2,500.00)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	6,250.00	(6,250.00)	25,000.00	0.00%
Wetland Mitigation	-	300.00	(300.00)	1,200.00	0.00%
Equipment Rental	-	2,085.00	(2,085.00)	8,340.00	0.00%
General Insurance	9,878.00	2,624.50	7,253.50	10,498.00	94.09%
Property & Casualty Insurance	36,065.00	9,200.25	26,864.75	36,801.00	98.00%
Other Insurance	-	500.00	(500.00)	2,000.00	0.00%
Irrigation	18,996.85	13,750.00	5,246.85	55,000.00	34.54%
Lake Maintenance	17,565.00	17,100.00	465.00	68,400.00	25.68%
Landscape Maintenance & Material	124,253.30	125,000.00	(746.70)	500,000.00	24.85%
Landscape Improvements	110,352.30	37,500.00	72,852.30	150,000.00	73.57%
Fertilizer / Pesticides	18,581.82	12,500.00	6,081.82	50,000.00	37.16%
Contingency	17,366.99	39,910.25	(22,543.26)	159,641.00	10.88%
Equipment Repair and Maintenance	789.97	2,100.00	(1,310.03)	8,400.00	9.40%
Capital Expenditures	6,192.35	24,000.00	(17,807.65)	96,000.00	6.45%
Street Sweeping	6,810.00	6,500.00	310.00	26,000.00	26.19%
Lighting	3,382.45	250.00	3,132.45	1,000.00	338.25%
Streetlights - Leasing	22,217.08	27,293.75	(5,076.67)	109,175.00	20.35%
Shared Bike Maintenance	-	3,750.00	(3,750.00)	15,000.00	0.00%
<b>Total Field Operations</b>	<b>\$ 395,509.83</b>	<b>\$ 340,863.75</b>	<b>\$ 54,646.08</b>	<b>\$ 1,363,455.00</b>	<b>29.01%</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 2,865.75	\$ 3,750.00	\$ (884.25)	\$ 15,000.00	19.11%
Clubhouse Water	13,173.93	5,000.00	8,173.93	20,000.00	65.87%
Clubhouse Phone	-	62.50	(62.50)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	2,929.04	3,250.00	(320.96)	13,000.00	22.53%
Amenity - Landscape Maintenance	9,461.79	12,500.00	(3,038.21)	50,000.00	18.92%
Amenity - Irrigation Repairs	1,267.50	5,000.00	(3,732.50)	20,000.00	6.34%
Amenity - Pool Maintenance	4,500.00	2,700.00	1,800.00	10,800.00	41.67%
Pool equipment	3,500.00	375.00	3,125.00	1,500.00	233.33%
Amenity - Exterior Cleaning	4,826.78	3,750.00	1,076.78	15,000.00	32.18%
Amenity - Interior Cleaning	73.08	5,000.00	(4,926.92)	20,000.00	0.37%
Amenity - Pest Control	145.00	250.00	(105.00)	1,000.00	14.50%
Amenity - Fitness Equipment Leasing	1,459.50	2,385.00	(925.50)	9,540.00	15.30%
Amenity - Security Monitoring	2,700.00	2,602.77	97.23	10,411.08	25.93%
Firepits	658.23	1,500.00	(841.77)	6,000.00	10.97%
Capital outlay	-	3,500.00	(3,500.00)	14,000.00	0.00%
Miscellaneous	74.00	256.25	(182.25)	1,025.00	7.22%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 47,634.60</b>	<b>\$ 51,881.52</b>	<b>\$ (4,246.92)</b>	<b>\$ 207,526.08</b>	<b>22.95%</b>



**North River Ranch Improvement SD**  
 Budget to Actual  
 For the Month Ending 12/31/2023

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 1,807.97	\$ 2,250.00	\$ (442.03)	\$ 9,000.00	20.09%
Clubhouse Water	1,328.70	1,250.00	78.70	5,000.00	26.57%
Clubhouse Phone	-	50.00	(50.00)	200.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	2,612.34	2,750.00	(137.66)	11,000.00	23.75%
Amenity - Landscape Maintenance	2,899.77	3,250.00	(350.23)	13,000.00	22.31%
Amenity - Irrigation Repairs	272.97	500.00	(227.03)	2,000.00	13.65%
Amenity - Pool Maintenance	3,498.00	2,100.00	1,398.00	8,400.00	41.64%
Pool equipment	-	375.00	(375.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	2,675.98	2,061.00	614.98	8,244.00	32.46%
Amenity - Interior Cleaning	-	2,750.00	(2,750.00)	11,000.00	0.00%
Amenity - Pest Control	80.00	125.00	(45.00)	500.00	16.00%
Amenity - Security Monitoring	1,525.00	1,081.50	443.50	4,326.00	35.25%
Gate monitoring	-	8,249.50	(8,249.50)	32,998.00	0.00%
Capital outlay	-	525.00	(525.00)	2,100.00	0.00%
Miscellaneous	-	1,000.00	(1,000.00)	4,000.00	0.00%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 16,700.73</b>	<b>\$ 28,317.00</b>	<b>\$ (11,616.27)</b>	<b>\$ 113,268.00</b>	<b>14.74%</b>
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ -	\$ 937.50	\$ (937.50)	\$ 3,750.00	0.00%
Clubhouse Water	-	1,250.00	(1,250.00)	5,000.00	0.00%
Clubhouse Phones (x4)	-	100.00	(100.00)	400.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	-	812.50	(812.50)	3,250.00	0.00%
Amenity - Landscape Maintenance	-	3,125.00	(3,125.00)	12,500.00	0.00%
Amenity - Irrigation Repairs	-	1,250.00	(1,250.00)	5,000.00	0.00%
Amenity - Pool Maintenance	-	675.00	(675.00)	2,700.00	0.00%
Pool Equipment Repair/Replacement	-	93.75	(93.75)	375.00	0.00%
Amenity - Exterior Cleaning	-	937.50	(937.50)	3,750.00	0.00%
Amenity - Interior Cleaning	-	1,250.00	(1,250.00)	5,000.00	0.00%
Amenity - Pest Control	-	62.50	(62.50)	250.00	0.00%
Amenity - Security Monitoring	-	650.69	(650.69)	2,602.77	0.00%
Firepits	-	375.00	(375.00)	1,500.00	0.00%
Capital outlay	-	875.00	(875.00)	3,500.00	0.00%
Miscellaneous	-	64.09	(64.09)	256.25	0.00%
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ -</b>	<b>\$ 12,458.53</b>	<b>\$ (12,458.53)</b>	<b>\$ 49,834.02</b>	<b>0.00%</b>
<b>Total Expenses</b>	<b>\$ 613,973.47</b>	<b>\$ 590,504.02</b>	<b>\$ 23,469.45</b>	<b>\$ 2,362,016.10</b>	<b>25.99%</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 8,420.64	\$ -	\$ 8,420.64	\$ -	
<b>Total Other Income (Expenses)</b>	<b>\$ 8,420.64</b>	<b>\$ -</b>	<b>\$ 8,420.64</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 744,518.72</b>	<b>\$ -</b>	<b>\$ 744,518.72</b>	<b>\$ -</b>	

**North River Ranch  
Improvement Stewardship District**

Resolution 2024-08,  
Ratifying Sale of Series 2023A Bonds

## **RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE SERIES 2023A BONDS; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE SERIES 2023A BONDS, AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; SPECIFICALLY ACCEPTING AND APPROVING REQUISITION PAYMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North River Ranch Improvement Stewardship District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida; and

**WHEREAS**, Chapter 2020-191, Laws of Florida, authorizes the District to acquire, construct, install, operate and/or maintain systems and facilities for infrastructure improvements; and

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 2020-191, Laws of Florida, including its \$9,630,000 North River Ranch Improvement Stewardship District Special Assessment Revenue Bonds, Series 2023A (NRR Tract Project) (the “Series 2023A Bonds”); and

**WHEREAS**, on November 14, 2023, the District closed on the sale of the Series 2023A Bonds; and

**WHEREAS**, as prerequisites to the issuance of the Series 2023A Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff, including the District Manager, District Financial Advisor, District Engineer, Bond Counsel and District Counsel, were required to execute and deliver various documents (the “Closing Documents”); and

**WHEREAS**, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2023A Bonds and the imposition of special assessments securing such bonds; and

**WHEREAS**, the District finds the sale, closing and issuance of the Series 2023A Bonds were in the best interests of the District and desires to ratify, confirm and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff in closing the sale of the Series 2023A Bonds, including the approval of requisition payments.

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

**SECTION 1.** The sale, issuance and closing of the Series 2023A Bonds and the adoption of resolutions relating to the Series 2023A Bonds and all actions taken in furtherance of the closing on such bonds serve a public purpose and are in the best interests of the District and are hereby ratified, approved and confirmed. Additionally, the Cost of Issuance Spreadsheet, attached hereto as **Exhibit A**, and the Closing Document List, attached hereto as **Exhibit B**, both of which were prepared in connection with the closing of the Series 2023A Bonds, are hereby ratified, approved and confirmed.

**SECTION 2.** The resolutions levying and imposing the special assessments securing the Series 2023A Bonds remain in full force and effect and are hereby ratified and confirmed in all respects.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and all District Staff in finalizing the closing and issuance of the Series 2023A Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2023A Bonds, including the approval of requisition payments, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved and confirmed in all respects.

**SECTION 4.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part of this Resolution not held to be valid or unenforceable.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of February, 2023.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

---

Secretary/Assistant Secretary

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Chairman/Vice Chairman, Board of Supervisors

**Exhibit A:** Cost of Issuance Spreadsheet

**Exhibit B:** Closing Document List

## Exhibit A

### Cost of Issuance Spreadsheet

#### **COST OF ISSUANCE**

**North River Ranch Improvement Stewardship District  
(Manatee County, Florida)**

**Special Assessment Revenue Bonds, Series 2023A  
(NRR Tract Project)**

**PRICING DATE: November 1, 2023**

**FINAL PRICING NUMBERS**

<i><b>Cost of Issuance</b></i>	<i><b>\$/1000</b></i>	<i><b>Amount</b></i>
District Manager	1.03842	10,000.00
Assessment Consultant	2.64798	25,500.00
Financial Advisor	1.03842	10,000.00
District Counsel	4.41329	42,500.00
Bond Counsel	4.98442	48,000.00
District Engineer	0.07788	750.00
Underwriter's Counsel	4.15369	40,000.00
Trustee	0.61526	5,925.00
Trustee's Counsel	0.64901	6,250.00
Dissemination Agent	0.15576	1,500.00
Printing and Distribution	0.25961	2,500.00
Contingency	0.51921	5,000.00
Rounding	0.27191	2,618.52
	20.82487	200,543.52

**Exhibit B**  
**Closing Document List**

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
(MANATEE COUNTY, FLORIDA)**

**\$9,630,000  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023A  
(NRR TRACT PROJECT)**

The Closing will be held on November 14, 2023, by telephone and wire transfer.

**LIST OF CLOSING DOCUMENTS**

One (1) executed original of the following documents or, where permissible, photocopies thereof, are to be delivered:

**BASIC DOCUMENTS**

1.    a.    Master Trust Indenture, dated as of April 1, 2023, between North River Ranch Improvement Stewardship District (the "District") and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").  
      b.    Second Supplemental Trust Indenture, dated as of November 1, 2023, between the District and the Trustee.
2.    Bond Purchase Contract, together with disclosure statement of MBS Capital Markets, LLC (the "Underwriter") pursuant to Section 218.385(6), Florida Statutes, dated November 2, 2023.
3.    Blanket Issuer Letter of Representations.
4.    a.    Preliminary Limited Offering Memorandum.  
      b.    Rule 15c2-12 Certificates.
5.    Limited Offering Memorandum.
6.    Continuing Disclosure Agreement.
7.    Agreement Regarding the Acquisition of Certain Work Product and Infrastructure (Series 2023A Project), dated as of November 14, 2023, and by and among the District, Fortress Investors Management, LLC (the "Developer") and Haval Farms, LLC (the "Landowner").
8.    Agreement Regarding the Completion of Certain Improvements (Series 2023A Project), dated as of November 14, 2023, and by and among the District, the Developer, and Neal Communities of Southwest Florida, LLC.

9. Agreement Regarding the True Up and Payment of Special Assessments for Special Assessment Revenue Bonds, Series 2023A Assessment Area, dated as of November 14, 2023, between the District and the Landowner.
10. Collateral Assignment and Assumption of Development and Contract Rights Relating to the Series 2023A Project, dated as of November 14, 2023, by the Developer and the Landowner in favor of the District.
11. North River Ranch Improvement Stewardship District Notice of Series 2023A Special Assessments (Series 2023A Project) and Government Lien of Record.

**DOCUMENTS TO BE DELIVERED BY THE DISTRICT**

12. Copy of the North River Ranch Improvement Stewardship District Act, Chapter 2020-191, Laws of Florida, as amended, establishing the District.
13. Certified copies of the following Bond Resolutions:
  - a. Resolution No. 2021-31 adopted July 28, 2021, authorizing the issuance, sale and delivery of not to exceed \$289,130,000 of Bonds by the District.
  - b. Resolution No. 2024-01 adopted October 11, 2023, authorizing the issuance, sale and delivery of not to exceed \$12,000,000 of the Series 2023A Bonds.
14. Certified copies of the following Assessment Resolutions:
  - a. Resolution No. 2022-13 adopted July 13, 2022, declaring special assessments.
  - b. Resolution No. 2022-14 adopted July 13, 2022, setting a public hearing.
  - c. Resolution No. 2022-20 adopted August 17, 2022, equalizing, approving, confirming and levying special assessments.
  - d. Resolution No. 2024-03 adopted November 8, 2023, confirming the final terms of the Series 2023A Bonds.
15. Copy of Order Adopting and Approving Magistrate's Report and Recommended Final Judgment and Certificate of No Appeal.
16. Certificate of District.
17. Arbitrage Certificate, including Certificate of Underwriter and Rebate Covenants attached thereto.
18. IRS Form 8038-G.
19. Request and Authorization for Authentication and Delivery of the Series 2023A Bonds.
20. Specimen Series 2023A Bonds.

**DOCUMENTS TO BE DELIVERED BY THE TRUSTEE**

21. Certificate of Trustee, Paying Agent and Registrar as to Certain Matters.
22. Certificate of Trustee as to Delivery of Series 2023A Bonds and Receipt and Application of Proceeds of Series 2023A Bonds.

**DOCUMENTS TO BE DELIVERED BY THE UNDERWRITER**

23. Delivery Instructions of Underwriter as to the Series 2023A Bonds.
24. Underwriter's Certificate as to compliance with Section 189.051, Florida Statutes.

**DOCUMENTS TO BE DELIVERED BY THE DEVELOPER AND THE LANDOWNER**

25. Certificate of Developer and Landowner.
26. Declaration of Consent to Jurisdiction of North River Ranch Improvement Stewardship District and to Imposition of Special Assessments (Series 2023A Project) dated as of November 14, 2023, by the Landowner.

**DOCUMENTS TO BE DELIVERED BY THE ENGINEER**

27. Certificate of Consulting Engineer.
28.
  - a. Supplemental Report for Project Phases I, II, III and Phases IV-C Through IV-F dated July 2022.
  - b. Supplemental Report for Phase I & Phase II of the NRR Tract (Series 2023A Assessment Area) dated October 2023.

**DOCUMENTS TO BE DELIVERED BY THE DISTRICT MANAGER, THE ASSESSMENT CONSULTANT AND THE DISSEMINATION AGENT**

29. Certificate of District Manager.
30. Certificate of Assessment Consultant.
31.
  - a. Master Special Assessment Methodology Report for Phases I, II, III and IV-C Through IV-F dated July 6, 2022.
  - b. Supplemental Assessment Report (NRR Tract) Series 2023A Project, Series 2023 Bonds dated November 2, 2023.



#### **OPINIONS OF COUNSEL**

- 32. Approving Opinion of Bryant Miller Olive P.A., Bond Counsel.
- 33. Supplemental Opinion of Bond Counsel.
- 34. Opinion of Kutak Rock LLP, Counsel to the District.
- 35. Opinion of Nabors, Giblin & Nickerson, P.A., Counsel to the Underwriter.
- 36. Opinion of Holland & Knight LLP, Counsel to the Trustee.
- 37. Opinion of Vogler Ashton, PLLC, Counsel to the Developer and Landowner.

#### **MISCELLANEOUS**

- 38.
  - a. Notice of Sale to Division of Bond Finance of the State Board of Administration.
  - b. Division of Bond Finance Combined Forms 2003 and 2004A and B.
- 39. Final Numbers.
- 40. Closing Memorandum.

**North River Ranch  
Improvement Stewardship District**

Resolution 2024-09,  
Ratifying Sale of Series 2023B Bonds

## **RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE SERIES 2023B BONDS; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE SERIES 2023B BONDS, AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; SPECIFICALLY ACCEPTING AND APPROVING REQUISITION PAYMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North River Ranch Improvement Stewardship District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida; and

**WHEREAS**, Chapter 2020-191, Laws of Florida, authorizes the District to acquire, construct, install, operate and/or maintain systems and facilities for infrastructure improvements; and

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 2020-191, Laws of Florida, including its \$11,335,000 North River Ranch Improvement Stewardship District Special Assessment Revenue Bonds, Series 2023B (NRR Tract Project) (the “Series 2023B Bonds”); and

**WHEREAS**, on December 7, 2023, the District closed on the sale of the Series 2023B Bonds; and

**WHEREAS**, as prerequisites to the issuance of the Series 2023B Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff, including the District Manager, District Financial Advisor, District Engineer, Bond Counsel and District Counsel, were required to execute and deliver various documents (the “Closing Documents”); and

**WHEREAS**, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2023B Bonds and the imposition of special assessments securing such bonds; and

**WHEREAS**, the District finds the sale, closing and issuance of the Series 2023B Bonds were in the best interests of the District and desires to ratify, confirm and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff in closing the sale of the Series 2023B Bonds, including the approval of requisition payments.

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

**SECTION 1.** The sale, issuance and closing of the Series 2023B Bonds and the adoption of resolutions relating to the Series 2023B Bonds and all actions taken in furtherance of the closing on such bonds serve a public purpose and are in the best interests of the District and are hereby ratified, approved and confirmed. Additionally, the Cost of Issuance Spreadsheet, attached hereto as **Exhibit A**, and the Closing Document List, attached hereto as **Exhibit B**, both of which were prepared in connection with the closing of the Series 2023B Bonds, are hereby ratified, approved and confirmed.

**SECTION 2.** The resolutions levying and imposing the special assessments securing the Series 2023B Bonds remain in full force and effect and are hereby ratified and confirmed in all respects.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and all District Staff in finalizing the closing and issuance of the Series 2023B Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2023B Bonds, including the approval of requisition payments, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved and confirmed in all respects.

**SECTION 4.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part of this Resolution not held to be valid or unenforceable.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of February, 2023.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman, Board of Supervisors

**Exhibit A:** Cost of Issuance Spreadsheet

**Exhibit B:** Closing Document List

**Exhibit A**

**Cost of Issuance Spreadsheet**

**COST OF ISSUANCE**

**North River Ranch Improvement Stewardship District  
(Manatee County, Florida)  
Special Assessment Revenue Bonds, Series 2023B  
(NRR Tract Project)  
Pricing Date: November 28, 2023  
FINAL PRICING NUMBERS**

<b><i>Cost of Issuance</i></b>	<b><i>\$/1000</i></b>	<b><i>Amount</i></b>
District Manager	0.88222	10,000.00
Assessment Consultant	2.24967	25,500.00
Financial Advisor	0.88222	10,000.00
District Counsel	3.74945	42,500.00
Bond Counsel	4.23467	48,000.00
District Engineer	0.06617	750.00
Underwriter's Counsel	3.52889	40,000.00
Trustee	0.52272	5,925.00
Trustee's Counsel	0.55139	6,250.00
Dissemination Agent	0.13233	1,500.00
Printing and Distribution	0.22056	2,500.00
Contingency	0.44111	5,000.00
Rounding	0.20554	2,329.83
	17.66695	200,254.83

**Exhibit B**  
**Closing Document List**

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
(MANATEE COUNTY, FLORIDA)**

**\$11,335,000**  
**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023B**  
**(NRR TRACT PROJECT)**

The Closing will be held on December 7, 2023, by telephone and wire transfer.

**LIST OF CLOSING DOCUMENTS**

One (1) executed original of the following documents or, where permissible, photocopies thereof, are to be delivered:

**BASIC DOCUMENTS**

1. a. Master Trust Indenture, dated as of April 1, 2023, between North River Ranch Improvement Stewardship District (the "District") and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").  
b. Third Supplemental Trust Indenture, dated as of December 1, 2023, between the District and the Trustee.
2. Bond Purchase Contract, together with disclosure statement of MBS Capital Markets, LLC (the "Underwriter") pursuant to Section 218.385(6), Florida Statutes, dated November 29, 2023.
3. Blanket Issuer Letter of Representations.
4. a. Preliminary Limited Offering Memorandum.  
b. Rule 15c2-12 Certificates.
5. Limited Offering Memorandum.
6. Continuing Disclosure Agreement.
7. Agreement Regarding the Acquisition of Certain Work Product and Infrastructure (Series 2023B Project), dated as of December 7, 2023, and by and among the District, Fortress Investors Management, LLC (the "Developer"), Citadel Asset Group, LLC, Woolridge Investments L.L.C., Blackhawk Capital Management, LLC, Lasalle Holding Partners, LLC, and Seneca Real Holdings, LLC (collectively, the "Landowners").
8. Agreement Regarding the Completion of Certain Improvements (Series 2023B Project), dated as of December 7, 2023, and by and among the District, the Developer, and Neal Communities of Southwest Florida, LLC.

9. Agreement Regarding the True Up and Payment of Special Assessments for Special Assessment Revenue Bonds, Series 2023B Assessment Area, dated as of December 7, 2023, between the District and the Landowners.
10. Collateral Assignment and Assumption of Development and Contract Rights Relating to the Series 2023B Project, dated as of December 7, 2023, by the Developer and the Landowners in favor of the District.
11. North River Ranch Improvement Stewardship District Notice of Series 2023B Special Assessments (Series 2023B Project) and Government Lien of Record.

**DOCUMENTS TO BE DELIVERED BY THE DISTRICT**

12. Copy of the North River Ranch Improvement Stewardship District Act, Chapter 2020-191, Laws of Florida, as amended, establishing the District.
13. Certified copies of the following Bond Resolutions:
  - a. Resolution No. 2021-31 adopted July 28, 2021, authorizing the issuance, sale and delivery of not to exceed \$289,130,000 of Bonds by the District.
  - b. Resolution No. 2024-02 adopted October 11, 2023, authorizing the issuance, sale and delivery of not to exceed \$13,000,000 of the Series 2023B Bonds.
14. Certified copies of the following Assessment Resolutions:
  - a. Resolution No. 2022-13 adopted July 13, 2022, declaring special assessments.
  - b. Resolution No. 2022-14 adopted July 13, 2022, setting a public hearing.
  - c. Resolution No. 2022-20 adopted August 17, 2022, equalizing, approving, confirming and levying special assessments.
  - d. Resolution No. 2024-05 adopted November 30, 2023, confirming the final terms of the Series 2023B Bonds.
15. Copy of Order Adopting and Approving Magistrate's Report and Recommended Final Judgment and Certificate of No Appeal.
16. Certificate of District.
17. Tax Certificate as to Arbitrage and the Provisions of Sections 141-150 of the Internal Revenue Code of 1986, as amended, including Certificate of Underwriter and Rebate Covenants attached thereto.
18. IRS Form 8038-G.
19. Request and Authorization for Authentication and Delivery of the Series 2023B Bonds.
20. Specimen Series 2023B Bond.

**DOCUMENTS TO BE DELIVERED BY THE TRUSTEE**

21. Certificate of Trustee, Paying Agent and Registrar as to Certain Matters.
22. Certificate of Trustee as to Delivery of Series 2023B Bonds and Receipt and Application of Proceeds of Series 2023B Bonds.

**DOCUMENTS TO BE DELIVERED BY THE UNDERWRITER**

23. Delivery Instructions of Underwriter as to the Series 2023B Bonds.
24. Underwriter's Certificate as to compliance with Section 189.051, Florida Statutes.

**DOCUMENTS TO BE DELIVERED BY THE DEVELOPER AND THE LANDOWNERS**

25. Certificate of Developer and Landowners.
26. Declaration of Consent to Jurisdiction of North River Ranch Improvement Stewardship District and to Imposition of Special Assessments (Series 2023B Project) dated as of December 7, 2023, by the Landowners.

**DOCUMENTS TO BE DELIVERED BY THE ENGINEER**

27. Certificate of Consulting Engineer.
28.
  - a. Supplemental Report for Project Phases I, II, III and Phases IV-C Through IV-F dated July 2022.
  - b. Supplemental Report for Phase III, IV-C2 & IV-D of the NRR Tract (Series 2023B Assessment Area) dated October 2023.

**DOCUMENTS TO BE DELIVERED BY THE DISTRICT MANAGER, THE ASSESSMENT CONSULTANT AND THE DISSEMINATION AGENT**

29. Certificate of District Manager.
30. Certificate of Assessment Consultant.
31.
  - a. Master Special Assessment Methodology Report for Phases I, II, III and IV-C Through IV-F dated July 6, 2022.
  - b. Supplemental Assessment Report (NRR Tract) Series 2023B Project, Series 2023B Bonds dated November 29, 2023.



**OPINIONS OF COUNSEL**

- 32. Approving Opinion of Bryant Miller Olive P.A., Bond Counsel.
- 33. Supplemental Opinion of Bond Counsel.
- 34. Opinion of Kutak Rock LLP, Counsel to the District.
- 35. Opinion of Nabors, Giblin & Nickerson, P.A., Counsel to the Underwriter.
- 36. Opinion of Holland & Knight LLP, Counsel to the Trustee.
- 37. Opinion of Vogler Ashton, PLLC, Counsel to the Developer and Landowners.

**MISCELLANEOUS**

- 38.
  - a. Notice of Sale to Division of Bond Finance of the State Board of Administration.
  - b. Division of Bond Finance Combined Forms 2003 and 2004A and B.
- 39. Final Numbers.
- 40. Closing Memorandum.

**North River Ranch  
Improvement Stewardship District**

Disclosure of Public Financing  
Series 2023A&B Bonds

**This Instrument Prepared by  
and return to:**

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

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS  
TO REAL PROPERTY UNDERTAKEN BY  
THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
[SERIES 2023A AND 2023B PROJECTS]**

**Board of Supervisors and Officers<sup>1</sup>**

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

District Manager  
PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817  
(407) 723-5900

District records are on file at the offices of the District Manager are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors and Officers as of January 1, 2024. For a current list, please contact the District Manager or visit <http://northriverranchisd.com/>.

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## **Introduction**

On behalf of the Board of Supervisors of the North River Ranch Improvement Stewardship District (the “District”), the following information is provided to give you a description of the District’s services and the assessments that are anticipated to be levied within the District to pay for certain community infrastructure and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 2020-191, Laws of Florida, as amended, (the “Act”). Unlike city and county governments, the District has only certain limited powers and responsibilities.

Under Florida law, special districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and construction, acquisition, operation, and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information, describing the North River Ranch Improvement Stewardship District and the assessments, fees and charges that are anticipated to be levied within the District to pay for certain community infrastructure, is provided to fulfill this statutory requirement.

The District is intended to provide for a comprehensive and consistent development approach to promote sustainable and efficient land use, to provide long-term planning for conservation and development, to protect conservation and habitat network lands, allow for flexible management, sequencing, timing, and financing of various systems, facilities, and services to be provided to the lands, and to provide a method for the long term operation, management, and maintenance of infrastructure systems, facilities, and services.

## **What is the District and how is it governed?**

The District is an independent special taxing district created pursuant to and existing under the provisions of Chapter 2020-191, Laws of Florida, enacted on June 9, 2020, as amended by Chapter 2022-244, enacted on May 18, 2022, and Chapter 189, Florida Statutes. The District currently encompasses approximately 2,001.94 acres of land located within the jurisdictional boundaries of Manatee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of Florida and citizens of the United States. Within ninety (90) days of the effective date of the Act, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. The three candidates receiving the highest number of votes were elected to terms which expire on November 17, 2024, and the two candidates receiving the next largest number of votes were elected to terms which expired on November 20, 2022. At the second landowners’ election held in November 2022, the two candidates receiving the largest number of votes were elected to 4-year terms. Subsequently, there shall be an election by landowners for the District every two years on the first Tuesday after the first Monday in

November at which supervisors will be elected to serve 4-year terms. Board members shall begin being elected by qualified electors of the District as the District becomes populated with qualified electors based on the following schedule: at 3,463 qualified electors, one governing board member shall be a qualified elector who is elected by qualified electors residing in the District and four members will be elected by landowners; at 6,926 qualified electors the ratio is two-to-three, respectively; at 10,389 qualified electors the ratio is three-to-two, respectively; at 13,852 qualified electors, the ratio is four-to-one, respectively; and at 15,000 qualified electors, all five governing board members shall be persons who are qualified electors who are elected by qualified electors. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Manatee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be qualified electors who are elected by qualified electors of the District

Board meetings are publicly noticed in accordance with Florida law (i.e. in the local newspaper) and are conducted in a forum open to the public and in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings laws and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

### **What infrastructure improvements does the District provide and how are the improvements paid for?**

The boundaries of the District encompass approximately 2,001.94 acres of land located in Manatee County. The portion of the District known as the Series 2023A Project consists of approximately 413.48 acres and is comprised of Phases I and II (the "Series 2023A Assessment Area"), the legal description of which is attached hereto as **Exhibit A**. The portion of the District known as the Series 202B Project consists of approximately 384.095 acres and is comprised of Phases III (SF), IV-C2 and IV-D (the "Series 2023B Assessment Area"), the legal description of which is attached hereto as **Exhibit B**. The development is planned as a residential development.

The public infrastructure necessary to support the development program includes, but is not limited to, roadways, wastewater and potable water, landscaping, irrigation and hardscape, and recreation facilities (the "Improvements"). Each of these Improvements are more fully detailed below. The Improvements are anticipated to be funded by the District's sale of bonds, notes, or other indebtedness as discussed below (the "Series 2023A&B Project").

On November 14, 2023, the District issued \$9,630,000 North River Ranch Improvement Stewardship District Special Assessment Revenue Bonds, Series 2023A (NRR Tract Project) (the "Series 2023A Bonds") for the purpose of (1) financing a portion of the costs associated with the acquisition, construction, installation and equipping of the Improvements; (2) paying certain costs associated with the issuance of the Series 2023A Bonds, (3) funding the Series 2023A Reserve Account; and (4) funding capitalized interest.

On December 7, 2023, the District issued \$11,335,000 North River Ranch Improvement Stewardship District Special Assessment Revenue Bonds, Series 2023B (NRR Tract Project) (the "Series 2023B Bonds") for the purpose of (1) financing a portion of the costs associated with the acquisition, construction, installation and equipping of the Improvements; (2) paying certain costs associated with the issuance of the Series 2023B Bonds, (3) funding the Series 2023B Reserve Account; and (4) funding capitalized interest.

### **District Infrastructure Improvements**

As noted above, improvements for the Series 2023A&B Project will consist of roadways, wastewater and potable water, landscaping, irrigation and hardscape, and recreation facilities. Further information regarding the specific infrastructure can be obtained from the District's *Supplemental Report for Phase I & Phase 2 of the NRR Tract (Series 2023A Assessment Area)*, dated October 2023, and *Supplemental Report for Phases III, IV-C2 & IV-D of the NRR Tract (Series 2023B Assessment Area)*, dated October 2023.

#### ***Roadway Improvements***

Primary vehicular access to the Project is to be provided with entrances off Fort Hamer Road and a secondary entrance off US 301 with the future construction of "North River Ranch Trail." The main entrances to the District from Fort Hamer Road will be 2-lane roads with sidewalks and landscaping. Fort Hamer Road will be extended to the north as necessary to serve the development. The other access entrance to the District off US 301 will be North River Ranch Trail, a 2-lane thoroughfare road running east/west through the project. North River Ranch Trail will have on street parking, bikes lanes, and sidewalks. Streetlights may be required and if so, the District will fund and construct the streetlights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. The offsite access improvements on Moccasin Wallow Road will comply with the roadway design criteria of the Florida Department of Transportation (FDOT). The internal roadway design will comply with Manatee County transportation design criteria. The District will fund and construct the offsite improvements and the access improvements within the District or in the alternative acquire much completed improvements from the developer. Manatee County will own, operate, and maintain the improvements on Moccasin Wallow Road as well as Fort Hamer Road and North River Ranch Trail. The District will construct the internal roadways. When the District does construct or acquire the roadways, they may be conveyed to Manatee County.

#### ***Stormwater Management***

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands. The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District, which is located within the Little Manatee River Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD. The primary objectives of the stormwater management system for the District are: 1) to provide a stormwater conveyance and

storage system, which includes stormwater quality treatment; 2) to adequately protect development within the District from regulatory-defined rainfall events; 3) to maintain wetland hydroperiods; 4) to ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development; and 5) to satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects. The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. Curb inlets and pipe culverts in the District rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. Ponds that will serve the stormwater management system for the Project will be constructed as needed.

### ***Wastewater System***

The onsite wastewater system will consist of gravity collection lines with appurtenant manholes, and a pump station discharging to a force main that will connect to the existing County force main in the Fort Hamer Road right-of-way. When completed, wastewater system will be conveyed to, and owned and operated by, the County. Offsite utility extensions will be required before all of the units are constructed.

### ***Potable Water Distribution System***

The onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in the Fort Hamer Road right of way. When completed, the potable water system will be conveyed to, and owned and operated, by the County.

### ***Landscaping, Irrigation and Hardscape***

Significant landscape features and associated irrigation systems are planned for the public rights of way and District-owned lands.. These features may include District entry monumentation at the entrances of the District, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct and/or acquire, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. There will be significant buffer plantings that will be installed along Fort Hamer Road with the construction of Fort Hamer Road 2nd Extension and North River Ranch Trail.

### ***Recreation Facilities***

Recreational facilities will be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. The District



will fund, construct and/or acquire, own and maintain these recreational facilities. The main amenity center for the district will be located within this phase of the project. The amenity center will feature a large community gathering building, game room, expansive event lawn, resort style pool and miles of nature trails that will connect to the extensive trail network throughout the development. All associated parking and utility infrastructure will be installed with the development of this facility.

### **Assessments, Fees, and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2023A Bonds and Series 2023B Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. Specifically, the Series 2023A Assessments pay back the Series 2023A Bonds for its share of the Series 2023A&B Project infrastructure, and the Series 2023B Assessments pay back the Series 2023B Bonds for its share of the Series 2023A&B Project infrastructure. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Series 2023A Bonds and the Series 2023B Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

#### **Series 2023A Bonds**

<u>Residential Unit Type</u>	<u>Series 2023A Principal</u>	<u>Series 2023A Principal Per Unit Allocation</u>	<u>Annual Assessment Allocation (net)</u>	<u>Annual Assessment per Unit (net)</u>	<u>Annual Assessment per Unit (gross)</u>
Phase 1					
Villa 33	\$618,099	\$7,271.75	\$47,516	\$559.01	\$601.08
Single Family 40	\$1,075,338	\$8,814.24	\$82,665	\$677.58	\$728.59
Single Family 50	\$2,082,365	\$11,017.80	\$160,079	\$846.98	\$910.73
Single Family 64	\$1,043,606	\$14,102.79	\$80,226	\$1,084.14	\$1,165.74
Phase 2					
Villa 33	\$618,099	\$7,271.75	\$47,516	\$559.01	\$601.08
Single Family 40	\$1,066,523	\$8,814.24	\$81,988	\$677.58	\$728.59
Single Family 50	\$2,082,365	\$11,017.80	\$160,079	\$846.98	\$910.73
Single Family 64	<u>\$1,043,606</u>	\$14,102.79	<u>\$80,226</u>	\$1,084.14	\$1,165.74
	<b><u>\$9,630,000</u></b>		<b><u>\$740,295</u></b>		

### **Series 2023B Bonds**

<u>Residential Unit Type</u>	<u>Series 2023B Principal</u>	<u>Series 2023B Principal Per Unit Allocation</u>	<u>Annual Assessment Allocation (net)</u>	<u>Annual Assessment per Unit (net)</u>	<u>Annual Assessment per Unit (gross)</u>
Phase 4C-2					
Single Family 40	\$451,775	\$8,688	\$30,721	\$591	\$635
Single Family 50	\$445,259	\$10,860	\$30,278	\$738	\$794
Single Family 60	\$912,239	\$13,032	\$62,032	\$886	\$953
Phase 4D					
Single Family 36	\$367,502	\$7,819	\$24,990	\$532	\$572
Single Family 40	\$616,847	\$8,688	\$41,946	\$591	\$635
Single Family 45	\$518,021	\$9,774	\$35,225	\$665	\$715
Single Family 50	\$228,060	\$10,860	\$15,508	\$738	\$794
Single Family 60	\$403,991	\$13,032	\$27,471	\$886	\$953
Phase 3					
Single Family 40	\$2,528,204	\$8,688	\$171,918	\$591	\$635
Single Family 50	\$2,986,496	\$10,860	\$203,082	\$738	\$794
Single Family 60	<u>\$1,876,605</u>	<u>\$13,032</u>	<u>\$127,609</u>	<u>\$886</u>	<u>\$953</u>
	<b>\$11,335,000</b>		<b>\$770,780</b>		

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

The amounts described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against all benefited lands in the District. These assessments will also be collected in the same manner as county ad valorem taxes.

### **Method of Collection**

The District's debt service and operations and maintenance assessments may be billed directly by the District or may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and are expected to be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of the community. If you have questions or would simply like additional information about the District, please write to

PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or call (407) 723-5900.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_ day of \_\_\_\_\_, 2024, and recorded in the Official Records of Manatee County, Florida.

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

By: \_\_\_\_\_  
Pete Williams, Chairman

Witnesses:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

Affirmed and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024 by Pete Williams as Chairman of North River Ranch Improvement Stewardship District, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_

Exhibit A: Assessment Area 2023A Legal Description  
Exhibit B: Assessment Area 2023B Legal Description

**Exhibit A**  
**ASSESSMENT AREA 2023A**

DESCRIPTION: NORTH RIVER RANCH ACTIVE ADULT:  
(Prepared by GeoPoint Surveying, Inc.)

A portion of platted Farms and vacated Right of Ways in Sections 8, 9, 16, and 17, Township 33 South, Range 19 East of the PLAT OF UNIT NO. 1 MANATEE RIVER FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page 45 of the public records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the South 1/4 corner of said Section 9; thence along the South line of the Southwest 1/4 of said Section 9, N.89°24'54"W., a distance of 862.65 feet to the **POINT OF BEGINNING**; Said point being located on the West Right of Way line of State Road 43 (also known as US Highway 301) per State of Florida State Road Department Right of Way Map, Section No. 1302-203, dated 9-4-56; thence along said West Right of Way line, S.36°06'00"W., a distance of 1512.08 feet to the North boundary of FF Road as described in Official Records Book 2805, Page 2366 of the Public Records of Manatee County; thence along said North boundary and the North boundary of BELLA LAGO, PHASE I, according to the plat thereof as recorded in Plat Book 66, Pages 166 through 198 of the Public Records of Manatee County, N.89°59'47"W., a distance of 4022.31 feet to the Northwest corner of Tract 509 of said BELLA LAGO, PHASE I; thence continue along the North boundary of said BELLA LAGO, PHASE I the following four (4) courses; (1) S.27°47'42"W., a distance of 1049.93 feet; (2) N.68°30'25"W., a distance of 1332.96 feet; (3) N.00°11'48"E., a distance of 383.27 feet; and (4) N.89°43'20"W., a distance of 719.63 feet to the Northwest corner of said BELLA LAGO, PHASE I; Thence leaving said North boundary, N. 00°35'40"E., a distance of 0.69 feet; Thence 86.54 feet along a non-tangent curve to the right having a radius of 75.00 feet and a central angle of 66°06'47" (chord bearing N.59°05'59"E., 81.82 feet to a point of reverse curvature; thence 115.25 feet along the arc of a curve to the left having a radius of 442.00 feet and a central angle of 14°56'21" (chord bearing N.84°46'42"E., 114.92 feet; thence along a non-tangent line, N. 12°41'28"W., 84.00 feet; thence 44.92 feet along the arc of a non-tangent curve to the right having a radius of 358.00 feet and a central angle of 07°11'23" (chord bearing S.80°54'13"W., 44.89 feet) to a point of compound curvature; thence 178.00 feet along the arc of a non-tangent curve to the right having a radius of 92.00 feet and a central angle of 110°51'17" (chord bearing N.04°04'27"W., 151.51 feet) to a point of compound curvature; thence 59.83 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 03°38'49" (chord bearing N.17°10'36"E., 59.82 feet); thence N.19°00'00"E., a distance of 863.03 feet; thence Northerly, 869.35 feet along the arc of a tangent curve to the left having a radius of 1560.00 feet and a central angle of 31°55'47" (chord bearing N.03°02'07"E., 858.15 feet); thence Northerly, 324.96 feet along the arc of a reverse curve to the right having a radius of 1440.00 feet and a central angle of 12°55'47" (chord bearing N.06°27'53"W., 324.27 feet); thence N.00°00'00"E., a distance of 25.05 feet to the South boundary of the lands described in Official Records Book 2716, Page

43 of the Public Records of Manatee County; thence along said South boundary the following six (6) courses; (1) S.89°59'58"E., a distance of 424.47 feet; (2) Northeasterly, 946.51 feet along the arc of a tangent curve to the left having a radius of 1100.00 feet and a central angle of 49°18'03" (chord bearing N.65°21'00"E., 917.58 feet); (3) Easterly, 3768.55 feet along the arc of a reverse curve to the right having a radius of 1990.00 feet and a central angle of 108°30'13" (chord bearing S.85°02'55"E., 3230.14 feet); (4) Southeasterly, 1651.07 feet along the arc of a reverse curve to the left having a radius of 1400.00 feet and a central angle of 67°34'16" (chord bearing S.64°34'56"E., 1557.04 feet); (5) Easterly, 776.14 feet along the arc of a reverse curve to the right having a radius of 1000.00 feet and a central angle of 44°28'10" (chord bearing S.76°07'59"E., 756.80 feet); (6) S.53°53'54"E., a distance of 509.79 feet to the said West Right of Way line of State Road 43 (also known as US Highway 301); thence along said West Right of Way Line, S.36°06'00"W., a distance of 821.67 feet to the **POINT OF BEGINNING.**

Containing 413.481 Acres.

**Exhibit B**  
**ASSESSMENT AREA 2023B**

**DESCRIPTION:** A parcel of land being

A portion of Lots 9 and 10, Block 1;  
A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 9 and 10, Block 1;  
A portion of Lots 14, 15 and 16, Block 2;  
A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 14, 15 and 16, Block 2;  
ALL of Lots 1 through 3 inclusive and Lots 9 through 16 inclusive, Block 3;  
A portion of Lots 4 through 8 inclusive, Block 3;  
A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 1 through 4 inclusive, Block 3;  
ALL of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 9 through 16 inclusive, Block 3;  
A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lots 8 and 9, Block 3;  
ALL of Lots 7, 8 and 9, Block 4;  
A portion of Lots 1 through 6 inclusive and Lots 10 through 16 inclusive, Block 4;  
A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 6 through 8 inclusive, Block 4;  
A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 9 and 10, Block 4;  
A portion of the 30 foot wide half right-of-way lying East of and adjacent to said Lots 1 and 16, Block 4,  
(said rights-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);  
Lying in Section 7, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 7 through 10 inclusive, Block 3;  
A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lots 8 and 9, Block 3,  
(said rights-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);  
Lying in Section 8, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 6, 7 and 8, Block 1;  
A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 7 and 8, Block 1;  
ALL of Lots 3 through 8 inclusive, Block 2;  
A portion of Lots 1, 2, and 9 through 15 inclusive, Block 2;  
ALL of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 1 through 8 inclusive, Block 2;  
A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lots 8 and 9, Block 2,

(said rights-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida);  
Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida,

said parcel being more particularly described as follows:

**COMMENCE** at the Southwest corner of the Northwest 1/4 of said Section 18, also being a point on the West boundary of NORTH RIVER RANCH PHASE IV-C1, according to the plat thereof, as recorded in Plat Book 78, Pages 180 through 196 inclusive, of the Public Records of Manatee County, Florida, run thence along the West boundary of the Northwest 1/4 of said Section 18, the following two (2) courses: 1) along said West boundary of NORTH RIVER RANCH PHASE IV-C1, N.00°06'44"E., 564.78 feet to the Northwest corner of said NORTH RIVER RANCH PHASE IV-C1, also being the **POINT OF BEGINNING**; 2) continue N.00°06'44"E., 2090.60 feet to the Southwest corner of the aforesaid Section 7; thence along the West boundary of the Southwest 1/4 of said Section 7, N.00°27'50"E., 1809.01 feet; thence S.89°59'52"E., 264.51 feet to a point on a curve; thence Northeasterly, 853.62 feet along the arc of a curve to the left having a radius of 1000.00 feet and a central angle of 48°54'32" (chord bearing N.65°32'46"E., 827.94 feet) to a point of reverse curvature; thence Easterly, 3347.09 feet along the arc of a curve to the right having a radius of 1962.46 feet and a central angle of 97°43'17" (chord bearing N.89°57'08"E., 2955.91 feet) to a point of reverse curvature; thence Southeasterly, 1277.91 feet along the arc of a curve to the left having a radius of 1500.00 feet and a central angle of 48°48'45" (chord bearing S.65°35'36"E., 1239.61 feet) to a point of tangency; thence S.89°59'58"E., 676.10 feet; thence SOUTH, 25.05 feet to a point of curvature; thence Southerly, 352.04 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 12°55'47" (chord bearing S.06°27'53"E., 351.29 feet) to a point of reverse curvature; thence Southerly, 802.48 feet along the arc of a curve to the right having a radius of 1440.00 feet and a central angle of 31°55'47" (chord bearing S.03°02'07"W., 792.14 feet) to a point of tangency; thence S.19°00'00"W., 29.25 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.64°00'00"W., 35.36 feet) to a point of tangency; thence N.71°00'00"W., 334.45 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.26°00'00"W., 35.36 feet) to a point of tangency; thence N.19°00'00"E., 2.79 feet; thence N.71°00'00"W., 50.00 feet to a point on a curve; thence Southwesterly, 42.05 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 96°22'46" (chord bearing S.67°11'23"W., 37.27 feet) to a point of compound curvature; thence Northwesterly, 108.42 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 13°04'39" (chord bearing N.58°04'55"W., 108.18 feet) to a point of reverse curvature; thence Northwesterly, 641.67 feet along the arc of a curve to the left having a radius of 1525.00 feet and a central angle of



24°06'30" (chord bearing N.63°35'50"W., 636.95 feet) to a point of reverse curvature; thence Northwesterly, 38.46 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°09'05" (chord bearing N.31°34'33"W., 34.78 feet); thence N.75°56'11"W., 50.02 feet to a point on a curve; thence Southwesterly, 39.83 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°16'45" (chord bearing S.58°08'22"W., 35.75 feet); thence S.13°46'45"W., 50.00 feet to a point on a curve; thence Easterly, 2.21 feet along the arc of a curve to the left having a radius of 2315.00 feet and a central angle of 00°03'17" (chord bearing S.76°14'54"E., 2.21 feet) to a point of reverse curvature; thence Southeasterly, 38.74 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°46'32" (chord bearing S.31°53'16"E., 34.98 feet) to a point of tangency; thence S.12°30'00"W., 338.74 feet; thence N.66°00'00"W., 630.66 feet; thence S.15°41'16"E., 27.91 feet; thence S.52°38'11"E., 46.37 feet to a point of curvature; thence Southerly, 34.15 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 65°13'07" (chord bearing S.20°01'38"E., 32.33 feet) to a point of tangency; thence S.12°34'56"W., 97.11 feet to a point of curvature; thence Southwesterly, 34.88 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 66°36'34" (chord bearing S.45°53'13"W., 32.95 feet) to a point of tangency; thence S.79°11'30"W., 52.90 feet to a point of curvature; thence Westerly, 10.53 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 20°06'41" (chord bearing S.89°14'50"W., 10.48 feet) to a point of tangency; thence N.80°41'49"W., 44.15 feet; thence N.78°17'37"W., 85.17 feet to a point of curvature; thence Northwesterly, 27.15 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 51°51'30" (chord bearing N.52°21'52"W., 26.24 feet) to a point of tangency; thence N.26°26'07"W., 41.61 feet; thence N.88°35'46"W., 19.06 feet; thence S.63°44'04"W., 35.70 feet; thence S.79°16'07"W., 78.67 feet; thence S.64°39'09"W., 11.57 feet; thence S.50°06'46"W., 53.93 feet; thence S.35°15'05"W., 24.52 feet; thence S.11°20'49"W., 64.54 feet; thence S.09°03'54"W., 35.46 feet to a point of curvature; thence Southwesterly, 21.84 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 41°42'15" (chord bearing S.29°55'01"W., 21.36 feet) to a point of tangency; thence S.50°46'08"W., 75.16 feet; thence S.25°45'10"W., 20.31 feet to a point of curvature; thence Southwesterly, 33.19 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 63°23'08" (chord bearing S.57°26'44"W., 31.52 feet) to a point of tangency; thence S.89°08'18"W., 3.71 feet; thence S.19°10'00"W., 454.45 feet; thence S.36°27'14"E., 70.41 feet; thence S.20°50'42"E., 51.06 feet; thence S.20°11'23"W., 52.12 feet; thence S.40°29'00"W., 27.73 feet; thence S.70°13'37"W., 23.07 feet; thence S.70°48'09"E., 23.45 feet; thence N.87°32'38"E., 46.18 feet; thence S.31°25'11"E., 63.53 feet; thence S.18°43'00"E., 65.69 feet; thence S.10°56'36"W., 51.19 feet; thence S.00°53'48"E., 24.43 feet; thence S.61°17'30"E., 43.38 feet; thence S.08°18'51"E., 73.08 feet; thence S.27°26'28"W., 76.25 feet; thence S.03°27'27"E., 37.62 feet to a point on a curve; thence Westerly, 9.97 feet along the arc of a curve to the right having a radius of 958.00 feet and a central angle of 00°35'47" (chord bearing S.86°50'27"W., 9.97

feet); thence S.02°51'40"E., 84.00 feet to a point on a curve; thence Easterly, 165.23 feet along the arc of said curve to the left having a radius of 1042.00 feet and a central angle of 09°05'07" (chord bearing N.82°35'47"E., 165.05 feet) to a point of reverse curvature; thence Southeasterly, 39.25 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°56'47" (chord bearing S.56°58'23"E., 35.34 feet) to a point of tangency; thence S.12°00'00"E., 282.00 feet to a point of curvature; thence Southwesterly, 38.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 87°42'27" (chord bearing S.31°51'14"W., 34.64 feet); thence S.12°00'00"E., 50.02 feet to a point on a curve; thence Westerly, 1289.86 feet along the arc of a curve to the right having a radius of 1424.00 feet and a central angle of 51°53'55" (chord bearing N.76°03'02"W., 1246.22 feet) to a point of reverse curvature; thence Northwesterly, 41.84 feet along the arc of a curve to the left having a radius of 876.00 feet and a central angle of 02°44'12" (chord bearing N.51°28'11"W., 41.84 feet) to a point of compound curvature; thence Westerly, 45.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 103°39'43" (chord bearing S.75°19'51"W., 39.31 feet) to a point of tangency; thence S.23°30'00"W., 531.60 feet to a point of curvature; thence Southerly, 706.20 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of 41°30'00" (chord bearing S.02°45'00"W., 690.87 feet) to the Northeast corner of the aforesaid NORTH RIVER RANCH PHASE IV-C1; thence along the Northerly boundary of said NORTH RIVER RANCH PHASE IV-C1, the following thirty-four (34) courses: 1) S.72°00'00"W., 50.00 feet to a point on a curve; 2) Northerly, 31.90 feet along the arc of a curve to the right having a radius of 1025.00 feet and a central angle of 01°47'00" (chord bearing N.17°06'30"W., 31.90 feet); 3) S.73°47'00"W., 131.26 feet; 4) N.10°45'00"W., 110.15 feet; 5) S.79°15'00"W., 126.00 feet to a point on a curve; 6) Southerly, 24.07 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 02°54'10" (chord bearing S.12°12'05"E., 24.06 feet); 7) S.76°20'50"W., 50.00 feet; 8) S.72°00'00"W., 127.75 feet; 9) N.10°23'00"W., 79.05 feet; 10) N.08°15'00"W., 54.10 feet; 11) N.06°07'00"W., 54.10 feet; 12) N.03°59'00"W., 54.10 feet; 13) N.02°19'44"W., 46.32 feet; 14) WEST, 585.00 feet; 15) S.13°49'45"W., 11.99 feet; 16) S.03°22'30"E., 59.43 feet; 17) S.05°43'30"E., 59.43 feet; 18) S.08°04'30"E., 59.43 feet; 19) S.10°25'30"E., 59.43 feet; 20) S.12°46'30"E., 59.43 feet; 21) S.15°07'30"E., 59.43 feet; 22) S.17°28'30"E., 59.43 feet; 23) S.19°49'30"E., 67.79 feet; 24) S.14°15'00"E., 30.31 feet; 25) S.67°29'00"W., 171.76 feet to a point on a curve; 26) Southeasterly, 7.09 feet along the arc of a curve to the left having a radius of 1625.00 feet and a central angle of 00°15'00" (chord bearing S.22°38'30"E., 7.09 feet); 27) S.67°14'00"W., 126.00 feet; 28) N.22°10'32"W., 30.00 feet; 29) N.20°50'00"W., 61.17 feet; 30) N.18°44'00"W., 64.17 feet; 31) N.16°38'00"W., 64.17 feet; 32) N.34°42'47"W., 21.31 feet; 33) S.80°00'00"W., 465.89 feet; 34) N.76°36'00"W., 282.19 feet to the **POINT OF BEGINNING.**

Containing 384.095 acres, more or less.

**North River Ranch  
Improvement Stewardship District**

Woodruff & Sons CO No. 9  
for Ft. Hamer Rd 2<sup>nd</sup> Extension

# Change Order

No. 9

Date of Issuance: November 16, 2023

Effective Date: December 13, 2023

Project: <b>Fort Hamer Road 2<sup>nd</sup> Extension</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$10,599,215.68</b>		Date of Contract: <b>3/28/2022</b>
Contractor: <b>Woodruff &amp; Sons</b>		Engineer's Project No.: <b>215616746</b>

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

**Deduct from contract School Area items: cut-measure & earthwork and fill-place earthwork**

Attachments: (List documents supporting change):

**Directive from Client 11/16/23**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days
<b>\$ 10,599,215.68</b>	Substantial completion (days or date): <b>330 Days</b>
	Ready for final payment (days or date): <b>360 Days</b>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>8</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>8</u> :
<b>\$ 1,197,239.84</b>	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<b>\$ 11,197,239.84</b>	Substantial completion (days or date): <b>330 Days</b>
	Ready for final payment (days or date): <b>360 Days</b>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
<b>\$ (670,188.75)</b>	Substantial completion (days or date):
	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
<b>\$ 11,126,266.77</b>	Substantial completion (days or date): <b>330 Days (2/21/23)</b>
	Ready for final payment (days or date): <b>360 Days (3/17/23)</b>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____
Approved by Funding Agency (if applicable): _____		Date: _____

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32817

RESS  
NG NO: 17

Bid Item FROM: 09/01/23 TO: 09/30/23  
[PE.4931] CONTRACT: 2ND EXTENSION

INVOICE DATE: October 11, 2023

INVOICE NBR: 2763-17

PAGE: 1

		----- Bid -----				----- Previous -----		----- Current -----		----- To Date -----		Pct	
	Description	UOM	Units	Unit Prc	Contract	Units	Extended	Units	Extended	Units	Extended	Comp	
	EARTHWORK												
10	1	MOBILIZATION	LS	1.00	220,693.67	220,693.67	1.00	220,693.68		1.00	220,693.68	100.0	
15	2	FDEP GENERIC NPDES PERMIT	LS	1.00	7,094.33	7,094.33	1.00	7,094.33		1.00	7,094.33	100.0	
20	3	CLEARING AND GRUBBING	LS	1.00	255,374.75	255,374.75	1.00	255,374.76		1.00	255,374.76	100.0	
25	5	GRASS AND MULCH	SY	283,374.00	.68	192,694.32	283,374.00	192,694.32		283,374.00	192,694.32	100.0	
30	6	UNCLASSIFIED EXCAVATION	SY	150.00	17.14	2,571.00							
35	8	RMV WETLAND & DELETERIOUS SOIL	CY	150.00	17.14	2,571.00							
40	7	DEMOLITION,RMV/DISPOSE OFFSITE	LS	1.00	3,748.61	3,748.61	1.00	3,748.61		1.00	3,748.61	100.0	
45	9	GRAVITY RETAINING WALL	CY	316.00	171.58	54,219.28	316.00	54,219.28		316.00	54,219.28	100.0	
50	10	FINAL GRADING	LS	1.00	109.99	109.99	.75	82.50	.25	27.50	1.00	110.00	100.0
52	11	CUT-MEASURE,EARTHWK-BAL RDWAY	CY	65,496.00	1.94	127,062.24	65,496.00	127,062.24		65,496.00	127,062.24	100.0	
55	11	FILL-PLACE,EARTHWK-BAL RDWAY	SY	65,496.00	4.33	283,597.68	65,496.00	283,597.68		65,496.00	283,597.68	100.0	
60	12	CUT-MEASURE,EARTHWK-SCHOL AREA	CY	105,875.00	1.93	204,338.75							
65	12	FILL-PLACE,EARTHWK-SCHOOL AREA	CY	105,875.00	4.40	465,850.00							
70	13	CUT-MEASURE,EARTHWK-STOCKPILE	CY	257,333.00	1.92	494,079.36	257,333.00	494,079.36		257,333.00	494,079.36	100.0	
75	13	FILL-PLACE,EARTHWK-STOCKPILE	CY	257,333.00	3.66	941,838.78	257,333.00	941,838.78		257,333.00	941,838.78	100.0	
80	18	FLOATING TURBIDITY BARRIER	LF	35.00	22.35	782.25	15.00	335.25		15.00	335.25	42.9	
85	.	.	.	.01									
90	.	.	.	.01									
95	.	.	.	.01									
	.	.	.	.01									
	STAKED EROSION CONTROL	LS	24,784.00	1.66	41,141.44	24,784.00	41,141.44			24,784.00	41,141.44	100.0	
4													
14	SUBT	EARTHWORK			3,297,767.45		2,621,962.23		27.50		2,621,989.73	79.5	
15													
16		ROADWORK											
19		SOLID SOD, 2'BOC	SY	60,724.00	2.86	173,670.64	44,134.00	126,223.24		44,134.00	126,223.24	72.7	
20		TEMPORARY STRIPING	LS	1.00	11,548.91	11,548.91							
21		SIGNING & PAVEMENT MARKINGS	LS	1.00	242,652.40	242,652.40	.51	123,752.72		.51	123,752.72	51.0	
22		SAWCUT & MATCH EXIST.PAVEMENT	LS	1.00	962.07	962.07	1.00	962.07		1.00	962.07	100.0	
23		1" FC 9.5 FRICTION COURSE	SY	24,437.00	7.53	184,010.61							
24		2.5" SP 12.5 SURFACE COURSE	SY	15,128.00	13.91	210,430.48	15,128.00	210,430.48		15,128.00	210,430.48	100.0	
25		2" SP 12.5 SURFACE COURSE	SY	9,309.00	11.55	107,518.95	9,309.00	107,518.95		9,309.00	107,518.95	100.0	
26		FDOT BASE GROUP 9,CRUSHED CONC	SY	24,437.00	22.14	541,035.18	24,437.00	541,035.18		24,437.00	541,035.18	100.0	
27		12"STABILIZE SUBGRADE,LBR60MIN	SY	24,782.00	7.88	195,282.16	24,782.00	195,282.16		24,782.00	195,282.16	100.0	
28		12" DRIVEWAY 3000PSI TK APRON	SF	3,067.00	8.69	26,652.23							
29		MILL & RESURFACE EX.FT HAMER	SY	4,143.00	11.00	45,573.00							
	5' CONCRETE SIDEWALK	LF	3,580.00	21.02	75,251.60	3,059.00	64,300.18	172.00	3,615.44	3,231.00	67,915.62	90.3	
	6' CONCRETE SIDEWALK	LF	192.00	24.97	4,794.24			186.00	4,644.42	186.00	4,644.42	96.9	
	8' CONCRETE SIDEWALK	LF	1,156.00	32.79	37,905.24	986.00	32,330.94	170.00	5,574.30	1,156.00	37,905.24	100.0	
	10' CONCRETE SIDEWALK	LF	4,335.00	40.84	177,041.40	2,039.10	83,276.84	2,295.90	93,764.56	4,335.00	177,041.40	100.0	

Continued on Next Page

**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 1  
for Ph. 2 – Master Infrastructure

# Change Order

No. 1

Date of Issuance: January 31, 2024

Effective Date: February 14, 2024

Project: <b>North River Ranch Ph II Master Infrastructure)</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$8,175,000.00</b>		Date of Contract: <b>November 9, 2023</b>
Contractor: <b>RIPA &amp; Associates, LLC</b>		Engineer's Project No.: <b>215617609</b>
Contractor No.: <b>23-273</b>		

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

**Deduction for Switch from RCP to ADS Main Drainage**

Attachments: (List documents supporting change):

**RIPA & Associates Change Order 1 (23-273)**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days
<b>\$ 8,175,000.00</b>	Substantial completion (days or date): <b>210 Days</b>
	Ready for final payment (days or date): <b>240 Days</b>
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> :
\$ _____	Substantial completion (days): _____
	Ready for final payment (days): _____
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<b>\$ 8,175,000.00</b>	Substantial completion (days or date): <b>210 Days</b>
	Ready for final payment (days or date): <b>240 Days</b>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
<b>\$ (285,847.00)</b>	Substantial completion (days or date): _____
	Ready for final payment (days or date): _____
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
<b>\$ 7,889,153.00</b>	Substantial completion (days or date): <b>210 Days (06/06/24)</b>
	Ready for final payment (days or date): <b>240 Days (07/06/24)</b>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____
Approved by Funding Agency (if applicable): _____		Date: _____

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**LANCDDGEN - Storm**

<b>To:</b>	North River Ranch ISD	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	3501 Quadragle Blvd. Orlando, FL 32817	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	North River Ranch Phase 2 - Master Infrastructure	<b>Bid Number:</b>	23-273
<b>Project Location:</b>	Fort Hamer Rd & Moccasin Wallow Rd, Parrish, FL	<b>Bid Date:</b>	1/29/2024
<b>Addendum #:</b>	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>MASTER DRAINAGE CO#1</b>					
2	SWITCH FROM RCP TO ADS MASTER DRAINAGE CO#1	1.00	LS	(\$14,515.50)	(\$14,515.50)
<b>Total Price for above MASTER DRAINAGE CO#1 Items:</b>					<b>(\$14,515.50)</b>
<b>MAIN DRAINAGE CO#1</b>					
1	SWITCH FROM RCP TO ADS MAIN DRAINAGE CO#1	1.00	LS	(\$271,331.50)	(\$271,331.50)
<b>Total Price for above MAIN DRAINAGE CO#1 Items:</b>					<b>(\$271,331.50)</b>

**Total Bid Price: (\$285,847.00)**

**ACCEPTED:**

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

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

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

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

**CONFIRMED:**

**Ripa & Associates**

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

**Estimator:** Andrew Babchick



## Bid Summary - RCP Base Bid

### North River Ranch Master Infrastructure Phase II

#### Summary of Construction Costs

Category	
<b>Main Road</b>	
General	\$614,250.00
Earthwork	\$723,515.20
Roadways & Pavement	\$1,847,056.55
Drainage With RCP (Includes Master Drainage)	\$1,449,562.75
Potable Water	\$811,407.50
Reclaim	\$325,101.50
Sanitary	\$1,853,807.75
<b>Main Road</b>	<b>\$7,624,701.25</b>
<b>South Road</b>	
General	NA - Include in Main Road
Earthwork	\$66,829.00
Roadways & Pavement	\$222,968.75
Drainage With RCP (Includes Master Drainage)	\$126,829.00
Potable Water	\$86,051.00
Reclaim	\$47,621.00
Sanitary	NA - No SS in South Road
<b>South Road</b>	<b>\$550,298.75</b>
<b>TOTAL BASE BID WITH RCP</b>	<b>\$8,175,000.00</b>

**Bid Summary - ADS Alternative Bid**  
**North River Ranch Master Infrastructure Phase II**

**Summary of Construction Costs**

<b>Category</b>	
<b>Main Road</b>	
General	\$614,250.00
Earthwork	\$723,515.20
Roadways & Pavement	\$1,847,056.55
Drainage With ADS (Includes Master Drainage)	\$1,178,231.25
Potable Water	\$811,407.50
Reclaim	\$325,101.50
Sanitary	\$1,853,807.75
<b>Main Road</b>	<b>\$7,353,369.75</b>
<b>South Road</b>	
General	NA - Include in Main Road
Earthwork	\$66,829.00
Roadways & Pavement	\$222,968.75
Drainage with ADS	\$112,313.50
Potable Water	\$86,051.00
Reclaim	\$47,621.00
Sanitary	NA - No SS In South Road
<b>South Road</b>	<b>\$535,783.25</b>
<b>TOTAL ALT BID WITH ADS</b>	<b>\$7,889,153.00</b>

**North River Ranch  
Improvement Stewardship District**

Woodruff & Sons Agreement  
for Ft. Hamer 2<sup>nd</sup> Lift

## Woodruff & Sons, Inc.

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

# Proposal

## OFFICIAL USE ONLY

☐ Job No: 2763

Control No: P012

☐ Log Date: 5/31/2023

☐ Invoice No:

☐ Change Order

Q. 7

To: North River Ranch Imp. Stewardship District  
Address: 12051 Corporate Boulevard  
Orlando, FL. 32817

Contact: Andy Richardson  
Tel No: 941-724-2819  
Email: arichardson@nealland.com

Project Name:	Ft. Hamer 2nd Extension
Project Location:	Manatee County, Parrish, FL.

Bid No: P21-075  
Bid Date: Friday, November 5, 2021

[illegible]

Total Price for above Items:      \$    161,774.06

Notes:

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

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

## ACCEPTED:

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

Buyer:

Signature:

Printed Name \_\_\_\_\_

Date of Acceptance:

CONFIRMED:

**Woodruff & Sons, Inc.**

Authorized Signature:

Donald P. Woodruff, President

Estimator: Scott Russell (scottr@woodruffandsons.com)

**North River Ranch  
Improvement Stewardship District**

FAC Proposal for Ft. Hamer 2<sup>nd</sup> Lift



<b>To:</b>	Neal Land & Neighborhood	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5824 Lakewood Ranch Blvd Sarasota, FL SARASOTA	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Fort Hamer 1st EXT	<b>Bid Number:</b>	24-0005
<b>Project Location:</b>	Fort Hamer Rd, PARRISH, FL	<b>Bid Date:</b>	1/19/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10-400-01	MOBILIZATION	1.00	EACH	\$1,760.45	\$1,760.45
10-400-02	MAINTENANCE OF TRAFFIC	1.00	LS	\$4,337.23	\$4,337.23
10-800-01	PAINT & THERMO	1.00	LS	\$58,766.76	\$58,766.76
40-350-02	1" FC-9.5 76-22 - FORT HAMER EXT (FINAL LIFT)	12,311.00	SY	\$11.90	\$146,500.90
40-500-01	3/4" SP-9.5 - CAMP CREEK TRAIL (FINAL LIFT)	2,214.00	SY	\$8.26	\$18,287.64

**Total Price for above Items: \$229,652.98**

**Total Bid Price: \$229,652.98**

**Notes:**

- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$125 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$160 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Payment and performance bonds are not included (Please add 1.2%, if required).
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
- Pricing does not include any maintenance of traffic (MOT). Prime contractor is to provide all MOT devices that may be required. MOT deficiencies on this project that cause delays to FAC, LLC's work shall result in back charges for stand-by time.
- Pricing does not include any additional work to adhere to the FDOT Index 600 drop-off criteria. Pricing does not include placement or removal of asphalt wedges at asphalt transitions.
- FAC, LLC cannot be held responsible for any damage caused to any concrete surfaces while performing our scope of work. FAC, LLC cannot be held responsible for any cleaning of any concrete surfaces while performing our scope of work. Prime contractor to provide any sanding if required for protection.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30



<b>To:</b>	Neal Land & Neighborhood	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5824 Lakewood Ranch Blvd Sarasota, FL SARASOTA	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Fort Hamer 1st EXT	<b>Bid Number:</b>	24-0005
<b>Project Location:</b>	Fort Hamer Rd, PARRISH, FL	<b>Bid Date:</b>	1/19/2024

**ACCEPTED:**

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

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

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

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

**CONFIRMED:**

**FLORIDA ASPHALT & CONCRETE**

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

**Estimator:** Celeste Bramonte  
(813) 225-5128 cbramonte@floridaasphalt.com

# **North River Ranch Improvement Stewardship District**

Field Report





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(1)



#### Brightwood

Work order # 4057 for flooding area on 11215 Little River way. Sunrise will be having an irrigation tech out on Thursday to review if there is a broken line or sprinkler.

Work order # 4024 for Flooding on Weymouth Terrace. Charles advised the drains have been cleared and are now draining.

(2)



#### Pond

Work order # 4059 for Midge Fly reports. Advanced Aquatics looked in area for Midge flies during treatment and advised they did not see any midge flies.

(3)



#### Pond

(4)



#### Firepit Area

Work order # 3207 For firepit Maintenance. New firepits have been ordered per Janice.

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**Company:** PFM Field Services  
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**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

(5)



Firepit Area

(6)



Brightwood Pool

(7)



Brightwood Pool

(8)



Game Room





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(9)



Playground

Work order # 2154 for Playground Maintenance.  
Recieved 1 proposal, waiting to meet with another vendor for a comparative proposal.

(10)



Pond

(11)



Pond

(12)



Pond

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**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(13)



Fit Pod

(14)



Soccer Field

(15)



Playground

(16)



Gym Wall

Work Order # 4158 for new drywall and paint.  
Will be contacting handyman for proposals on fixing.

Work order # 4159 for new Weight rack.  
Sent different options to Bryan and Charles for input on which they would prefer.

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

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(17)



Walking Trail

(18)



Trailhead

(19)



Trailhead

(20)



Pond

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**Contact:** Nova Hicks  
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**Title:** North River January

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(21)



Pond

(22)



Dog park

Work order # 3631 for Tick and flea treatment.  
2 proposal have been recieved for treatment, waiting on board approval.

(23)



Dog Park

(24)



Dog park

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**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(25)



#### Dog Park

Work order # 4205 for hole under fence.  
Emailed Bryan and asked if it is somethign he can fill it.

(26)



#### Pond

Work order # 1644 for Dying tree next to pond.  
Sunrise has provided a proposal, waiting on board approval.

Work order # 3258 For townhome gates not shutting.  
Gates were removed last week and are now back on. Waiting on conformation that they have been fixed.

(27)



#### Townhome Park

Work order # 3499 for Declining Grass area.  
Grass area has been resodded, waiting on confirmation from Sunrise that it has been completed to standard.

(28)



#### Townhome Park



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**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(29)



Pond

(30)



Riverfield Verandah

(31)



Riverfield Verandah

Work order # 1867 for Dying bushes at Riverfield Entrance.  
Sunrise is replacing through warranty, will be replacing Friday.

Work Order # 3465 for Soil Erosion.

A proposal has been recieved from Sunrise, Charles is working with Steadfast and waiting for area to dry up to fix area.

Work Order # 3936 for broken light by palm tree.

Light has been tapped up, waiting for it to be completely fixed.

(32)



Riverfield Pool

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

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River January

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(33)



Riverfield

(34)



Pond

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**North River Ranch  
Improvement Stewardship District**

Lifestyle Report  
*(provided under separate cover)*