

# 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 **March 13, 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 February 14, 2024, Board of Supervisors' Meeting
  - 2) MDS Handyman Proposal to Paint Park Stairs.
  - 3) MDS Handyman Proposal to Water Seal Stairs
  - 4) MDS Handyman Proposal for Game Table Repairs
  - 5) Bay Area Bobcat Trail Maintenance Proposal - Townhomes
  - 6) Steadfast Proposal – Willow Tree Replacement
  - 7) Steadfast Proposal – Plant Replacement by Retaining Wall
  - 8) Bay Area Bobcat Equipment Move Proposal
  - 9) MDS Handyman Proposal for Desk Install
  - 10) Southern Automated Access Services Gate Sensor Repair Proposal
  - 11) CTS Proposal to Move Shipping Container
  - 12) Maverick Building Solutions Proposal for Sign Repairs
  - 13) United Rentals Proposal for Trailer Holding Tank Service
  - 14) Bay Area Bobcat Proposal for Washout Repairs
  - 15) Aqua Plumbing & Air Proposal for Trailer Disconnect
  - 16) Aqua Plumbing & Air A/C Maintenance
  - 17) Lester M. Neely Proposal to Install Cattle Fence
  - 18) Lester M. Neely Proposal for Seeding of Right of Way
  - 19) Mend & Manage LLC Drywall Repair
  - 20) Daystar Exterior Cleaning Sidewalk Pressure Washing
  - 21) Steadfast Median Install
  - 22) Mid-Florida Tree Service Tree Trimming
  - 23) SLS Little River Swale Repair



- 24) Bay Area Bobcat – Move Fuel Tank
- 25) Payment Authorizations Nos. 064 – 067
- 26) Funding Requests Nos. 385 – 392
- 27) Series 2023 Neighborhood Infrastructure Requisitions Nos. 073 – 087
- 28) Series 2023 Neighborhood Amenity Center Requisition No. 017
- 29) Series 2023B Requisitions Nos. 007 – 018
- 30) District Financial Statements

### **Business Matters**

- 2. Discussion Pertaining to Attorney Client Session (Shade Meeting)
- 3. Consideration of Acquisition Agreement with Pulte Homes
- 4. Consideration of Revision to RIPA & Associates CO No. 2 for NRR Phase 4E & 4F
- 5. Consideration of RIPA & Associates CO No. 2 for NRR Ph II Master Infrastructure
- 6. Consideration of RIPA & Associates CO No. 4 for North River Ranch Construction Trailer
- 7. Consideration of Tyree Brown, Arborist Proposal for Maintenance Oversight
- 8. Consideration of RIPA & Associates CO No. 4 for NRR 4C – Amenity Center
- 9. Consideration of RIPA & Associates CO No. 3 for NRR Phase IV-E & IV-F Roads & Utilities
- 10. Consideration of RIPA & Associates CO No. 4 for NRR Phase IV-E & IV-F Roads & Utilities
- 11. Consideration of Steadfast Proposal for Pump Track Landscape and Irrigation
- 12. Consideration of York Bridge Concepts Proposal for Camp Creek
- 13. Consideration of CRS Proposal for Longmeadow Signage
- 14. Consideration of Mike Armstrong Landscaping Agreement for Phase 4 C-1 Buffer Area

### **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 February 14, 2024  
Board of Supervisors' Meeting



## **MINUTES OF MEETING**

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

**Wednesday, February 14, 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	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(via phone)

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jonathan Johnson	Kutak Rock LLP – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Land & Neighborhoods – Developer	(via phone)
Jim Schier	Neal Communities – Developer	
Chris Fisher	Clearview Land Design, P.L.	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay LLC	

## **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. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

#### **Public Comment Period**

There were no public comments at this time.

## **Consent Agenda**

- 1) Minutes of the 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) Premier Portables Pricing Structure**

- 25) Detweiler's Fire Bowl Proposal
- 26) Pool Table Pros – Pool Table Recover
- 27) Synergy Equipment Generator Rental
- 28) Payment Authorizations Nos. 059 – 063
- 29) Funding Requests Nos. 379 – 384
- 30) Series 2023 Neighborhood Infrastructure Requisitions Nos. 063 - 072
- 31) Series 2023 Neighborhood Amenity Center Requisitions Nos. 015 – 016
- 32) Series 2023B Requisition No. 002 – 006
- 33) District Financial Statements

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

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

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

Mr. Johnson reviewed Resolution 2024-08 and Resolution 2024-09 for the Board.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2024-08, Ratifying Sale of Series 2023A Bonds.

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

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2024-09, Ratifying Sale of Series 2023B Bonds.

### **Consideration of Disclosure of Public Financing Series 2023A & B Bonds**

Mr. Johnson explained that this is a standard document required by Statute to disclose the issuance of the Bonds and this recorded with the county of jurisdiction of the Public Financing Series 2023A & B Bonds available to the public.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Disclosure of Public Financing Series 2023A&B Bonds.

### **Consideration of Woodruff & Sons Change Order No. 9 for Fort Hamer Road 2nd Extension**

Mr. Engel explained that an amount of \$670,188.75 would be deducted from the contract.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Woodruff & Sons Change Order No. 9 for Fort Hamer Road 2nd Extension.

### **Consideration of RIPA & Associates Change Order No. 1 for Phase 2 - Master Infrastructure**

Mr. Engel explained that an amount of \$285,847.00 would be deducted from the contract.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the RIPA & Associates Change Order No. 1 for Phase 2 - Master Infrastructure.

### **Discussion Regarding Woodruff & Sons Agreement for Ft. Hamer 2nd Lift**

Mr. Panasenya mentioned that there would be a change in the service provider that will complete the project. He mentioned that there would be a deduction from their contract of \$161,774.06.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved to void the proposal from May 31, 2023, in the amount of \$161,774.06 to Woodruff & Sons for the Ft. Hamer 2<sup>nd</sup> Lift.

**Consideration of FAC Proposal for Fort Hamer 2nd Lift**

This item will be replacing the previously voided contract with Woodruff & Sons. The contract totals \$229,652.98.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the FAC Proposal for Fort Hamer 2nd Lift.

**Consideration Steadfast Landscaping Proposal for Yellow Brick Park**

It was stated that this is for common area landscaping for Longmeadow Park, Steadfast had bid with \$120,446.00.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Steadfast Landscaping Proposal for Yellow Brick Park.

**Consideration of RIPA & Associates Change Order No. 1 for Phase IV-F Roads & Utilities**

Mr. Engel noted that this is replacing a stockpile area; this is considered dirt management with an increase of \$323,472.00.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Williams, with all in favor, the Board approved the RIPA & Associates Change Order No. 1 for Phase IV-F Roads & Utilities.

**Consideration of RIPA & Associates  
Change Order No. 2 for Phase IV-F Roads  
& Utilities**

Mr. Engel stated there would be a decrease in the amount of \$2,808,334.06 with the deduction of materials and labor.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the RIPA & Associates Change Order No. 2 for Phase IV-F Roads & Utilities.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** Mr. Johnson stated that there will be continuing education for the Board to be completed by the end of 2024. Ms. Carvalho will send an email to the Board with the information the Kutak Rock put together. He also provided an update of the legislative boundary amendment which was passed by the committee.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho stated that the District will begin to construct the FY 2025 budget with the proposed budget being presented at the May 2024 meeting.

**Field Manager –** Mr. Williams asked a question concerning the tick and flea treatment's cost and how long it lasts. There was also comment about the abnormal wear and tear considering the low population in the assets for the community. Lengthy discussion ensued. It was stated that the community is getting close to 1,000 roof tops sold.

**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. Leinaweaver, seconded by Mr. Blakley, with all in favor, the February 14, 2024, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:38 p.m.

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

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

**North River Ranch  
Improvement Stewardship District**

MDS Handyman Proposal  
to Paint Park Stairs



# QUOTE

HAVCDDGEN- AMENITIES NON ENTRY



## MDS Handyman & Pressure Cleaning Co.,LLC

104 12th Street SW  
Ruskin, FL 33570

813-260-7322  
Fax:813-641-0256  
Mdshandyman2017@gmail.com

## BILL TO

North River Ranch Improvement Stewardship District  
Jeff Ramer @ nealland  
Email: jramer@nealland.com

## QUOTE #

123

## QUOTE DATE

02/12/2024

DESCRIPTION	AMOUNT
Stain stair case, two full days and two coats to make sure it takes. Will not be responsible if stain does not adhere, chip or peel due to water seal being applied to stairs prior.	2,200.00
<b>TOTAL</b>	<b>\$2,200.00</b>

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

Pete Williams, Chairman

Date:\_\_\_2/13/24\_\_\_

**North River Ranch  
Improvement Stewardship District**

MDS Handyman Proposal  
to Water Seal Stairs

# QUOTE

**MDS Handyman & Pressure Cleaning Co.,LLC**

104 12th Street SW

Ruskin, FL 33570

813-260-7322

Fax:813-641-0256

Mdshandyman2017@gmail.com



HAVCDDGEN- AMENITIES NON ENTRY

## BILL TO

North River Ranch Improvement Stewardship District

Jeff Ramer @ nealland

Email: jramer@nealland.com

## INVOICE #

118

## INVOICE DATE

02/12/2024

DESCRIPTION	AMOUNT
Thompson water seal stairs 4 hours	260.00
<b>TOTAL</b>	<b>\$260.00</b>

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

Pete Williams,

Chairman

Date: \_\_2/13/24\_\_

**North River Ranch  
Improvement Stewardship District**

MDS Handyman Proposal  
for Game Table Repairs

# QUOTE

**MDS Handyman & Pressure Cleaning Co.,LLC**

104 12th Street SW

Ruskin, FL 33570

813-260-7322

Fax:813-641-0256

Mdshandyman2017@gmail.com



NRR ISD - O AND M

## BILL TO

North River Ranch Improvement Stewardship District

Jeff Ramer @ nealland

Email: jramer@nealland.com

## INVOICE #

117

## INVOICE DATE

02/12/2024

DESCRIPTION	AMOUNT
Remove and replace fusball table spindles	780.00
Repair and stain color Match on tennis table	
Materials used that Neal land provided and screws that where purchased	
and stain that was purchased	
37.00 for stain and screws	
12 hours of work many trips to assure stain match	

**TOTAL**

**\$780.00**

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

Pete Williams, Chairman

Date: 2/13/24

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat  
Trail Maintenance Proposal

# 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 # 67

Date 02/10/2024

Description	Total
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Fill dirt /Washouts/Sod	\$2,500.00
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Site Location: Riverfield townhomes -North River Ranch Parrish, FL.

Site Work: Bring in 2 dump truck loads of fill dirt or load & haul fill dirt from on site with dump trailer to fill in several small/ medium washouts along the shell nature trail and creek bank located on the South side of Canyon Creek Trail. behind Riverfield townhomes.

- Fill in washouts, back blade dirt and level out.
- Throw 2 pallets of Bahia sod over fill dirt to stabilize.

Total cost=\$2,500.00

Toral Includes: Time, Labor, Equipment &Materials.

Thank you!

<b>Subtotal</b>	\$2,500.00
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<b>Total</b>	<b>\$2,500.00</b>
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Approved and accepted by: \_\_\_\_\_

Date: 2/20/24

  
Pete Williams, Chairman

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



**North River Ranch  
Improvement Stewardship District**

Steadfast Proposal  
for Willow Tree Replacement




# Steadfast Alliance Maintenance Division

## Proposal

Date 2/20/2024 Proposal # SM-E-2390

Customer Information		Project Information
North River Ranch ISD PFM Group Consulting LLC, 3501 Quadrangle Blvd., Ste. 270, Orlando, FL 32817		SM1132 North River Ranch
<b>Contact</b>		North River Ranch
<b>Phone</b>		11510 Little River Way
<b>E-mail</b> carvalhov@pfm.com		Parrish, FL 34219
<b>Account #</b>		<b>Proposal Prepared By:</b> Floyd Wyatt
		<b>Type Of Work</b> enhancement

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

Description	Qty	Unit Price	Amount
Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:		0.00	0.00
The attached proposal is for the replacement of 1- 30 gallon Weeping Willow tree at Riverfield Townhomes NRR (behind 8456 Canyon Creek)			
Weeping Willow Tree 2"	1	375.00	375.00
 2/21/24			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576  
Phone: 844-347-0702 | Fax: 813-501-1432  
office@SteadfastAlliance.com | SteadfastAlliance.com

**Total** \$375.00

**North River Ranch  
Improvement Stewardship District**

Steadfast Proposal  
for Plant Replacement by Retaining Wall



# Steadfast Alliance Maintenance Division

## Proposal

Date 2/20/2024 Proposal # SM-E-2389

Customer Information		Project Information
North River Ranch ISD PFM Group Consulting LLC, 3501 Quadrangle Blvd., Ste. 270, Orlando, FL 32817		SM1132 North River Ranch
<b>Contact</b>		North River Ranch
<b>Phone</b>		11510 Little River Way
<b>E-mail</b> carvalhov@pfm.com		Parrish, FL 34219
<b>Account #</b>		<b>Proposal Prepared By:</b> Floyd Wyatt
		<b>Type Of Work</b> enhancement

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

Description	Qty	Unit Price	Amount
Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work: The attached proposal is for the replacement of 3- live oaks and 23- viburnum OD behind the Publix retaining wall at Riverfield Townhome community.		0.00	0.00
Live Oak 30g / 2" Cal	3	385.00	1,155.00
Viburnum Odoratissimum 3gal	23	14.00	322.00
Bw 2/21/2024			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576  
Phone: 844-347-0702 | Fax: 813-501-1432  
office@SteadfastAlliance.com | SteadfastAlliance.com

**Total** \$1,477.00

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat Equipment Move Proposal

# ESTIMATE



## NRR ISD-O AND M

### Bay Area Bobcat

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

Estimate # 68

Date 02/20/2024

Description	Total
Moving office compound supplies	\$200.00

- North River Ranch Improvement Stewardship District.

Site Location: North River Ranch, Parrish Fl. Fort Hamer Rd. - Office Trailer compound.

Site Work: Load mistletoes large items from around the office trailer and also items from out of the Conex container.

- Load all items onto my flatbed trailer and also use the skid loader to load heavier items onto trailer.

- Drive to the new location of the office trailer compound and unload everything on site.

Thank you!

**Subtotal** \$200.00

**Total** **\$200.00**



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

Pete Williams, Chairman

Date: \_\_2/21/24\_\_

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

**North River Ranch  
Improvement Stewardship District**

MDS Handyman Proposal for Desk Install



# QUOTE



**MDS Handyman & Pressure Cleaning Co.,LLC**

104 12th Street SW  
Ruskin, FL 33570

NRR - ISD - O AND M

813-260-7322  
Fax:813-641-0256  
Mdshandyman2017@gmail.com

## BILL TO

North River Ranch Improvement Stewardship District  
Jeff Ramer @ nealland  
Email: jramer@nealland.com

**QUOTE #**

124

**QUOTE DATE**

02/21/2024

DESCRIPTION	AMOUNT
Assemble two desk in work trailer Customer will supply two desk	200.00
<b>TOTAL</b>	<b>\$200.00</b>

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

Pete Williams, Chairman

Date:\_\_\_2/21/24\_\_\_

**North River Ranch  
Improvement Stewardship District**

SAAS Gate Sensor Repair Proposal



Southern Automated Access Services, Inc


P.O. Box 46535  
Tampa, FL 33646

# Estimate

Date	Estimate#
2/21/2024	1970

Name / Address
North River Ranch Improvement Stewardship District 5824 Lakewood Ranch Blvd Sarasota, FL 34240

NRR ISD - O AND M

Description	Qty	Cost	Total
Reported that the gate was making noise. Circuit board was showing a 91 error code indicating that the gate had met force. To correct issue, clear fault, operator will resume normal operation. Adjust pinch bracket which had slipped due to the impact of being hit by an object. There is a small damaged area on the gate from something hitting it. Hourly Tech Charge Extended area trip charge. Sales Tax		105.00 95.00 7.00%	105.00 95.00 0.00
Approved and accepted by:  Date: 2/21/24		Pete Williams, Chairman	
Thank you for your business.		<b>Total</b> \$200.00	

Please sign and return if acceptable

Signature \_\_\_\_\_

Phone #
813-714-1430

E-mail
saasgates@gmail.com

**North River Ranch  
Improvement Stewardship District**

CTS Proposal to Move Shipping Container



NRR ISD- O AND M

12/15/2024 - Proposal

North River Ranch Improvement Stewardship District

5824 Lakewood Ranch Blvd

Sarasota, FL 34240

Regarding: 40' Shipping Container

Pickup: 9308 Fort Hamer Road, Parrish, FL

Drop: 11593 North River Ranch Trail, Parrish, FL

Estimate of time: 3.5-4.0 Hours

Total \$ 539.00 - \$616.00

(\$140 Hr. + 10% Fuel SC) Time starts when we leave Clearwater, FL & Ends when we get back to Clearwater, FL.

**Bernadette Suraci**

**CTS Towing + Transport** | [www.ctstow.com](http://www.ctstow.com)

a division of Ascension Auto Service Inc.

**Office:**

Hillsborough 813-673-8675

Pinellas 727-441-2137

**Fax:** 813-673-8541

A handwritten signature in blue ink, appearing to read 'Pete Williams', is written over a red line.

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

Pete Williams, Chairman

Date: 2/15/24

**Clearwater Location:**  
1955 Carroll Street  
Clearwater, FL 33765  
727-441-2137 (Fax) 727-441-1104

**Pinellas Park**  
12895 Automobile Blvd  
Clearwater, FL 33762

**Tampa Location:**  
4108 W. Cayuga Street  
Tampa, FL 33614  
813-874-5933 (Fax) 813-673-8541

**North River Ranch  
Improvement Stewardship District**

Maverick Building Solutions Proposal for  
Sign Repairs

# Proposal

Repairs and straightening of signage at NRR

Amount Due (USD)

**\$950.00**

BILL TO  
**North River Ranch Improvement  
Stewardship District**  
Jeff Ramer

9413768496  
Jramer@nealland.com

NRR ISD - O AND M

**Proposal Number:** 166

**Proposal Date:** February 22, 2024

**Payment Due:** February 22, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Replacement Pole</b> New Replacement 5" x 4" custom 14ft pole for damage street name signs. Replaced pole, finial top, collar and retrofitted current street names, logos, and brackets.	1	\$650.00	\$650.00
<b>Sign repairs</b> Re-digging up, hammering off old concrete base, re-digging, re- framing 12" x 24" tubular hole, repouring high-strength concrete, and leveling the 3 damaged decorative signs and poles designated.	1	\$300.00	\$300.00

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

Pete Williams, Chairman

Date: 2/22/24

**Subtotal:** \$950.00

**Total:** \$950.00

**Amount Due (USD):** \$950.00

## Notes / Terms

Final balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Maverick Building Solution s



## MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard  
Oldsmar, Florida 34677  
United States

## Contact Information

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

**North River Ranch  
Improvement Stewardship District**

United Rentals Proposal  
for Holding Tank Service





# RENTAL QUOTE

# 230343326

Job site

NRR 1260  
 11593 N RIVER RANCH TRAIL  
 PARRISH FL 34219

Office: 407-723-5900

NRR ISD - O AND M

NORTH RIVER RANCH ISD  
 3501 QUADRANGLE BLVD.  
 ORLANDO FL 32817

Customer # : 6836821  
 Quote Date : 02/15/24  
 Estimated Out : 03/04/24 05:00 PM  
 Estimated In : 04/01/24 05:00 PM  
 UR Job Loc : 11593 N River Ranch  
 UR Job # : 1  
 Customer Job ID:  
 P.O. # : TBD  
 Ordered By : Jeff Ramer  
 Written By : KENNETH BUNDRUM  
 Salesperson : ELPIDA PITTAS

**This is not an invoice  
 Please do not pay from this document**

RENTAL ITEMS:							
Qty	Equipment	Description	Minimum	Day	Week	4 Week	Estimated Amt.
1	600/2485	WASTE HOLDING TANK		25.00	25.00	25.00	25.00
1	075/2080	SERVICE - WASTE TANK 1X WEEKLY		328.62	328.62	328.62	328.62
Rental Subtotal:							353.62
SALES/MISCELLANEOUS ITEMS:							
Qty	Item	Price	Unit of Measure	Extended Amt.			
1	DELIVERY CHARGE	90.000	EACH	90.00			
1	PICKUP CHARGE	90.000	EACH	90.00			
Sales/Misc Subtotal:							180.00
Agreement Subtotal:							533.62
Estimated Total:							533.62

## COMMENTS/NOTES:

CONTACT: Jeff Ramer  
 CELL#: 941-376-8496  
 Dlv/Pku loc selected by Map Pin Option

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)  
 WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #  
 IN ORDER TO CLOSE THIS CONTRACT

Approved and accepted by:   
 Date: 2/23/24  
 Pete Williams, Chairman

This proposal may be withdrawn if not accepted within 30 days. The above referenced Rental Protection Plan, environmental, and tax charges are estimates and are subject to change.

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat Proposal  
for Washout Repairs

# ESTIMATE



## Prepared For

North River Ranch Improvement Stewardship  
District

### Bay Area Bobcat

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

Estimate # 67

Date 02/10/2024

Description	Total
-------------	-------

Fill dirt /Washouts/Sod	\$2,500.00
-------------------------	------------

Site Location: Riverfield townhomes -North River Ranch Parrish, FL.

Site Work: Bring in 2 dump truck loads of fill dirt or load & haul fill dirt from on site with dump trailer to fill in several small/ medium washouts along the shell nature trail and creek bank located on the South side of Canyon Creek Trail. behind Riverfield townhomes.

- Fill in washouts, back blade dirt and level out.
- Throw 2 pallets of Bahia sod over fill dirt to stabilize.

Total cost=\$2,500.00

Toral Includes: Time, Labor, Equipment &Materials.

Thank you!

<b>Subtotal</b>	\$2,500.00
-----------------	------------

<b>Total</b>	<b>\$2,500.00</b>
--------------	-------------------

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

**North River Ranch  
Improvement Stewardship District**

Aqua Plumbing & Air Proposal  
for Trailer Disconnect

Pete Williams, Chairman

**North River Ranch  
Improvement Stewardship District**

Aqua Plumbing & Air  
A/C Maintenance



# Air Conditioning Maintenance Plans

## KEEP A/C COSTS & ENERGY USE DOWN WITH EASY MAINTENANCE

### Why do regularly scheduled maintenance?

- Lowers your utility bills
- Improves cooling and heating efficiency
- Fewer repairs to worry about
- Extends equipment life
- You receive priority customer service
- 10% discount or more on parts and labor
- Preserves the manufacturer's warranty



## YOU RECEIVE PRIORITY SERVICE DAYS, NIGHTS, AND WEEKENDS:

### 30 Point Precision Tune-Up Includes Checking, Cleaning, & Adjusting

- **Air Handler:** Motor Amps • Lubricate Bearings • Service Filter
- **Condenser:** Operating pressures • Compressor Amps • Capacitors R.L.A. • Lubricate Bearings • Crankcase Heater • Coil Clean • Contactor Points • Relays • Capacitors • Freon • Oil Level
- **Thermostat:** Calibration • Leveling
- **Electric Heat:** Elements • Fuses • Relays • Limit Control • Wire Connections
- **Evaporator Coil:** Spray & Check Coil • Drain Treatment
- **Visual Leak Check:** Oil • Bubbles in Sight Glass • Corrosion

## WE HELP YOU PROTECT YOUR INVESTMENT IN YOUR SYSTEM!

### Silver A Plan - \$189.00\*

- 2 Maintenances per year
- Discount on Air Conditioner repairs - 10%
- Drain Line Guarantee (maintenance must be done every 6 mo.)

*EW*  
*2/27/14*

### ~~Silver B Plan - \$119.00\*~~

- ~~1 Maintenance per year~~
- ~~Discount on Air Conditioner repairs - 10%~~

**Call us today!**  
**941.366.7676**

AQUA Plumbing & Air | 8283 Vico Court | Sarasota, FL 34240 | P: 941.366.7676  
F: 941.366.7910 | [www.aquaplumbing.com](http://www.aquaplumbing.com)

\*Prices are subject to change without notice. \*Only \$50.00 additional charge for after-hours service call.



**North River Ranch  
Improvement Stewardship District**

Lester M. Neely Proposal  
to Install Cattle Fence

Lester M Neely III, LLC

9107 68th Ave E  
Bradenton FL 34202


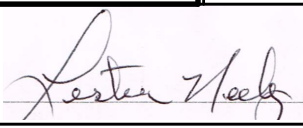
Proposal

Proposal Date	2/27/2024
Proposal #	P2024-05

Name / Address
North River Ranch ISD c/o PFM Group Consulting 3501 Quadrangle Blvd Ste 270 Orlando FL 32817

PLEASE SEND COPY OF APPROVED PROPOSAL TO  
LLCLMN3@gmail.com

LANCDDGEN - FENCING / WALLS

			Project
Description	Qty	Rate	Total
AMAZON EAST FENCE PER JEFF RAMER			
Install new cattle fence at Amazon East 658 ft @ \$2.82 per ft	658	2.82	1,855.56
5 Pull arounds - take 1 8' post plus wire	5	75.00	375.00
2 H Braces - consists of two 8' posts plus one 6.5' post, 3# brace wire, two men 45 minutes to build	2	165.00	330.00
3 drainage ditches required 160 ft of under gusset to keep the cattle from swimming under the fence 160 ft @ \$4 per ft	160	4.00	640.00
Remove existing cattle fence - 720 ft @ \$2.10 per ft	720	2.10	1,512.00
<div>Approved and accepted by: </div> <div>Date: 2/28/24</div> <div>Pete Williams, Chairman</div>			
ALL BIDS ARE VALID FOR TWO (2) WEEKS			
Phone #			Total
941-741-1924			\$4,712.56
E-mail		LLCLMN3@gmail.com	Approved by:

**North River Ranch  
Improvement Stewardship District**

Lester M. Neely Proposal  
for Seeding of Right of Way

Lester M Neely III, LLC

9107 68th Ave E  
Bradenton FL 34202


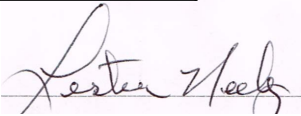
NRR ISD - O AND M

Proposal

Proposal Date	2/27/2024
Proposal #	P2024-06

Name / Address
North River Ranch ISD c/o PFM Group Consulting 3501 Quadrangle Blvd Ste 270 Orlando FL 32817

PLEASE SEND COPY OF APPROVED PROPOSAL TO  
LLCLMN3@gmail.com

			Project
Description	Qty	Rate	Total
SEEDING ALONG RIGHT OF WAY ON WEST SIDE OF FORT HAMER RD per Jeff Ramer  Seed along Fort Hamer Road right of way - 188,765 sf @ .0233 per sf	188,765	0.0233	4,398.22
<div>Approved and accepted by:  Pete Williams, Chairman</div> <div>Date: 2/28/24</div>			
ALL BIDS ARE VALID FOR TWO (2) WEEKS			
Phone #	<div>SIGNATURE </div>		Total \$4,398.22
941-741-1924			Approved by:
E-mail	LLCLMN3@gmail.com		

**North River Ranch  
Improvement Stewardship District**

Mend & Manage LLC Drywall Repair



# Mend & Manage LLC

941-527-9896 | mendandmanage@gmail.com | www.MendandManage.com

RECIPIENT:

**North River Ranch (Nova Hicks)**  
11510 Little River Way  
Parrish, Florida 34219

Quote #556	
Sent on	Feb 22, 2024
Total	\$735.00

Product/Service	Description	Qty.	Unit Price	Total
Drywall repair and spot painting, estimated cost.	Confirm when onsite. labor only	1	\$465.00	\$465.00
Materials, estimated cost		1	\$115.00	\$115.00
Try to best match the paint and paint only repaired area.	Labor only	1	\$155.00	\$155.00

*EW 2/29/24*

This quote is valid for the next 30 days, after which values may be subject to change.

Total	\$735.00
-------	----------

**North River Ranch  
Improvement Stewardship District**

Daystar Exterior Cleaning  
Sidewalk Pressure Wasing

# ESTIMATE

**Daystar Exterior Cleaning, Inc**      daystarcleans@gmail.com  
P.O Box 1547                      (941) 592-5990  
Bradenton, FL 34206            http://daystarcleans.com



## North River Ranch c/o PFM Consulting Group, LLC

<b>Bill to</b> North River Ranch c/o PFM Consulting Group, LLC 3501 Quadrangle Blvd Ste 270 Orlando, FL 32817	<b>Ship to</b> North River Ranch c/o PFM Consulting Group, LLC 3501 Quadrangle Blvd Ste 270 Orlando, FL 32817
--	--

**Estimate details**  
Estimate no.: 3003  
Estimate date: 02/26/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Sidewalks</b> Surface clean sidewalks for mildew/debris. -North River Ranch, street sidewalk on grand River Parkway behind 9529 Royal River		1	\$585.00	\$585.00
					<b>Total</b>	<b>\$585.00</b>

**Note to customer**  
Daystar takes the utmost care to ensure your property is both clean and safe. Daystar is not responsible for any damage to personal property associated with activities involving the cleaning/sealing of stated residence.

*EW 2/25/24*



**North River Ranch  
Improvement Stewardship District**

Steadfast Median Install



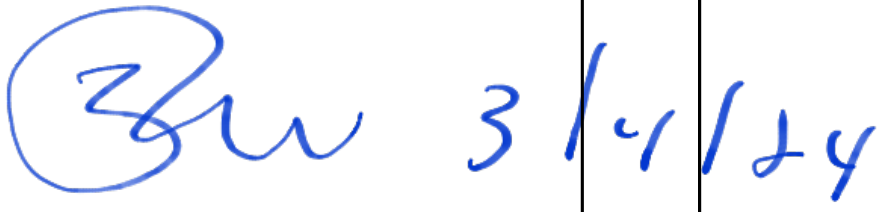
# Steadfast Alliance Maintenance Division

## Proposal

Date 3/4/2024 Proposal # SM-E-2423

Customer Information		Project Information
North River Ranch ISD PFM Group Consulting LLC, 3501 Quadrangle Blvd., Ste. 270, Orlando, FL 32817		SM1132 North River Ranch
<b>Contact</b>		North River Ranch 11510 Little River Way Parrish, FL 34219 RIVERFIELD T.H.
<b>Phone</b>		<b>Proposal Prepared By:</b> Floyd Wyatt
<b>E-mail</b> carvalhov@pfm.com		<b>Type Of Work</b> Enhancement
<b>Account #</b>		

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

Description	Qty	Unit Price	Amount
The proposal is for the Beach Sunflower install of the 3- median islands in front of the community near the new Publix.		0.00	0.00
Plant material- it will take 2,000 1-gallon beach sunflowers to fill in this area. Charles approved photo of plant material.	2,000	9.00	18,000.00
Irrigation Labor- The current drip lines will need to be re-routed to accommodate the new plants being installed- we will be able to use existing drip line it just needs to be re-configured. IMPORTANT- existing irrigation company will need to manage water after plant install- we will set it to run everyday for the first 2-weeks- after that will need to be adjusted to 4 X per week- we can assist in anyway needed.	15	85.00	1,275.00
Scope of work- to level tips of islands, remove existing turf/weeds and add river rock to tips to match existing islands. This will include loading and trucking rock from onsite where rock is located and installing in tips of islands- i will need to know where rock is located.	17	50.00	850.00
			

30435 Commerce Drive Unit 102 | San Antonio, FL 33576  
Phone: 844-347-0702 | Fax: 813-501-1432  
office@SteadfastAlliance.com | SteadfastAlliance.com

**Total** \$20,125.00

**North River Ranch  
Improvement Stewardship District**

Mid-Florida Tree Service  
Tree Trimming



HAVCDDGEN-LNDSCPNG

# Proposal

Mid-Florida Tree Service, Inc.  
11704 Jackson Rd.  
Thonotosassa, FL 33592  
813-986-2258

## Nealland & Neighborhoods 20240229

Thursday, February 29, 2024

Nealland & Neighborhoods

5824 Lakewood Ranch Blvd N  
Sarasota, FL 34240

Work 941-328-1210 Office

Phone 727-207-1002 Ron Litts

Salesperson: Tom Conte

813-986-2258

treeinfo@midfloridatreeservice.com

Worksite: North River Ranch Improvement Stewardshi  
11800 Camp Creek Trl  
Duette, FL 34219

#	Description	Qtr	Unit Cost	Amount
1	<b>Trimming</b> Elevate and remove major deadwood (2" diameter and larger) and trim hanging vines. Cut numbs as shown, leave existing collars. Work to be shown by Ron Litts, consulting arborist. Specific trimming at different locations to be show by consulting arborist, Ron Litts. Haul away all debris.	1	\$12,600.00	\$12,600.00

Subtotal: \$12,600.00

Customer Signature

Date

Total: \$12,600.00

This work is fully covered by General Liability and Workers Compensation Insurance of Mid-Florida Tree Service. Mid-Florida Tree Service will not be responsible for damage to property not visible where not specifically mentioned here, especially underground installations. Credit Cards are subject to a 3% processing fee. Note: Stump grinding converts the stump into mulch. The work does not include hauling away resulting piles of mulch unless specified in quote. THIS PROPOSAL IS NOT A TREE RISK OR HAZARDOUS TREE EVALUATION

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

Pete Williams, Chairman

Date: 3/4/24

**North River Ranch  
Improvement Stewardship District**

SLS Little River Swale Repair

Southern Land Services of Southwest Florida, Inc.  
144 Whitaker Road  
Lutz, FL 33549


NRR ISD - O AND M

# PROPOSAL

Date	Proposal #
3/4/2024	030424-1

To
North River Ranch ISD 5824 Lakewood Ranch Blvd Sarasota, FL 34240

Job Location
NRR Fort Hamer

Quantity	Unit	Job Description	Additional Description	Unit Price	Total
		Install underdrain.	Crew with bobcat to add 100 LF of under drain (60' North and 40' South) of existing yard drain. Includes the following:  16-24" deep trench with 4" preforated sock pipe. Trench filled 12" with 57 rock, then add mirafi, dirt and sod. Drain is to be drilled into existing 12" Pipe at yard drain Grade and sod any ruts/disturbed areas when completed (2 pallets Bahia)  Access will be through landscape berm where mulch and small shrubs will be removed and reinstalled when completed.   Approved and accepted by: _____ Date: __3/5/24__	4,800.00	4,800.00

Pete Williams, Chairman

Thank you for the opportunity.	<b>Total</b>	\$4,800.00
--------------------------------	--------------	------------

Phone #	Fax #	E-mail
813-949-0049		info@southernlandsvc.com

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat -  
Move Fuel Tank

# ESTIMATE



## NRR ISD - O AND M

### Bay Area Bobcat

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

Estimate # 70

Date 03/07/2024

Description	Total
Move fuel tank	\$200.00

Site Location: Parrish, FL. - North River Ranch Improvement Stewardship District.

Site Work: Mobilize truck and equipment to the old site of the office trailer compound.  
- Load up large fuel tank with skid steer onto flatbed trailer and relocate to the new site of the office trailer compound and place in desired location as told.

Total= \$200.00

Thank you!

<b>Subtotal</b>	\$200.00
<b>Total</b>	<b>\$200.00</b>

Approved and accepted by: \_\_\_\_\_  
Pete Williams, Chairman

Date: \_\_3/11/24\_\_



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. 064 – 067

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 064 - 067

PA #	Description	Amount	Total
64	Advanced Aquatic Services	\$ 5,578.00	
		\$ 4,400.00	
	Ballenger Irrigation	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Doody Free 941	\$ 390.00	
	Eastern Funding	\$ 695.00	
	Jan-Pro of Manasota	\$ 195.00	
		\$ 870.70	
		\$ 1,342.50	
	Manatee County Utilities Department	\$ 397.16	
		\$ 59.98	
		\$ 182.86	
		\$ 53.92	
		\$ 185.58	
		\$ 82.96	
		\$ 173.85	
		\$ 494.40	
		\$ 296.33	
		\$ 300.98	
		\$ 79.67	
		\$ (17.92)	
		\$ 5.95	
		\$ 77.41	
	Ornamental Design	\$ 3,250.00	
	Peace River Electric Cooperative	\$ 1,683.81	
	Securiteam	\$ 450.00	
		\$ 450.00	
		\$ 262.50	

	<b>Steadfast Maintenance</b>	<b>\$ 4,500.00</b>	
	<b>Verizon Business</b>	<b>\$ 115.28</b>	
	<b>WTS International</b>	<b>\$ 2,031.25</b>	
		<b>\$ 761.06</b>	
			<b>\$30,183.23</b>
<b>65</b>	<b>Bay Area Bobcat</b>	<b>\$ 1,800.00</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 315.00</b>	
		<b>\$ 800.00</b>	
		<b>\$ 990.00</b>	
	<b>Everglades Equipment Group</b>	<b>\$ 28,914.18</b>	
	<b>Frontier</b>	<b>\$ 738.24</b>	
		<b>\$ 202.01</b>	
		<b>\$ 219.04</b>	
		<b>\$ 222.33</b>	
		<b>\$ 225.66</b>	
	<b>Jan-Pro of Manasota</b>	<b>\$ 398.37</b>	
		<b>\$ 163.87</b>	
	<b>Jones and Sons</b>	<b>\$ 145.00</b>	
		<b>\$ 80.00</b>	
	<b>Lewis Consulting Services</b>	<b>\$ 1,500.00</b>	
	<b>McClatchy Company</b>	<b>\$ 65.52</b>	
	<b>Manatee County Utilities Department</b>	<b>\$ 199.30</b>	
	<b>S&amp;G Pools</b>	<b>\$ 1,650.00</b>	
		<b>\$ 1,282.60</b>	
	<b>Spectrum</b>	<b>\$ 132.77</b>	
	<b>Suburban Propane</b>	<b>\$ 750.21</b>	
	<b>Sunrise Landscape</b>	<b>\$ 620.11</b>	
		<b>\$ 302.63</b>	
		<b>\$ 591.41</b>	
		<b>\$ 1,005.77</b>	

		\$ 41,057.24	
		\$ 532.58	
		\$ 631.95	
		\$ 541.65	
		\$ 541.65	
		\$ 913.49	
		\$ 979.11	
		\$ 408.07	
		\$ 954.00	
		\$ 949.16	
		\$ 779.60	
		\$ 565.03	
		\$ 62.00	
	Valley National Bank	\$ 811.39	
	WTS International	\$ 1,201.15	
		\$ 518.73	
			\$94,760.82
66	MDS Handyman & Pressure Cleaning	\$ 780.00	
	PFM Group Consulting	\$ 6,416.67	
		\$ 2,083.33	
	WTS International	\$ 878.22	
			\$10,158.22
67	Bay Area Bobcat	\$ 200.00	
	Boxhub	\$ 6,450.00	
	By the Bay Movers	\$ 1,521.00	
	Clearview Land Design	\$ 107.50	
		\$ 628.25	
	Florida Road Race Management	\$ 870.00	
	Lester M Neely III	\$ 1,530.00	
	Maverick Building Solutions	\$ 950.00	
	Premier Portables	\$ 1,120.00	

	<b>Southern Automated Access Services</b>	<b>\$ 200.00</b>	
	<b>Spectrum Business</b>	<b>\$ 134.56</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 5,157.50</b>	
	<b>Sunrise Landscape</b>	<b>\$ 39,295.74</b>	
	<b>Supervisor Fees - 02/14/2024 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>WTS International</b>	<b>\$ 1,397.42</b>	
			<b>\$60,561.97</b>
	<b>Total</b>		<b>\$195,664.24</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 064**

2/2/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Advanced Aquatic Services</b>			
	February Lake Maintenance	10552607	\$ 5,578.00	FY 2024
	Pond Maintenance	10552677	\$ 4,400.00	FY 2024
<b>2</b>	<b>Ballenger Irrigation</b>			
	February Irrigation Consulting	23750	\$ 750.00	FY 2024
<b>3</b>	<b>Clean Sweep Parking Lot Maintenance</b>			
	Power Sweeping on 01/19/2024	53814	\$ 85.00	FY 2024
<b>4</b>	<b>Doody Free 941</b>			
	February Dog Station Maintenance	27409	\$ 390.00	FY 2024
<b>5</b>	<b>Eastern Funding</b>			
	FitRev Lease	2945821524	\$ 695.00	FY 2024
<b>6</b>	<b>Jan-Pro of Manasota</b>			
	February Construction Lot Janitorial Services	80074	\$ 195.00	FY 2024
	February Riverfield Verandah Janitorial Services	80165	\$ 870.70	FY 2024
	February Brightwood Pavilion Janitorial Services	80201	\$ 1,342.50	FY 2024
<b>7</b>	<b>Manatee County Utilities Department</b>			
	11510 Little River Way ; Service 12/19/2023 - 01/22/2024	Acct: 338845-162425	\$ 397.16	FY 2024
	8905 Grand River Parkway	Acct: 338845-164615	\$ 59.98	FY 2024
	11539 Little River Way	Acct: 338845-164711	\$ 182.86	FY 2024
	8410 Arrow Creek Drive	Acct: 338845-168938	\$ 53.92	FY 2024
	8475 Fort Hamer Road	Acct: 338845-169394	\$ 185.58	FY 2024
	11706 Sawyer Lane	Acct: 338845-169395	\$ 82.96	FY 2024
	8414 Arrow Creek Drive ; Service 12/18/2023 - 01/22/2024	Acct: 338845-170584	\$ 173.85	FY 2024
	11812 Camp Creek Trail	Acct: 342099-178426	\$ 494.40	FY 2024
	9903 Cross River Trail	Acct: 342099-178427	\$ 296.33	FY 2024
	11775 Little River Way	Acct: 342099-178473	\$ 300.98	FY 2024
	9545 Weymouth Terrace	Acct: 342099-179510	\$ 79.67	FY 2024
	10023 Cross River Trail	Acct: 342099-180539	\$ (17.92)	FY 2024
	10148 Spruce River Trail	Acct: 342099-180541	\$ 5.95	FY 2024
	9901 Laurel Fork Trl	Acct: 342099-180543	\$ -	FY 2024
	10024 Plum River Dr	Acct: 342099-180544	\$ 77.41	FY 2024
<b>8</b>	<b>Ornamental Design</b>			
	Entrance Gate Repair	8436	\$ 3,250.00	FY 2024
<b>9</b>	<b>Peace River Electric Cooperative</b>			
	NRR Ph1C & 1D Lighting; 12/24/2023 - 01/24/2024	Acct: 199230001	\$ 1,683.81	FY 2024
<b>10</b>	<b>Securiteam</b>			
	February Brightwood Security	17874	\$ 450.00	FY 2024
	February Riverfield Security	17875	\$ 450.00	FY 2024
	Security Camera Repair	14086121123	\$ 262.50	FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 064**

2/2/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
11	<b>Steadfast Maintenance</b> February Landscape Maintenance	SM-11111	\$ 4,500.00	FY 2024
12	<b>Verizon Business</b> Acct. 642468079-00001: Service 12/24/2023 - 01/23/2024	9954997038	\$ 115.28	FY 2024
13	<b>WTS International</b> February Management January Expenses	12390295 12390540	\$ 2,031.25 \$ 761.06	FY 2024 FY 2024
<b>TOTAL</b>			<b>\$ 30,183.23</b>	

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 065**

2/9/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Bay Area Bobcat</b>			
	Fill In Wash Out / Sod	100	\$ 1,800.00	FY 2024
<b>2</b>	<b>Daystar Exterior Cleaning</b>			
	Wildleaf Entrance Building February Cleaning	20375	\$ 315.00	FY 2024
	Veranda February Cleaning	20388	\$ 800.00	FY 2024
	Pool and Windows February Cleaning	20420	\$ 990.00	FY 2024
<b>3</b>	<b>Everglades Equipment Group</b>			
	John Deere Equipment	E08515	\$ 28,914.18	FY 2024
<b>4</b>	<b>Frontier</b>			
	Pavilion Services 02/03/2024 - 03/02/2024	Acct: 941-776-0433-093021-5	\$ 738.24	FY 2024
	Camp Creek Services 10/27/2023 - 11/26/2023	Acct: 941-776-9333-102723-5	\$ 202.01	FY 2024
	Camp Creek Services 11/27/2023 - 12/26/2023	Acct: 941-776-9333-102723-5	\$ 219.04	FY 2024
	Camp Creek Services 12/27/2023 - 01/26/2024	Acct: 941-776-9333-102723-5	\$ 222.33	FY 2024
	Camp Creek Services 01/27/2024 - 02/26/2024	Acct: 941-776-9333-102723-5	\$ 225.66	FY 2024
<b>5</b>	<b>Jan-Pro of Manasota</b>			
	Brightwood Janitorial Supplies	1287	\$ 398.37	FY 2024
	Riverfield Janitorial Supplies	1296	\$ 163.87	FY 2024
<b>6</b>	<b>Jones and Sons</b>			
	Brightwood Pest Control	7771	\$ 145.00	FY 2024
	Riverfield Pest Control	7774	\$ 80.00	FY 2024
<b>7</b>	<b>Lewis Consulting Services</b>			
	Surveillance Camera Rentals: 02/05/2024 - 05/05/2024	1704A	\$ 1,500.00	FY 2024
<b>8</b>	<b>McClatchy Company</b>			
	Legal Advertising on 01/03/2024 (Ad: IPL0152430)	234547	\$ 65.52	FY 2024
<b>9</b>	<b>Manatee County Utilities Department</b>			
	11870 Richmond Trl	Acct: 342099-182170	\$ 199.30	FY 2024
<b>10</b>	<b>S&amp;G Pools</b>			
	February Brightwood Pool Service	NRR24224	\$ 1,650.00	FY 2024
	February Riverfield Pool Service	RF29424	\$ 1,282.60	FY 2024
<b>11</b>	<b>Spectrum</b>			
	11510 Little River Way Services 01/28/2024 - 02/27/2024	0125330012824	\$ 132.77	FY 2024
<b>12</b>	<b>Suburban Propane</b>			
	Brightwood Propane	--	\$ 750.21	FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**


**Payment Authorization No. 065**

2/9/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>13</b>	<b>Sunrise Landscape</b>			
	Zone 39 Repair	15849	\$ 620.11	FY 2024
	Controller B Repair	15850	\$ 302.63	FY 2024
	Controller D Repair	15851	\$ 591.41	FY 2024
	Controller A Repair	15852	\$ 1,005.77	FY 2024
	January Landscaping	16056	\$ 41,057.24	FY 2024
	Zone 20 Repair	16058	\$ 532.58	FY 2024
	Zone 18 Repair	16059	\$ 631.95	FY 2024
	Battery Controller Replacement	16060	\$ 541.65	FY 2024
	Battery Controller Replacement for Drip Zone	16061	\$ 541.65	FY 2024
	Controller Faceplate Replacement	16062	\$ 913.49	FY 2024
	Control C Repair	16063	\$ 979.11	FY 2024
	Valve Box Replacements	16064	\$ 408.07	FY 2024
	Decoder and Solenoid Replacements	16065	\$ 954.00	FY 2024
	Zones 12 and 13 Repairs	16104	\$ 949.16	FY 2024
	Control C Lift Station and Mailbox Repair	16105	\$ 779.60	FY 2024
	Installed 2 Popup Heads	16106	\$ 565.03	FY 2024
	Battery Node Replacement	16107	\$ 62.00	FY 2024
<b>14</b>	<b>Valley National Bank</b>			
	VISA Statement Closing Date 01/31/2024	Acct. 9466	\$ 811.39	FY 2024
<b>15</b>	<b>WTS International</b>			
	Payroll - Pay Period Ending 01/31/2024	12391086	\$ 1,201.15	FY 2024
	2023.Q4 401(k) Company Match	12391266	\$ 518.73	FY 2024

**TOTAL                   \$   94,760.82**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 066**

2/16/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1H</b>	<b>MDS andyman &amp; Pressure Cleaning</b> Game Tables Repair	17	\$ 780.00	FY 2024
<b>2</b>	<b>PFM Group Consulting</b> February DM Fee	DM-02-2024-36	\$ 6,416.67	FY 2024
	February Field Services Fee	DM-02-2024-37	\$ 2,083.33	FY 2024
<b>3</b>	<b>WTS International</b> Payroll - Pay Period Ending 01/15/2024	12391430	\$ 878.22	FY 2024

**TOTAL \$ 10,158.22**

*Venessa Ripoll*

Secretary / Assistant Secretary

Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Payment Authorization No. 067**

2/23/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Bay Area Bobcat</b> Moving Fees	103	\$ 200.00	FY 2024
2	<b>Boxhub</b> High-Cube Double Door	BX-US-25036	\$ 6,450.00	FY 2024
3	<b>By the Bay Movers</b> Moving Fees	E1IS26JD	\$ 1,521.00	FY 2024
4	<b>Clearview Land Design</b> Engineering Services Through 02/09/2024 Reimbursables Through 02/09/2024	24-10424 24-10425	\$ 107.50 \$ 628.25	FY 2024 FY 2024
5	<b>Florida Road Race Management</b> Trail Run Fees	--	\$ 870.00	FY 2024
6	<b>Lester M Neely III</b> Brightwood Trail Tree Work	2023-268	\$ 1,530.00	FY 2024
7	<b>Maverick Building Solutions</b> Sign Repairs and Straightening	166	\$ 950.00	FY 2024
8	<b>Premier Portables</b> Holding Tank Rental 02/15/2024 - 03/13/2024	A-181633	\$ 1,120.00	FY 2024
8	<b>Southern Automated Access Services</b> Gate Repairs	14209	\$ 200.00	FY 2024
9	<b>Spectrum Business</b> 8414 Arrow Creek Dr Services 02/15/2024 - 03/14/2024	126098021524	\$ 134.56	FY 2024
10	<b>Stantec Consulting Services</b> District Engineering Services Through 02/02/2024	2196194	\$ 5,157.50	FY 2024
11	<b>Sunrise Landscape</b> February Landscape Maintenance	15996	\$ 39,295.74	FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

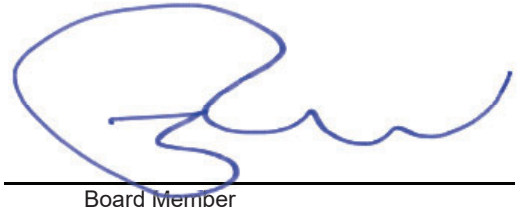
**Payment Authorization No. 067**  
2/23/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>12</b>	<b>Supervisor Fees - 02/14/2024 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
<b>13</b>	<b>WTS International</b>			
	Payroll - Pay Period Ending 02/15/2024	12392005	\$ 1,397.42	FY 2024

**TOTAL \$ 60,561.97**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**North River Ranch  
Improvement Stewardship District**

Funding Requests  
Nos. 385 – 392

Funding Requests 385 - 392			
FR #	Description	Amount	Total
385			
Phase 4	Mike Armstrong Landscaping	\$ 57,731.50	
			\$57,731.50
386			
Phase 2	RIPA & Associates	\$ 240,286.91	
			\$240,286.91
387			
Phase 4	Steadfast Environmental	\$ 2,250.00	
			\$2,250.00
388			
Phase Ft Hamer	Mike Armstrong Landscaping	\$ 119,086.48	
			\$119,086.48
389			
Phase 4	MDS Handyman & Pressure Cleaning	\$ 260.00	
		\$ 2,200.00	
			\$2,460.00
390			
Phase Ft Hamer	Clearview Land Design	\$ 1,775.00	
			\$1,775.00
391			
Phase 2	Stantec Consulting Services	\$ 21,188.67	
		\$ 1,760.00	
			\$22,948.67
392			
Phase Ft Hamer	Spectrum Underground	\$ 25,904.00	
			\$25,904.00
		Grand Total	\$472,442.56

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 385**

2/2/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE 4</u></b>				
1	<b>Mike Armstrong Landscaping</b> NRR 4A & 4B Pay Application 17 Through 12/10/2023	--	\$ 57,731.50	FY 2024

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    57,731.50**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 386**

2/9/2024


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

1	<b>RIPA &amp; Associates</b> Phase 2 Pay Application 2REV Through 01/31/2024	23-2204-02REV	\$ 240,286.91	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 240,286.91**

  
Secretary / Assistant Secretary

  
Board Member

NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 387

2/9/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
1	Steadfast Environmental 4B Wetland Tree Removal	SE-23576	\$ 2,250.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,250.00

\$	-	FY 2023
\$	2,250.00	FY 2024

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 388**

2/9/2024


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

1	<b>Mike Armstrong Landscaping</b> Ft. Hamer 2nd Ext. Pay Application 5 Through 12/10/2023	--	\$ 119,076.48	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 119,076.48**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 389


2/16/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
<b>H</b>	<b>MDS andyman &amp; Pressure Cleaning</b>			
	Park Stair Case Maintenance	118	\$ 260.00	FY 2024
	Park Stair Case Maintenance	123	\$ 2,200.00	FY 2024

Total - **PAYABLE TO NORTH RIVER RANCH ISD** \$ 2,460.00

\$	-	FY 2023
\$	2,460.00	FY 2024

Venessa Ripoll  
Secretary / Assistant Secretary


  
Board Member

NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 390  
2/16/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE FT HAMER</b>				
1	Clearview Land Design Ft. Hamer 2nd Ext. Inspection and Certification Services Through 02/09/2024	24-10426	\$ 1,775.00	FY 2024
Total - PAYABLE TO NORTH RIVER RANCH ISD				\$ 1,775.00

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member


NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 391  
2/23/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 2</b>				
1	<b>Stantec Consulting Services</b>			
	Phase 2 Roadway and Utility Infrastructure Services Through 02/02/2024	2196167	\$ 21,188.67	FY 2024
	Phase 2 Infrastructure Services Through 02/02/2024	2196191	\$ 1,760.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 22,948.67

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 392**

2/23/2024

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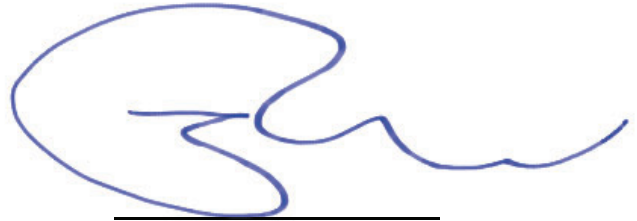
**PHASE FT HAMER**

1	<b>Spectrum Underground</b> Asphalt Overlay Road Work	--	\$ 25,904.00	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 25,904.00**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure  
Requisitions Nos. 073 - 087



North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 73-74

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
73	Driggers Engineering Services	\$ 5,807.00	Please reference invoice(s) SAL16575 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
74	Clearview Land Design	\$ 10,020.00	Please reference invoice(s) 24-10174, 24-10175, 24-10178 and 24-10179 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
<b>Total</b>		\$ 15,827.00		

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 75-79

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
75	Atlantic TNG	\$ 26,512.60	Please reference invoice(s) 152838, 152870, 152799 and 152821 on the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
76	Ferguson Waterworks	\$ 133,345.38	Please wire the funds per the instructions on page(s) 16-17 of the .pdf file and reference invoice(s) 2071675 with the wire.	Via wire
77	GeoPoint Surveying	\$ 5,620.00	Please reference invoice(s) 89926 2 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
78	Maverick Building Solutions	\$ 44,430.00	Please wire the funds per the instructions on page(s) 27-28 of the .pdf file and reference invoice(s) 28 with the wire.	Via wire
79	RIPA & Associates	\$ 518,842.31	Please wire the funds per the instructions on page(s) 35-36 of the .pdf file and reference invoice(s) 01-2119-13RET and 01-2136-12 with the wire.	Via wire
<b>Total</b>		\$ 728,750.29		

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 80-83

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
80	Armorock	\$ 45,711.00	Please reference invoice(s) DFD-01 on the payment.	Armorock, LLC PO Box 530427 Henderson, NV 89053
81	Atlantic TNG	\$ 8,032.25	Please reference invoice(s) 152941 on the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
82	Clearview Land Design	\$ 9,590.00	Please reference invoice(s) 24-10422, 24-10423, 24-10427 and 24-10429 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
83	Ferguson Waterworks	\$ 73,006.96	Please wire the funds per the instructions on page(s) 28-29 of the .pdf file and reference invoice(s) 2071685 and credit memo(s) CM121841 with the wire.	Via wire
<b>Total</b>		\$ 136,340.21		

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 84-87

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
84	Atlantic TNG	\$ 4,490.65	Please reference invoice(s) 153166 on the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
85	Driggers Engineering Services	\$ 2,513.00	Please reference invoice(s) SAL16603 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
86	LRK	\$ 5,045.00	Please wire the funds per the instructions on page(s) 22 of the .pdf file and reference invoice(s) 04.20020.05-1 with the wire.	Via Wire
87	SignPro Studios	\$ 21,750.00	Please overnight the payment and reference invoice(s) 449-2024 with the payment.	Please overnight payment to:  SignPro Studios, Inc. 827 Victoria Drive Dunedin, FL 34698
<b>Total</b>		\$ 33,798.65		

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Amenity Center  
Requisition No. 017

North River Ranch ISD  
Series 2023 - Neighborhood Amenity Center  
Summary of Requisition(s): 17

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
17	Driggers Engineering Services	\$ 2,650.00	Please reference invoice(s) SAL16574 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
Total		\$ 2,650.00		

**North River Ranch  
Improvement Stewardship District**

Series 2023B  
Requisitions Nos. 007 – 018

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 7

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
7	LRK	\$ 2,372.50	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 04.20020.00-27 with the wire.	Via Wire
Total		\$ 2,372.50		



North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 8-11

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
8	LRK	\$ 2,847.50	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 04.20020.10-26 and 04.20020.10.27 with the wire.	Via Wire
9	Avid Trails	\$ 43,740.00	Please wire the funds per the instructions on page(s) 12 of the .pdf file and reference invoice(s) NRR Pump Track-01 with the wire.	Via Wire
10	Florida State Fence	\$ 5,535.00	Please reference invoice(s) 150771 on the payment.	Florida State Fence 4330 S. 66th St. Tampa, FL 33619
11	Ron Litts	\$ 3,850.00	Please reference invoice(s) 2401016 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
<b>Total</b>		\$ 55,972.50		

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 12-13

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
12	Ron Litts	\$ 2,450.00	Please reference invoice(s) 224015 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
13	Synergy Equipment	\$ 1,983.80	Please overnight the payment and reference invoice(s) 859839-0001 and credit memo(s) 859839-0002 on the payment.	Please overnight the payment to: Synergy Equipment Attn: Shellie Daniel 6111 Porter Way Sarasota, FL 34232
Total		\$ 4,433.80		

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 14-15

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
14	Booth Design Group	\$ 2,516.25	Please reference invoice(s) 3838 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
15	Clearview Land Design	\$ 3,000.00	Please reference invoice(s) 24-10428 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
<b>Total</b>		\$ 5,516.25		

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 16-18

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
16	Driggers Engineering Services	\$ 743.00	Please reference invoice(s) SAL16602 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
17	LRK	\$ 5,432.25	Please wire the funds per the instructions on page(s) 11 of the .pdf file and reference invoice(s) 04.20020.00.28 with the wire.	Via Wire
18	RIPA & Associates	\$ 121,061.67	Please wire the funds per the instructions on page(s) 17-18 of the .pdf file and reference 01-2137-13 with the wire.	Via Wire
<b>Total</b>		\$ 127,236.92		

**North River Ranch  
Improvement Stewardship District**

District Financial Statements

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 1/31/2024

	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	\$1,510,745.52										\$1,510,745.52
Assessments Receivable	737,283.64										737,283.64
Prepaid Expenses	1,228.62										1,228.62
Deposits	11,633.28										11,633.28
Assessments Receivable		\$108,801.26									108,801.26
Due From Other Funds		83,218.17									83,218.17
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		92,527.43									92,527.43
Revenue (Series 2019)		637,107.65									637,107.65
Revenue (Series 2019-MG)		241,641.57									241,641.57
Interest A1 (Series 2019-MG)		953.52									953.52
Interest A2 (Series 2019-MG)		2,918.25									2,918.25
Prepayment A1 (Series 2019-MG)		1,475.54									1,475.54
Prepayment A2 (Series 2019-MG)		1,039,667.17									1,039,667.17
Sinking Fund (Series 2019-MG)		0.03									0.03
Principal A2 (Series 2019-MG)		16.82									16.82
Assessments Receivable			\$4,971.80								4,971.80
Due From Other Funds			363,486.93								363,486.93
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)			90,059.65								90,059.65
Interest A1 (Series 2020)			0.09								0.09
Prepayment A2 (Series 2020)			443,290.06								443,290.06
Sinking Fund (Series 2020)			0.06								0.06
Debt Service Reserve A1 (Series 2023-1)				\$744,675.00							744,675.00
Debt Service Reserve A2 (Series 2023-1)				1,257,237.50							1,257,237.50
Debt Service Reserve A (Series 2023-2)				745,450.77							745,450.77
Revenue (Series 2023-1)				16.66							16.66
Prepayment A1 (Series 2023-1)				15,267.65							15,267.65
Prepayment A2 (Series 2023-1)				42,809.24							42,809.24
Capitalized Interest A1 (Series 2023-1)				644,108.98							644,108.98
Capitalized Interest A2 (Series 2023-1)				666,998.21							666,998.21
Capitalized Interest A (Series 2023-2)				1,242,465.39							1,242,465.39
Debt Service Reserve (Series 2023B)					\$773,565.37						773,565.37
Revenue (Series 2021B)					0.02						0.02
Prepayment (Series 2021B)					36.23						36.23
Capitalized Interest (Series 2023B)					1,469,774.19						1,469,774.19
Accounts Receivable - Due from Developer						\$878,230.17					878,230.17
Acquisition/Constr (Series 2019)						87,827.99					87,827.99
Acquisition/Constr (Series 2019-MG)						9,810.58					9,810.58
Restricted Acq/Constr (Series 2019-MG)						3.07					3.07
Prepaid Expenses						258.47					258.47
Acquisition/Constr A1, A2 (Series 2020)							\$14,509.96				14,509.96
Acquisition/Constr - Neighborhood Infrs								\$4,586,768.66			4,586,768.66
Acquisition/Constr - Master Infrastructu								415.33			415.33
Acquisition/Constr (Series 2023-2)								2,978.14			2,978.14
Cost of Issuance (Series 2023-2)								9,182.03			9,182.03
Acquisition/Constr (Series 2021B)									\$152,719.10		152,719.10
Acquisition/Constr (Series 2023B)									3,968,013.70		3,968,013.70
Cost of Issuance (Series 2023B)									49,934.63		49,934.63
Total Current Assets	\$2,260,891.06	\$2,374,385.85	\$1,195,473.59	\$5,359,029.40	\$2,243,375.81	\$976,130.28	\$14,509.96	\$4,599,344.16	\$4,170,667.43	\$0.00	\$23,193,807.54

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 1/31/2024

	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										\$10,611,786.49	\$10,611,786.49
Amount To Be Provided										69,338,213.51	69,338,213.51
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>	<u>\$2,260,891.06</u>	<u>\$2,374,385.85</u>	<u>\$1,195,473.59</u>	<u>\$5,359,029.40</u>	<u>\$2,243,375.81</u>	<u>\$976,130.28</u>	<u>\$14,509.96</u>	<u>\$4,599,344.16</u>	<u>\$4,170,667.43</u>	<u>\$79,950,000.00</u>	<u>\$103,143,807.54</u>
<b><u>Liabilities and Net Assets</u></b>											
<b><u>Current Liabilities</u></b>											
Accounts Payable	\$466,592.06										\$466,592.06
Deferred Revenue	737,283.64										737,283.64
Deferred Revenue		\$108,801.26									108,801.26
Deferred Revenue			\$4,971.80								4,971.80
Accounts Payable						\$878,230.17					878,230.17
Retainage Payable						586,565.14					586,565.14
Deferred Revenue						878,230.17					878,230.17
Accounts Payable								\$18,477.00			18,477.00
Retainage Payable								805,950.29			805,950.29
Accounts Payable									\$588,807.05		588,807.05
Retainage Payable									2,372.50		2,372.50
Total Current Liabilities	<u>\$1,203,875.70</u>	<u>\$108,801.26</u>	<u>\$4,971.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,343,025.48</u>	<u>\$0.00</u>	<u>\$824,427.29</u>	<u>\$591,179.55</u>	<u>\$0.00</u>	<u>\$5,076,281.08</u>
<b><u>Long Term Liabilities</u></b>											
Revenue Bonds Payable - Long-Term										\$79,950,000.00	\$79,950,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$79,950,000.00</u>	<u>\$79,950,000.00</u>
<b>Total Liabilities</b>	<u>\$1,203,875.70</u>	<u>\$108,801.26</u>	<u>\$4,971.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,343,025.48</u>	<u>\$0.00</u>	<u>\$824,427.29</u>	<u>\$591,179.55</u>	<u>\$79,950,000.00</u>	<u>\$85,026,281.08</u>

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 1/31/2024

	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	(\$137,183.54)										(\$137,183.54)
Current Year Net Assets, Unrestricted	(6,192.35)										(6,192.35)
Net Assets, Unrestricted	97,882.93										97,882.93
Current Year Net Assets, Unrestricted	1,102,508.32										1,102,508.32
Net Assets, Unrestricted		\$1,267,742.31									1,267,742.31
Current Year Net Assets, Unrestricted		997,842.28									997,842.28
Net Assets, Unrestricted			\$902,132.30								902,132.30
Current Year Net Assets, Unrestricted			288,369.49								288,369.49
Net Assets, Unrestricted				\$4,335,437.37							4,335,437.37
Current Year Net Assets, Unrestricted				1,023,592.03							1,023,592.03
Net Assets, Unrestricted					\$35.77						35.77
Current Year Net Assets, Unrestricted					2,243,340.04						2,243,340.04
Net Assets, Unrestricted						(\$1,587,239.49)					(1,587,239.49)
Current Year Net Assets, Unrestricted						220,344.29					220,344.29
Net Assets, Unrestricted							(\$79,254.77)				(79,254.77)
Current Year Net Assets, Unrestricted							93,764.73				93,764.73
Net Assets, Unrestricted								\$6,509,712.47			6,509,712.47
Current Year Net Assets, Unrestricted								(2,734,795.60)			(2,734,795.60)
Net Assets, Unrestricted									(\$437,349.44)		(437,349.44)
Current Year Net Assets, Unrestricted									4,016,837.32		4,016,837.32
<b>Total Net Assets</b>	<u>\$1,057,015.36</u>	<u>\$2,265,584.59</u>	<u>\$1,190,501.79</u>	<u>\$5,359,029.40</u>	<u>\$2,243,375.81</u>	<u>(\$1,366,895.20)</u>	<u>\$14,509.96</u>	<u>\$3,774,916.87</u>	<u>\$3,579,487.88</u>	<u>\$0.00</u>	<u>\$18,117,526.46</u>
<b>Total Liabilities and Net Assets</b>	<u>\$2,260,891.06</u>	<u>\$2,374,385.85</u>	<u>\$1,195,473.59</u>	<u>\$5,359,029.40</u>	<u>\$2,243,375.81</u>	<u>\$976,130.28</u>	<u>\$14,509.96</u>	<u>\$4,599,344.16</u>	<u>\$4,170,667.43</u>	<u>\$79,950,000.00</u>	<u>\$103,143,807.54</u>



**North River Ranch Improvement SD**

Statement of Activities

As of 1/31/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<b><u>Revenues</u></b>											
On-Roll Assessments	\$1,418,694.31										\$1,418,694.31
Off-Roll Assessments	369,710.32										369,710.32
Other Income & Other Financing Sources	2,964.75										2,964.75
On-Roll Assessments		\$912,805.73									912,805.73
Other Assessments		494,121.95									494,121.95
On-Roll Assessments			\$443,127.69								443,127.69
Other Assessments			484,662.72								484,662.72
Debt Proceeds				\$2,166,767.11							2,166,767.11
Debt Proceeds					\$2,461,962.00						2,461,962.00
Developer Contributions						\$1,700,372.70					1,700,372.70
Other Income & Other Financing Sources						10,130.00					10,130.00
Other Income & Other Financing Sources							\$149,336.05				149,336.05
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	<u>\$1,791,369.38</u>	<u>\$1,406,927.68</u>	<u>\$927,790.41</u>	<u>\$2,166,767.11</u>	<u>\$2,461,962.00</u>	<u>\$1,710,502.70</u>	<u>\$149,336.05</u>	<u>\$7,463,232.89</u>	<u>\$8,877,854.00</u>	<u>\$0.00</u>	<u>\$26,955,742.22</u>
<b><u>Expenses</u></b>											
Supervisor Fees	\$5,000.00										\$5,000.00
Public Officials' Liability Insurance	8,080.00										8,080.00
Trustee Services	14,604.69										14,604.69
District Management	25,666.68										25,666.68
Field Management	8,333.32										8,333.32
Engineering	12,845.75										12,845.75
Disclosure	6,250.00										6,250.00
District Counsel	5,365.00										5,365.00
Assessment Administration	20,000.00										20,000.00
Reamortization Schedule	250.00										250.00
Travel and Per Diem	677.48										677.48
Telephone	345.78										345.78
Postage & Shipping	1,192.67										1,192.67
Copies	1,811.86										1,811.86
Legal Advertising	272.30										272.30
Miscellaneous	12,019.89										12,019.89
Property Taxes	94.96										94.96
Web Site Maintenance	900.00										900.00
Holiday Decorations	6,312.50										6,312.50
Dues, Licenses, and Fees	175.00										175.00
Lifestyle Staff	26,721.08										26,721.08
Resident Services	21,566.77										21,566.77
Electric	4,745.47										4,745.47
Clubhouse Electric	6,435.59										6,435.59
Water Reclaimed	14,546.50										14,546.50
Amenity - Cable TV	7,205.12										7,205.12
Amenity - Landscape Maintenance	12,361.56										12,361.56
Amenity - Irrigation Repairs	1,540.47										1,540.47
Amenity - Pool Maintenance	10,930.60										10,930.60
Amenity - Pool Equipment	3,500.00										3,500.00
Amenity - Janitorial	9,789.04										9,789.04
Amenity - Pest Control	225.00										225.00
Amenity - Fitness Equipment Leasing	2,319.50										2,319.50
Amenity - Security Monitoring	5,125.00										5,125.00
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

**North River Ranch Improvement SD**

Statement of Activities

As of 1/31/2024

	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
Irrigation	21,123.65										21,123.65
Lake Maintenance	23,143.00										23,143.00
Landscaping Maintenance & Material	128,753.30										128,753.30
Landscape Improvements	128,679.55										128,679.55
Fertilizer / Pesticides	18,581.82										18,581.82
Contingency	31,536.53										31,536.53
Equipment Repair & Maintenance	1,644.67										1,644.67
Capital Expenditures	6,192.35										6,192.35
Cleaning	9,000.00										9,000.00
Lighting	4,641.72										4,641.72
Streetlight Leasing	31,176.64										31,176.64
Shared Bike Maintenance	3,918.00										3,918.00
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						\$115,036.34					115,036.34
District Counsel						21,774.00					21,774.00
Contingency						1,354,935.40					1,354,935.40
Contingency							\$1,072.50				1,072.50
Contingency							54,645.00				54,645.00
Engineering								\$723,659.09			723,659.09
Contingency								4,265,946.14			4,265,946.14
Developer Repayment								5,313,623.16			5,313,623.16
Contingency									\$379,343.83		379,343.83
Developer Repayment								4,512,018.00			4,512,018.00
Total Expenses	\$712,276.04	\$426,228.75	\$648,552.50	\$1,206,257.63	\$226,700.00	\$1,491,745.74	\$55,717.50	\$10,303,228.39	\$4,891,361.83	\$0.00	\$19,962,068.38
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>											
Interest Income	\$17,222.63										\$17,222.63
Dividend Income		\$17,143.35									17,143.35
Dividend Income			\$9,131.58								9,131.58
Dividend Income				\$63,082.55							63,082.55
Dividend Income					\$8,078.04						8,078.04
Dividend Income						\$1,587.33					1,587.33
Dividend Income							\$146.18				146.18
Dividend Income								\$105,199.90			105,199.90
Dividend Income									\$30,345.15		30,345.15
Total Other Revenues (Expenses) & Gains (Losses)	\$17,222.63	\$17,143.35	\$9,131.58	\$63,082.55	\$8,078.04	\$1,587.33	\$146.18	\$105,199.90	\$30,345.15	\$0.00	\$251,936.71
<b>Change in Net Assets</b>	\$1,096,315.97	\$997,842.28	\$288,369.49	\$1,023,592.03	\$2,243,340.04	\$220,344.29	\$93,764.73	(\$2,734,795.60)	\$4,016,837.32	\$0.00	\$7,245,610.55
<b>Net Assets At Beginning Of Year</b>	(\$39,300.61)	\$1,267,742.31	\$902,132.30	\$4,335,437.37	\$35.77	(\$1,587,239.49)	(\$79,254.77)	\$6,509,712.47	(\$437,349.44)	\$0.00	\$10,871,915.91
<b>Net Assets At End Of Year</b>	\$1,057,015.36	\$2,265,584.59	\$1,190,501.79	\$5,359,029.40	\$2,243,375.81	(\$1,366,895.20)	\$14,509.96	\$3,774,916.87	\$3,579,487.88	\$0.00	\$18,117,526.46

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 1/31/2024**

	<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	\$ 1,418,694.31	\$ 515,351.55	\$ 903,342.76	\$ 1,546,054.65	91.76%
Off-Roll Assessments	369,710.32	236,680.48	133,029.84	710,041.45	52.07%
Other Income & Other Financing Sources	2,964.75	15,306.67	(12,341.92)	45,920.00	6.46%
Carryforward Cash	20,000.00	20,000.00	-	60,000.00	33.33%
<b>Net Revenues</b>	<b>\$ 1,811,369.38</b>	<b>\$ 787,338.70</b>	<b>\$ 1,024,030.68</b>	<b>\$ 2,362,016.10</b>	<b>76.69%</b>
<b><u>Expenditures</u></b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00	\$ 12,000.00	41.67%
POL Insurance	8,080.00	2,862.67	5,217.33	8,588.00	94.08%
Trustee Services	14,604.69	8,671.67	5,933.02	26,015.00	56.14%
District Management	25,666.68	25,666.67	0.01	77,000.00	33.33%
Field Management	8,333.32	8,333.33	(0.01)	25,000.00	33.33%
Engineering	12,845.75	20,000.00	(7,154.25)	60,000.00	21.41%
Disclosure	6,250.00	6,666.67	(416.67)	20,000.00	31.25%
District Counsel	5,365.00	7,333.33	(1,968.33)	22,000.00	24.39%
Assessment Administration	20,000.00	6,666.67	13,333.33	20,000.00	100.00%
Reamortization Schedules	250.00	833.33	(583.33)	2,500.00	10.00%
Audit	-	5,666.67	(5,666.67)	17,000.00	0.00%
Arbitrage Calculation	-	1,000.00	(1,000.00)	3,000.00	0.00%
Travel and Per Diem	677.48	1,333.33	(655.85)	4,000.00	16.94%
Telephone	345.78	200.00	145.78	600.00	57.63%
Postage & Shipping	1,192.67	1,666.67	(474.00)	5,000.00	23.85%
Copies	1,811.86	1,000.00	811.86	3,000.00	60.40%
Legal Advertising	272.30	1,666.67	(1,394.37)	5,000.00	5.45%
Miscellaneous	12,019.89	5,286.67	6,733.22	15,860.00	75.79%
Office Supplies	-	833.33	(833.33)	2,500.00	0.00%
Property Taxes	94.96	100.00	(5.04)	300.00	31.65%
Web Site Maintenance	900.00	1,000.00	(100.00)	3,000.00	30.00%
Holiday Decorations	6,312.50	5,000.00	1,312.50	15,000.00	42.08%
Dues, Licenses, and Fees	175.00	258.26	(83.26)	775.00	22.58%
Maintenance Staff	-	20,000.00	(20,000.00)	60,000.00	0.00%
Lifestyle Staff	26,721.08	52,939.33	(26,218.25)	158,818.00	16.82%
Resident Services	21,566.77	20,325.67	1,241.10	60,977.00	35.37%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 178,485.73</b>	<b>\$ 209,310.94</b>	<b>\$ (30,825.21)</b>	<b>\$ 627,933.00</b>	<b>28.42%</b>

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 1/31/2024**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2024 Adopted Budget</b>	<b>Percentage Used</b>
<b>Field Operations</b>					
Electric	\$ 4,745.47	\$ 3,333.33	\$ 1,412.14	\$ 10,000.00	47.45%
Water Reclaimed	-	7,000.00	(7,000.00)	21,000.00	0.00%
Wetland Monitoring	-	3,333.33	(3,333.33)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	8,333.33	(8,333.33)	25,000.00	0.00%
Wetland Mitigation	-	400.00	(400.00)	1,200.00	0.00%
Equipment Rental	-	2,780.00	(2,780.00)	8,340.00	0.00%
General Insurance	9,878.00	3,499.33	6,378.67	10,498.00	94.09%
Property & Casualty Insurance	36,065.00	12,267.00	23,798.00	36,801.00	98.00%
Other Insurance	-	666.67	(666.67)	2,000.00	0.00%
Irrigation	21,123.65	18,333.33	2,790.32	55,000.00	38.41%
Lake Maintenance	23,143.00	22,800.00	343.00	68,400.00	33.83%
Landscape Maintenance & Material	128,753.30	166,666.67	(37,913.37)	500,000.00	25.75%
Landscape Improvements	128,679.55	50,000.00	78,679.55	150,000.00	85.79%
Fertilizer / Pesticides	18,581.82	16,666.67	1,915.15	50,000.00	37.16%
Contingency	31,536.53	53,213.67	(21,677.14)	159,641.00	19.75%
Equipment Repair and Maintenance	1,644.67	2,800.00	(1,155.33)	8,400.00	19.58%
Capital Expenditures	6,192.35	32,000.00	(25,807.65)	96,000.00	6.45%
Street Sweeping	9,000.00	8,666.67	333.33	26,000.00	34.62%
Lighting	4,641.72	333.33	4,308.39	1,000.00	464.17%
Streetlights - Leasing	31,176.64	36,391.67	(5,215.03)	109,175.00	28.56%
Shared Bike Maintenance	3,918.00	5,000.00	(1,082.00)	15,000.00	26.12%
<b>Total Field Operations</b>	<b>\$ 459,079.70</b>	<b>\$ 454,485.00</b>	<b>\$ 4,594.70</b>	<b>\$ 1,363,455.00</b>	<b>33.67%</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 3,962.91	\$ 5,000.00	\$ (1,037.09)	\$ 15,000.00	26.42%
Clubhouse Water	13,217.80	6,666.67	6,551.13	20,000.00	66.09%
Clubhouse Phone	-	83.33	(83.33)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	3,740.46	4,333.33	(592.87)	13,000.00	28.77%
Amenity - Landscape Maintenance	9,461.79	16,666.67	(7,204.88)	50,000.00	18.92%
Amenity - Irrigation Repairs	1,267.50	6,666.67	(5,399.17)	20,000.00	6.34%
Amenity - Pool Maintenance	6,150.00	3,600.00	2,550.00	10,800.00	56.94%
Pool equipment	3,500.00	500.00	3,000.00	1,500.00	233.33%
Amenity - Exterior Cleaning	6,169.28	5,000.00	1,169.28	15,000.00	41.13%
Amenity - Interior Cleaning	73.08	6,666.67	(6,593.59)	20,000.00	0.37%
Amenity - Pest Control	145.00	333.33	(188.33)	1,000.00	14.50%
Amenity - Fitness Equipment Leasing	2,319.50	3,180.00	(860.50)	9,540.00	24.31%
Amenity - Security Monitoring	3,150.00	3,470.36	(320.36)	10,411.08	30.26%
Firepits	658.23	2,000.00	(1,341.77)	6,000.00	10.97%
Capital outlay	-	4,666.67	(4,666.67)	14,000.00	0.00%
Miscellaneous	74.00	341.67	(267.67)	1,025.00	7.22%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 53,889.55</b>	<b>\$ 69,175.37</b>	<b>\$ (15,285.82)</b>	<b>\$ 207,526.08</b>	<b>25.97%</b>

**North River Ranch Improvement SD**  
 Budget to Actual  
 For the Month Ending 1/31/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 2,472.68	\$ 3,000.00	\$ (527.32)	\$ 9,000.00	27.47%
Clubhouse Water	1,328.70	1,666.67	(337.97)	5,000.00	26.57%
Clubhouse Phone	-	66.67	(66.67)	200.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	3,464.66	3,666.67	(202.01)	11,000.00	31.50%
Amenity - Landscape Maintenance	2,899.77	4,333.33	(1,433.56)	13,000.00	22.31%
Amenity - Irrigation Repairs	272.97	666.67	(393.70)	2,000.00	13.65%
Amenity - Pool Maintenance	4,780.60	2,800.00	1,980.60	8,400.00	56.91%
Pool equipment	-	500.00	(500.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	3,546.68	2,748.00	798.68	8,244.00	43.02%
Amenity - Interior Cleaning	-	3,666.67	(3,666.67)	11,000.00	0.00%
Amenity - Pest Control	80.00	166.67	(86.67)	500.00	16.00%
Amenity - Security Monitoring	1,975.00	1,442.00	533.00	4,326.00	45.65%
Gate monitoring	-	10,999.33	(10,999.33)	32,998.00	0.00%
Capital outlay	-	700.00	(700.00)	2,100.00	0.00%
Miscellaneous	-	1,333.33	(1,333.33)	4,000.00	0.00%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 20,821.06</b>	<b>\$ 37,756.01</b>	<b>\$ (16,934.95)</b>	<b>\$ 113,268.00</b>	<b>18.38%</b>
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ 3,750.00	0.00%
Clubhouse Water	-	1,666.67	(1,666.67)	5,000.00	0.00%
Clubhouse Phones (x4)	-	133.33	(133.33)	400.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	-	1,083.33	(1,083.33)	3,250.00	0.00%
Amenity - Landscape Maintenance	-	4,166.67	(4,166.67)	12,500.00	0.00%
Amenity - Irrigation Repairs	-	1,666.67	(1,666.67)	5,000.00	0.00%
Amenity - Pool Maintenance	-	900.00	(900.00)	2,700.00	0.00%
Pool Equipment Repair/Replacement	-	125.00	(125.00)	375.00	0.00%
Amenity - Exterior Cleaning	-	1,250.00	(1,250.00)	3,750.00	0.00%
Amenity - Interior Cleaning	-	1,666.67	(1,666.67)	5,000.00	0.00%
Amenity - Pest Control	-	83.33	(83.33)	250.00	0.00%
Amenity - Security Monitoring	-	867.59	(867.59)	2,602.77	0.00%
Firepits	-	500.00	(500.00)	1,500.00	0.00%
Capital outlay	-	1,166.67	(1,166.67)	3,500.00	0.00%
Miscellaneous	-	85.45	(85.45)	256.25	0.00%
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ -</b>	<b>\$ 16,611.38</b>	<b>\$ (16,611.38)</b>	<b>\$ 49,834.02</b>	<b>0.00%</b>
<b>Total Expenses</b>	<b>\$ 712,276.04</b>	<b>\$ 787,338.70</b>	<b>\$ (75,062.66)</b>	<b>\$ 2,362,016.10</b>	<b>30.16%</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 17,222.63	\$ -	\$ 17,222.63	\$ -	
<b>Total Other Income (Expenses)</b>	<b>\$ 17,222.63</b>	<b>\$ -</b>	<b>\$ 17,222.63</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 1,116,315.97</b>	<b>\$ -</b>	<b>\$ 1,116,315.97</b>	<b>\$ -</b>	

**North River Ranch  
Improvement Stewardship District**

Discussion Pertaining to Attorney Client Session  
(Shade Meeting)

**North River Ranch  
Improvement Stewardship District**

Acquisition Agreement with Pulte Homes

**AGREEMENT REGARDING THE ACQUISITION OF CERTAIN  
WORK PRODUCT AND INFRASTRUCTURE  
(SERIES \_\_\_\_\_ PROJECT)**

\_\_\_\_\_ This Agreement (“Agreement”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by and between:

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2020-191, Laws of Florida, and located in Manatee County, Florida, with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”); and

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company, and owner of lands within the boundaries of the District, whose address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia 30326, its successors and assigns (the “**Developer**”); and

Is acknowledged and agreed to by:

**FORTRESS INVESTORS MANAGEMENT**, a Florida limited liability company and owner of lands within the boundaries of the District, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, its successors and assigns (the “**Master Developer**”); and

**HAVAL FARMS, LLC**, a Florida limited liability company and owner of lands within the boundaries of the District, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, its successors and assigns (the “**Landowner**”).

**RECITALS**

**WHEREAS**, the District is a special district which was established to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities for lands including the Development; and

**WHEREAS**, the Developer is purchasing from the Landowner certain property (“**Property**”) described in **Exhibit C** attached hereto as a residential development; and

**WHEREAS**, the Developer intends to have constructed as part of its “**Project**” benefitting the Property (1) stormwater improvements, and (2) water, sewer and reclaim utilities (items (1) and (2) together, “**Improvements**”), as well as (3) related work product (e.g., engineering, surveys, reports, drawings, plans, permits, specifications and related documents) (item (3), “**Work Product**”); and



**WHEREAS**, the Developer desires to have the District acquire and finance the Project through the issuance of tax-exempt bonds (“**Bonds**”) and levy of debt assessments on the Property, on the terms described herein; and

**WHEREAS**, the District is agreeable to issuing the Bonds in order to finance the Project, and acquiring the Work Product and Improvements, on the terms set forth herein.

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Developer agree as follows:

**SECTION 1. GENERAL.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. WORK PRODUCT.**

- A. **COST.** The District agrees to pay the actual reasonable cost incurred by Developer in preparation of the Work Product in accordance with the provisions of this Agreement. The Developer agrees any and all administrative and/or management fees are specifically excluded from this Agreement, and to the extent such fees may arise, the Developer acknowledges sole responsibility for any such fees. Developer shall provide copies of invoices, bills, receipts or other evidence of costs incurred by Developer for the Work Product and any other documents requested by the District in accordance with the checklist attached hereto and incorporated as **Exhibit B**. The Parties agree to cooperate and use good faith best efforts to undertake and complete the acquisition process contemplated by this Agreement at or shortly after the closing on the District’s proposed Bonds or such other date as the Parties may jointly agree upon in writing (the “**Acquisition Date**”). The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement, whether in Section 2 or any other section of this Agreement. The District Engineer shall review all evidence of cost and shall present to the District Board, or the Chairman serving as the designee for the Board, for consideration the total actual amount of cost, which in the District Engineer’s sole opinion, is reasonable for the Work Product. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the District’s Trustee. In the event that the Developer disputes the District Engineer’s opinion as to cost, the Parties agree to use good faith best efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the Parties. Such a decision by a third party engineer shall be set forth in an Engineer’s Affidavit which shall accompany the requisition for the funds

from the District's Trustee. The Work Product is being acquired for use by the District in connection with the construction of the Improvements.

- B. **CONVEYANCE AND ACCEPTANCE.** The Developer agrees to convey to the District the Work Product upon payment of the sums determined to be reasonable by the District Engineer and approved by the Board as set forth in Section 2A above.
- C. **RELEASE AND ACCEPTANCE.** Developer agrees to release to the District all right, title and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory and other reserved rights, including all copyrights therein and extensions and renewals thereof under United States Law and throughout the world and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums and media, now known or hereinafter devised. Developer shall obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided prior to the acquisition of any portion of the Work Product covered by the release.
- D. **USE AND RELIANCE.** Developer acknowledges the District's right to use and rely upon the Work Product for any and all purposes.
- E. **INDEMNIFICATION.** Developer hereby agrees to provide to the District, at or prior to the Acquisition Date, indemnification in a scope and form acceptable to the District which indemnification may be provided by assignment or directly from a third party provider of some or all of the Work Product.
- F. **WARRANTY.** Developer agrees to warrant that the Work Product is fit for the purposes to which it will be put by the District including but not limited to the construction, installation, and operation and/or maintenance of the Improvements as contemplated by the District Engineer's Report; provided, however, that Developer may provide such a warranty from a third party acceptable to the District.
- G. **ACCESS.** The District agrees to allow Developer access to and use of the Work Product without the payment of any fee by Developer. However, to the extent Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, Developer agrees to pay such cost or expense.

**SECTION 3. ACQUISITION OF IMPROVEMENTS.** The District agrees to acquire those portions of the Improvements which have been commenced or completed prior to the

issuance of the Bonds. Payment for the Work Product and the Improvements described in and contemplated by this Agreement shall be payable solely from the proceeds of the Bonds available for that purpose at the times and in the manner provided in the Supplemental Trust Indenture for the Bonds. The Developer shall be obligated to construct and complete the Improvements, and to convey the same and any real property, all as provided by this Agreement, regardless of whether the proceeds of the Bonds for that purpose under the Supplemental Trust Indenture are available to pay the applicable acquisition price. Developer agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as warranty bills of sale or such other instruments as may be requested by the District, and (iii) any other releases, indemnifications or documentation as may be reasonably requested by the District. Each of the Improvements, or any portion thereof, shall be complete prior to any acquisition by the District in the sole determination of the District. Completeness may include, but is not limited to, all releases of liens from contractors, subcontractors and suppliers, sign-offs by permitting or regulatory agencies or other evidence of completion as determined by the District. The Developer agrees to pay the cost and cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement. To the extent there is a delay in the conveyance of certain Improvements between the District and the governmental entity, Developer agrees to indemnify and hold the District harmless for any damage or repairs that may be required to such Improvements. Developer agrees to repair and remediate any such damage to the satisfaction of the governmental entity. Developer shall remain responsible for completion of all required permits, certifications or other approvals necessary to convey the Improvements to the governmental entity and shall provide copies of such documents to the District when received. Developer further acknowledges and agrees that any costs associated with work by District staff to process the acquisitions contemplated by this Agreement shall be paid by requisition from available construction funds. If no construction funds are available, Developer agrees to pay such costs per this Agreement. Developer further authorizes the District Board to approve such requisitions for payment.

#### **SECTION 4. ACQUISITION OF REAL PROPERTY.**

- A. The District agrees to accept dedication or conveyance of appropriate interests in real property over which the Improvements have been or will be constructed at or prior to the time that such Improvements are completed. Developer agrees to provide to the District the following: (i) appropriate special warranty deeds or other instruments conveying interests in real property acceptable to the District, and (ii) legal descriptions, whether by metes and bounds or other reference to plats or recorded data to the satisfaction of the District. Developer and the District agree that reasonable future adjustments to the legal descriptions may be made in order to accurately describe the interest in lands conveyed to the District. The Parties agree to cooperate and act in good faith in relation to any such adjustment(s) to legal descriptions. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Developer shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. The District may, in its discretion, require a title opinion on

any real property conveyed pursuant to this Agreement, which cost shall be borne by the Developer. Given the limited nature of the improvements contained within the Project, the District will not require title insurance for any real property conveyances related to the Project. Developer agrees that it has, or shall provide, good and marketable title to any real property to be acquired which shall be free from all liens and encumbrances. In the event a title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such real property, the Developer shall cure such defects at no expense to the District.

- B. The Developer agrees to coordinate the conveyance of any real property and/or Improvements initially conveyed to the District which is ultimately to be owned, operated and/or maintained by another government entity. Notwithstanding the foregoing, the District shall use its best efforts to assist the Developer to effectuate any such conveyance.
- C. Developer agrees to indemnify and hold the District harmless from any and all claims, demands, liabilities, judgments, costs, or other actions which may be brought against or imposed upon the District as a result of Developer's failure, whether intentional, negligent or otherwise, to comply with the terms of this section, including but not limited to its obligation to coordinate the further conveyance of real property and/or Improvements to other third party government entities.

**SECTION 5. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS.** The Developer and District acknowledge that various regulatory and permitting requirements may necessitate the acquisition of a portion of the Improvements and conveyance of those facilities to a third-party governmental entity prior to the receipt of the Bonds. The District and Developer hereby agree that such an acquisition by the District may be completed prior to the District obtaining proceeds from the Bonds; provided that the District agrees that upon obtaining such funds, it shall pay the amount agreed upon for those facilities in accordance with this Acquisition Agreement within ten (10) days of receipt of bond proceeds sufficient for that payment or within whatever timeframe is agreed to by the Parties.

**SECTION 6. IMPACT FEE CREDITS.** The Developer represents that none of the improvements that comprise the Project are eligible for impact-fee credits.

**SECTION 7. LIMITATION ON ACQUISITIONS.** The Developer and the District agree and acknowledge that any and all acquisitions, whether for Improvements, Work Product or real property, shall be limited to those items which may legally be acquired by the District in conformance with all applicable state and federal laws and regulations and that nothing herein shall be deemed or construed to require the acquisition of any item in contravention of these authorities.

**SECTION 8. TAXES, ASSESSMENTS AND OTHER COSTS.**

- A. The Developer agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise), non-ad valorem assessments, and costs which may be imposed upon the District, or which the District is legally obligated to pay, as a result of the Parties entering into this Agreement, if any, whether such taxes, assessments, or costs are imposed upon the District's property or property interest, or Developer's property or property interest, or any other such expense. The potential obligations of Developer to pay such taxes, assessments and cost that may be incurred as a result of the Parties entering into this Agreement shall terminate one (1) year after conveyance of each parcel of real property.
- B. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, including but not limited to Section 196.295, Florida Statutes, the Developer agrees to place in escrow with the County Tax Collector an amount equal to the current ad valorem taxes and non-ad valorem assessments prorated to the date of transfer of title, based upon the expected assessment and millage rates.
1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.
  2. Nothing in this Agreement shall prevent the District or the Developer from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.
- C. The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments or costs imposed on the property acquired by the District as described in subsection B above. The Developer covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Developer fails to make timely payment of any such taxes or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within seven (7) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

- D. The Parties agree that in the event the Developer fails to make timely payment of any such special assessments and/or otherwise defaults on such special assessments imposed to purchase the Improvements, such default shall terminate any and all District obligations contained in this Agreement.
- E. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

## **SECTION 9. BOND ISSUANCE FOR PULTE PROPERTY.**

**A. BOND ISSUANCE.** Solely at the Developer's request, the District shall use reasonable efforts, and cooperate with the Developer, to issue Bonds, to levy Debt Assessments (defined below) to secure the Bonds, and to use the Bonds to acquire completed portions of the Project, as set forth herein, on materially the following terms:

- a. The Property encompasses 410 acres of property and is planned for three phases, as follows:

<b>Product Type</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total Units</b>
Villas	38	40	28	106
40'	57	60	23	140
50'	164	144	89	397
64'	88	99	67	254

- b. The Bonds shall be secured by “**Debt Assessments**” levied solely on the Property, and payable in 30 annual installments, not including any capitalized interest period.
- c. The Debt Assessments securing the Bonds shall be in amounts acceptable to Developer and shall not be imposed without Developer's written consent.
- d. The District agrees to acquire the completed portions of the Project at the request of the Developer, and subject to the terms of this Agreement.
- e. The Bonds shall have minimum construction proceeds and a minimum average interest rate as reasonably requested by the Developer.
- f. The Bonds shall have an additional bonds test requirement that prevents the issuance of additional debt secured by assessments on the Property, until the Debt Assessments are paid in full and the Bonds are retired.
- g. The Bonds shall be callable prior to maturity at par plus accrued interest at the option of the District on and after ten (10) years after issuance.
- h. The Bonds shall provide for mandatory sinking fund redemptions.
- i. The Bonds shall provide for extraordinarily early redemption upon prepayment by landowners, or upon any other customary prerequisites.

- j. The Bonds shall be paid in principal annually pursuant to mandatory sinking fund redemptions, or quarterly in connection with the prepayment of Debt Assessments. Interest shall be paid semi-annually.
- k. Reserve requirements and capitalized interest provisions shall be as reasonably requested by the Developer.
- l. The Developer shall execute any documents reasonably requested by the District and in a form substantially similar to the forms of such documents previously used by the District and acceptable to the Developer.
- m. Subject to the terms of this Agreement, the District shall own and operate all such Project improvements (or may convey such improvements (e.g., utilities) to a third-party governmental entity).
- n. NOTE: As a point of clarification, the Bonds may be issued in one or more series, and at different times, subject to the parameters set forth herein, and at the request of the Developer.
- o. Information for sample bond issuances is attached hereto as **Exhibit E**.

The District acknowledges and agrees that a necessary prerequisite for the Bonds to be issued is the District's receipt from the Developer of a written consent to such Bonds.

**B. LIMITED AMENITY ACCESS.** The District agrees that the residents of the Property will have a limited right to access and use all District amenities ("**Limited Community Amenities**") that do not have access restrictions such as key fobs or access cards (e.g., walking trails, gazebos, playgrounds, etc.). The Limited Community Amenities do not include one or more amenity center buildings and related facilities such as swimming pools, spas, or tennis and pickle ball courts. The District agrees that the Property (and any lots developed on the property) will be subject to assessments levied by the District for the operation and maintenance of the Limited Community Amenities ("**Limited Community Amenities O&M Assessments**"), but NOT any other amenities ("**Excluded Amenities**"). The annual budget of the District shall reflect separate Limited Community Amenities O&M Assessments which provide for assessments related to the Limited Community Amenities. The proposed 2025 fiscal year budget for the Limited Community Amenities O&M Assessments is attached hereto as **Exhibit D**. The District shall not levy or collect any assessments on the Property to fund the Excluded Amenities (including but not limited to the construction, acquisition, financing, installation, operation, maintenance, repair or replacement). Instead, residents of the Property shall have access to the Excluded Amenities solely on the same terms and conditions established by the District for members of the public, generally.

**SECTION 10. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 11. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

**SECTION 12. AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has

complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 13. ASSIGNMENT.** No party may assign its rights, duties or obligations under this Agreement or any monies to become due hereunder without the prior written consent of each other party, which consent shall not be unreasonably withheld; provided, however, the Developer shall assign this Agreement to any developer or sub-developer of all or a significant portion of the lands within the District without obtaining the prior written consent of the District.

**SECTION 14. EFFECTIVE DATE.** This Agreement shall have an effective date as of the date first written above.

**SECTION 15. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arms length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

**SECTION 16. DEFAULT.** A default by the Developer under this Agreement shall entitle the District to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and specific performance. A default by the District under this Agreement shall entitle the Developer to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 17. RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

**SECTION 18. PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the activities contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

**SECTION 19. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part thereof.

**SECTION 20. EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.



**SECTION 21. SOVEREIGN IMMUNITY.** Developer agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, F.S., or other statutes or law.

*[Remainder of page intentionally blank]*

**IN WITNESS WHEREOF**, the Parties execute this *Acquisition Agreement (Pulte Project)* the day and year first written above.

**Attest:**

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP  
DISTRICT**

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

\_\_\_\_\_  
\_\_\_\_\_, Chairperson

[SIGNATURE PAGE FOR *ACQUISITION AGREEMENT (PULTE PROJECT)*]

**Attest:**

**PULTE HOME COMPANY, LLC,**  
a Michigan limited liability company

\_\_\_\_\_  
Witness: \_\_\_\_\_

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

[SIGNATURE PAGE FOR *ACQUISITION AGREEMENT (PULTE PROJECT)*]

The foregoing *Acquisition Agreement (Pulte Project)* is hereby acknowledged and agreed to by:

**Attest:**

**FORTRESS INVESTORS  
MANAGEMENT, LLC**, a Florida limited  
liability company

\_\_\_\_\_  
Witness: \_\_\_\_\_

\_\_\_\_\_  
David Goben, Manager

**Attest:**

**HAVAL FARMS, LLC**,  
a Florida limited liability company

\_\_\_\_\_  
Witness: \_\_\_\_\_

\_\_\_\_\_  
John Neal, Manager

- Exhibit A:** List of Pulte Project Work Product and Improvements
- Exhibit B:** Acquisition Checklist
- Exhibit C:** Pulte Property
- Exhibit D:** FY 2025 Budget for the Limited Community Amenities
- Exhibit E:** Sample bond issuances

## **Exhibit A**

### **List of Pulte Project Work Product and Improvements**

Includes stormwater management, water/wastewater/reclaim systems, conservation areas, and related professional services for the Lots, as well as hardscape, landscape, irrigation, and lighting improvements outside of the Project's gated entry.

## Exhibit B



### NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ACQUISITION CHECKLIST

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The following is a checklist that should be of assistance in preparing for the acquisition of engineering, permitting and design documents (“Work Product”) and fully completed infrastructure improvements (“Improvements”) by the North River Ranch Improvement Stewardship District (“District”). Some of these items may not be applicable in a given circumstance. Please feel free to give me a call to discuss in more detail what needs to be acquired and what, from the below description, needs to be included.

#### **Acquisition of Work Product.**

For the acquisition of Work Product, the following items need to be collected or generated for each item of Work Product the developer is requesting the District acquire:

- (i) *Contract for Professional Services* - A copy of the contract (and any work authorizations) entered into by and between the Developer and the professional service provider under which the Work Product was produced.
- (ii) *Documentation of Costs Paid* - This simply means invoices, bills, receipts, or other evidence of cost. The invoices should be organized based on the Work Product item to be acquired and must be accompanied by proof of payment.
- (iii) *Plans* - provide the plans and associated documentation to the District Engineer for review in advance of payment of the sums determined to be reasonable.
- (iv) *Releases* - get releases from all professionals providing services related to the Work Product which will allow the District to use and rely upon the validity of the Work Product.
- (v) *Warranties* - provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable, a warranty that the Work Product is fit for the purposes to which it will be put to use by the District, as contemplated by the District’s Improvement Plan.
- (vi) *Permits* - provide the permits and associated documentation to the District Engineer for review in advance of payment.

- (vii) *Engineering Review and Certification* - The District Engineer will review the information provided by the Developer and issue an opinion as to whether the costs are reasonable. The District Engineer will then prepare an Engineer's Certificate of approval.

### **Acquisition of District Improvements.**

For the acquisition of District Improvements, the following items should be collected or generated for each completed piece of infrastructure the Developer is requesting the District acquire:

- (I) *Request for Infrastructure Acquisition* - For each acquisition the Developer would like to District to make, a request must be made to the District in writing describing at least the following:
  - (a) Nature of the District Improvement.
  - (b) General location of the District Improvement.
  - (c) Cost of the District Improvement.
- (ii) *Contract for Construction Services* - A copy of the contract (and any change orders) entered into by and between the Developer and the construction contractor under which the District Improvement was constructed.
- (iii) *Documentation of Costs Paid* - This simply means applications for payment, invoices, bills, receipts, or other evidence of cost. The invoices should be organized based on the District Improvement to be acquired and must be accompanied by proof of payment and a verification of payment from the construction contractor.
- (iv) *Lien Releases* - Lien releases from the construction contractor reflecting payment in full for construction of completed District Improvements (inc. subcontractors).
- (v) *Schedule of Values* - A Schedule of Values identifying only those costs associated with the construction and/or installation of District Improvements (paving, drainage, etc.).
- (vi) *Contractor's Warranty Letter and Maintenance Bond* - A warranty letter and maintenance bond from the construction contractor for the District Improvements to be acquired. For example,
  - (a) Stormwater - ponds, master drainage pipes and control structures
  - (b) Roadway - paving and drainage
  - (c) Utilities – water, sewer and lift station

- (viii) *Test Results* - **If applicable** to the District Improvement being acquired, the following testing must be completed and the results provided to the District Engineer for review in advance of acquisition. By way of example:
- (a) Bacteriological
  - (b) Pressure tests
  - (c) Backflow certification
  - (d) TV Tapes
  - (e) Electric to lift station
  - (f) Lift station start-up
  - (g) Lift station start-up electrical inspection
  - (h) Operation and maintenance manuals
  - (i) Geotechnical testing results and geotechnical certification
- (ix) *Final Inspections and Agency Sign-Off* - **If applicable** to the District Improvement being acquired, final inspections by the project engineer must be completed and sign-off obtained from the appropriate governmental agencies (DEP, WMD etc).
- (x) *Instruments of Conveyance*. Most, if not all, of the transfers of improvements will also involve some type of real and tangible property transfer (e.g., bills of sale, deeds or easements, etc.). If any item acquired is to be conveyed to a third party governmental body, then the Developer will be asked to provide such certifications or documents as may be required by that governmental body.
- (xi) *Real Property Interests*. Determine what type of real property interest is needed for the Improvement (e.g., easement, deed, etc.) and make provision for conveyance.
- (xii) *Engineering Review and Certification* - The District Engineer will review the information provided by the Developer and issue an opinion as to whether the costs are reasonable. The District Engineer will then prepare an Engineer's Certificate.



# Exhibit C: Pulte Property Concept Plan



### Legal Description of the Land

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.40°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 D: FY 2025 Budget for the Limited Community Amenities**

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

	<b>FY 2024 Adopted Budget</b>
<b><u>Revenues</u></b>	
On-Roll Assessments	\$ 1,546,054.65
Off-Roll Assessments	710,041.45
Other Income & Other Financing Sources	45,920.00
Carryforward Cash	60,000.00
<b>Net Revenues</b>	<b>\$ 2,362,016.10</b>
<b><u>Expenditures</u></b>	
<b>General &amp; Administrative Expenses</b>	
Supervisor Fees	\$ 12,000.00
POL Insurance	8,588.00
Trustee Services	26,015.00
District Management	77,000.00
Field Management	25,000.00
Engineering	60,000.00
Disclosure	20,000.00
District Counsel	22,000.00
Assessment Administration	20,000.00
Reamortization Schedules	2,500.00
Audit	17,000.00
Arbitrage Calculation	3,000.00
Travel and Per Diem	4,000.00
Telephone	600.00
Postage & Shipping	5,000.00
Copies	3,000.00
Legal Advertising	5,000.00
Miscellaneous	15,860.00
Office Supplies	2,500.00
Property Taxes	300.00
Web Site Maintenance	3,000.00
Holiday Decorations	15,000.00
Dues, Licenses, and Fees	775.00
Maintenance Staff	60,000.00
Lifestyle Staff	158,818.00
Resident Services	60,977.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 627,933.00</b>

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

	<b>FY 2024 Adopted Budget</b>
<b>Field Operations</b>	
Electric	\$ 10,000.00
Water Reclaimed	21,000.00
Wetland Monitoring	10,000.00
Stormwater - Repair and Maintenance	25,000.00
Wetland Mitigation	1,200.00
Equipment Rental	8,340.00
General Insurance	10,498.00
Property & Casualty Insurance	36,801.00
Other Insurance	2,000.00
Irrigation	55,000.00
Lake Maintenance	68,400.00
Landscape Maintenance & Material	500,000.00
Landscape Improvements / Replacement	150,000.00
Fertilizer / Pesticides	50,000.00
Miscellaneous	21,940.00
Contingency	137,701.00
Equipment Repair and Maintenance	8,400.00
Capital Expenditures	96,000.00
Street and Road Maintenance	26,000.00
Lighting	1,000.00
Streetlight Leasing	109,175.00
Shared Bike Maintenance	15,000.00
<b>Total Field Operations</b>	<b>\$ 1,363,455.00</b>
<b>Brightwood Pavilion - Amenity</b>	
Clubhouse Electric	\$ 15,000.00
Clubhouse Water	20,000.00
Clubhouse Phone	250.00
Amenity - Cable TV / Internet / Wi-Fi	13,000.00
Amenity - Landscape Maintenance	50,000.00
Amenity - Irrigation Repairs	20,000.00
Amenity - Pool Maintenance	10,800.00
Pool Equipment Repair/Replacement	1,500.00
Amenity - Exterior Cleaning	15,000.00
Amenity - Interior Cleaning	20,000.00
Amenity - Pest Control	1,000.00
Amenity - Fitness Equipment Leasing	9,540.00
Amenity - Security Monitoring	10,411.08
Firepits	6,000.00
Capital outlay	14,000.00
Miscellaneous	1,025.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 207,526.08</b>

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

	<b>FY 2024 Adopted Budget</b>
<b>Riverfield Verandah - Amenity</b>	
Clubhouse Electric	\$ 9,000.00
Clubhouse Water	5,000.00
Clubhouse Phone	200.00
Amenity - Cable TV / Internet / Wi-Fi	11,000.00
Amenity - Landscape Maintenance	13,000.00
Amenity - Irrigation Repairs	2,000.00
Amenity - Pool Maintenance	8,400.00
Pool Equipment Repair/Replacement	1,500.00
Amenity - Exterior Cleaning	8,244.00
Amenity - Interior Cleaning	11,000.00
Amenity - Pest Control	500.00
Amenity - Security Monitoring	4,326.00
Gate monitoring	32,998.00
Capital outlay	2,100.00
Miscellaneous	4,000.00
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 113,268.00</b>
<b>Camp Creek - Amenity</b>	
Clubhouse Electric	\$ 3,750.00
Clubhouse Water	5,000.00
Clubhouse Phones (x4)	400.00
Amenity - Cable TV / Internet / Wi-Fi	3,250.00
Amenity - Landscape Maintenance	12,500.00
Amenity - Irrigation Repairs	5,000.00
Amenity - Pool Maintenance	2,700.00
Pool Equipment Repair/Replacement	375.00
Amenity - Exterior Cleaning	3,750.00
Amenity - Interior Cleaning	5,000.00
Amenity - Pest Control	250.00
Amenity - Security Monitoring	2,602.77
Firepits	1,500.00
Capital outlay	3,500.00
Miscellaneous	256.25
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 49,834.02</b>
<b>Total Expenses</b>	<b>\$ 2,362,016.10</b>
<b><u>Other Income (Expenses)</u></b>	
Interest Income	\$ -
<b>Total Other Income (Expenses)</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ -</b>

			Current for FY 2024	Proposed for FY 2025 *			
On-Roll - Fieldstone CDD Phase 1 (Series 2019A-1) - Brightwood							
Product	Phase	Units	FY 2024 Net O&M Assessment per Unit	FY 2025 Net O&M Assessment per Unit	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
SF 40'	1A	119.00	975.83	743.96	(231.87)	116,123.77	88,531.24
SF 50'	1A	81.00	1,219.79	929.96	(289.83)	98,802.99	75,326.76
SF 40'	1B	77.00	975.83	743.96	(231.87)	75,138.91	57,284.92
SF 50'	1B	59.00	1,219.79	929.96	(289.83)	71,967.61	54,867.64
SF 40'	1C	99.00	975.83	743.96	(231.87)	96,607.17	73,652.04
SF 50'	1C	75.00	1,219.79	929.96	(289.83)	91,484.25	69,747.00
SF 60'	1D (West)	56.00	1,463.74	1,115.95	(347.79)	81,969.44	62,493.20
SF 60'	1D (East)	54.00	1,463.74	1,115.95	(347.79)	79,041.96	60,261.30
Total		620.00					

On-Roll - Fieldstone CDD Morgan's Glen (Series 2019A-1 Morgan's Glen) - Morgan's Glen							
Product	Phase	Units	FY 2024 Net O&M Assessment per Unit	FY 2025 Net O&M Assessment per Unit	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
SF 50'	1	169.00	1,219.79	929.96	(289.83)	206,144.51	157,163.24
SF 40'/45'/50'	2	61.00	1,219.79	929.96	(289.83)	74,407.19	56,727.56
Townhome	3	150.00	853.85	650.97	(202.88)	128,077.50	97,645.50
<b>Total</b>		<b>380.00</b>					

On-Roll - North River Ranch CDD, Phases IVA - IVB (Series 2020A-1) - Wildleaf							
Product	Phase	Units	FY 2024 Gross O&M Assessment per Unit	FY 2025 Net O&M	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
Attached Vill	4A - 4B	118.00	\$ 853.85	650.97	(202.88)	100,754.30	76,814.46
SF 45'	4A - 4B	99.00	1,097.81	836.96	(260.85)	108,683.19	82,859.04
SF 50'	4A - 4B	33.00	1,219.79	929.96	(289.83)	40,253.07	30,688.68
SF 57'	4A - 4B	127.00	1,390.56	1,060.15	(330.41)	176,601.12	134,639.05
<b>Total</b>		<b>377.00</b>					

Off-Roll - Fieldstone CDD Phase 2 - Future Development						
Product	Units	FY 2024 Net O&M	FY 2025 Net O&M	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
Unplatted Acres	231.00	\$ 172.35	152.39	(19.96)	39,812.27	35,202.44
	231.00					

Off-Roll - North River Ranch ISD, Phases IIIA, IVC-1, IVE1, IVE2, IVF, Amenity Center							
Total	Phase	Units	FY 2024 Net O&M	FY 2025 Net O&M	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
SF 40'	4C-1	78.00	825.36	567.41	(257.95)	64,378.22	44,258.19
SF 50'	4C-1	122.00	1,029.38	707.67	(321.71)	125,584.83	86,335.98
SF 60'	4C-1	56.00	1,233.41	847.93	(385.47)	69,070.73	47,484.15
Paired Villa	4E	58.00	732.62	503.66	(228.97)	42,492.22	29,212.19
Townhome (	4E	62.00	491.51	337.90	(153.61)	30,473.47	20,949.64
SF 45'	4F	117.00	927.37	637.54	(289.83)	108,502.62	74,592.45
Townhome (	3 (TH)	144.00	408.04	280.52	(127.53)	58,758.34	40,394.68
<b>Total</b>		<b>637.00</b>					

**Off-Roll - North River Ranch ISD, Phases I, II (Series 2023A(2)) - Does Not Include Excluded Amenities \*\***

Total	Phase	Units	FY 2024 Net O&M	FY 2025 Net O&M	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
Villa 33	1	38.00	\$ -	\$ 467.53	467.53	-	17,766.18
Single Family	1	57.00	-	566.70	566.70	-	32,302.15
Single Family	1	164.00	-	708.38	708.38	-	116,174.38
Single Family	1	88.00	-	906.73	906.73	-	79,791.97
Villa 33	2	40.00	-	467.53	467.53	-	18,701.24
Single Family	2	60.00	-	566.70	566.70	-	34,002.26
Single Family	2	144.00	-	708.38	708.38	-	102,006.77
Single Family	2	99.00	-	906.73	906.73	-	89,765.96
Villa 33	3	28.00	-	467.53	467.53	-	13,090.87
Single Family	3	23.00	-	566.70	566.70	-	13,034.20
Single Family	3	89.00	-	708.38	708.38	-	63,045.85
Single Family	3	67.00	-	906.73	906.73	-	60,750.70
<b>Total</b>		<b>897.00</b>					

**Off-Roll - North River Ranch ISD, Phases III, IVC - IVF (Series 2023B) - Future Development**

Product	Units	FY 2024 Net O&M	FY 2025 Net O&M	Increase / (Decrease)	FY 2024 Net Totals	FY 2025 Net Totals
Unplatted Acres	384.10	\$ 172.35	\$ 152.39	(19.96)	66,198.67	58,533.57
	607.90	\$ 172.35	\$ -	(172.35)	104,770.04	-
<b>Total</b>	<b>992.00</b>					
					2,256,098.43	2,256,097.46
					Net Budget	2,256,096.10
					Over / (Under) Budget	(2.33)
						(1.36)

	Cost ***	ERUs Paying In	Cost/ERU
Administrative	522,013.00	3,425.47	152.39
Field Operations	1,363,455.00	2,810.37	485.15
Pavilions ****	370,628.10	1,267.48	292.41
	2,256,096.10		929.96

\* FY 2025 budget is assumed to be identical to the FY 2024 budget and is for illustration purposes only.

\*\* Includes General & Administrative Expenses and Field Operations, BUT NOT any 'Excluded Amenities,' i.e., those amenities that have access restrictions such as key fobs or access cards (e.g., 'Camp Creek – Amenity,' 'Riverfield Verandah – Amenity,' 'Brightwood Pavilion – Amenity,' as shown on the sample budget).

\*\*\* Total Cost equals total Assessment Revenue and does not include the amounts listed in Other Income or Carryforward.

\*\*\*\* Pavilions refers to the costs associated with the amenities that have access restrictions such as key fobs or access cards (e.g., 'Camp Creek – Amenity,' 'Riverfield Verandah – Amenity,' 'Brightwood Pavilion – Amenity,' as shown on the sample budget).

**Exhibit E:** Sample bond issuances



**SAMPLE BOND RUN (EXAMPLE ONLY, SUBJECT TO CHANGE)**

North River Ranch | Series 202X Bonds (Pulte Project Area) -- NOTE: Pulte will likely request the issuance of 2 bond tranches, separated by a period of time, although only 1 tranche is shown for simplicity

Assumptions	
Average Interest Rate	5.80%
Per Front Foot	\$13.25
Neal Per Front Foot	\$12.65
County Collection Discount	3%
Early Payment Discount	4%

Series 202X Bonds	FF	# Lots	Series 202X Pass Thru Bonds						Gross Annual Master Infrastructure Assmnt Per Unit (after applicable prepayment)	Total Gross Annual Assmnt Per Unit	Limitations of Additional Bonds Test
			Series 202X Net Annual Assmnt	Series 202X Gross Annual Assmnt	Series 202X Max Annual DS	Series 202X Principal Assmnt	Series 202X Principal Assmnt Per Unit	Construction Account Per Unit			
<b>Phase 1</b>											
Villa 33	33	38	\$407	\$437	\$15,452	\$217,211	\$5,716	\$4,607	\$417	\$855	\$1,155
Single Family 40	40	57	\$493	\$530	\$28,095	\$394,930	\$6,929	\$5,584	\$506	\$1,036	\$1,400
Single Family 50	50	164	\$616	\$663	\$101,045	\$1,420,361	\$8,661	\$6,980	\$633	\$1,295	\$1,750
Single Family 64	64	88	\$789	\$848	\$69,400	\$975,546	\$11,086	\$8,935	\$810	\$1,658	\$2,240
<b>Phase 2</b>											
Villa 33	33	40	\$407	\$437	\$16,266	\$228,643	\$5,716	\$4,607	\$417	\$855	\$1,155
Single Family 40	40	60	\$493	\$530	\$29,574	\$415,715	\$6,929	\$5,584	\$506	\$1,036	\$1,400
Single Family 50	50	144	\$616	\$663	\$88,722	\$1,247,146	\$8,661	\$6,980	\$633	\$1,295	\$1,750
Single Family 64	64	99	\$789	\$848	\$78,075	\$1,097,489	\$11,086	\$8,935	\$810	\$1,658	\$2,240
<b>Phase 3</b>											
Villa 33	33	28	\$407	\$437	\$11,386	\$160,050	\$5,716	\$4,607	\$417	\$855	\$1,155
Single Family 40	40	23	\$493	\$530	\$11,337	\$159,358	\$6,929	\$5,584	\$506	\$1,036	\$1,400
Single Family 50	50	89	\$616	\$663	\$54,835	\$770,806	\$8,661	\$6,980	\$633	\$1,295	\$1,750
Single Family 64	64	67	\$789	\$848	\$52,839	\$742,745	\$11,086	\$8,935	\$810	\$1,658	\$2,240
<b>Series 202X Total</b>		<b>897</b>			<b>\$557,026</b>	<b>\$7,830,000</b>					

**Sources and Uses: Series 202X Bonds | Phase 1, Phase 2, and Phase 3 Lots**

<b>Total Sources</b>			<b>\$7,830,000</b>
<b>Uses</b>			
Construction Account			\$6,310,854
Debt Service Reserve Fund	MADS	100%	557,026
Capitalized Interest		11/1/2025	605,520
Costs of Issuance			200,000
Underwriter's Discount	2% of \$Par		155,600
<b>Total Uses</b>			<b>\$7,830,000</b>
Dated/Delivery Date		7/1/2024	
Interest Rate		5.80%	
Capitalized Interest		16	
Max Annual DS		\$557,026	
Duration		30	

NOTE: All dates are used for purposes of this illustration only and are subject to change

**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 2  
for NRR Phase 4E & 4F



<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	(941) 328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Phase 4E & 4F	<b>Bid Number:</b>	23-2187
<b>Project Location:</b>	Maccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	1/29/2024
<b>Addendum #:</b>	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>ROADWAY IMPROVEMENTS CO#2</b>					
002	1 1/4" TYPE SP ASPHALT	-5,249.00	SY	\$19.25	(\$101,043.25)
003	6" FDOT BASE	-5,249.00	SY	\$18.25	(\$95,794.25)
004	6" STABILIZED SUBGRADE (LBR-40)	-5,249.00	SY	\$6.50	(\$34,118.50)
005	MIAMI CURB	-5,248.00	LF	\$29.50	(\$154,816.00)
009	CURB TRANSITION	-20.00	LF	\$35.50	(\$710.00)
010	STABILIZATION UNDER CURB	-5,248.00	LF	\$2.50	(\$13,120.00)
011	4" CONCRETE SIDEWALK	-758.00	SF	\$8.37	(\$6,344.46)
012	5' ADA HANDICAPPED RAMP	-4.00	EACH	\$1,600.00	(\$6,400.00)
014	SIGNAGE & STRIPING	-0.35	LS	\$42,231.50	(\$14,781.03)

**Total Price for above ROADWAY IMPROVEMENTS CO#2 Items: (\$427,127.49)**

<b>SANITARY SEWER CO#2</b>					
002	8" PVC (0'-6' CUT)	-432.00	LF	\$39.25	(\$16,956.00)
003	8" PVC (6'-8' CUT)	-760.00	LF	\$40.25	(\$30,590.00)
004	8" PVC (8'-10' CUT)	-199.00	LF	\$43.25	(\$8,606.75)
005	8" PVC (10'-12' CUT)	-598.00	LF	\$47.25	(\$28,255.50)
006	8" PVC (12'-14' CUT)	-398.00	LF	\$51.25	(\$20,397.50)
008	DETECTABLE TAPE - SWR	-2,389.00	LF	\$0.05	(\$119.45)
009	DEWATERING	-2,389.00	LF	\$17.25	(\$41,210.25)
010	INFIL/EXFIL TEST SANITARY	-2,389.00	LF	\$3.00	(\$7,167.00)
011	SANITARY SEWER TESTING	-2,389.00	LF	\$5.00	(\$11,945.00)
012	SANITARY MANHOLE (0'-6' CUT)	-2.00	EACH	\$7,300.00	(\$14,600.00)
013	SANITARY MANHOLE (6'-8' CUT)	-4.00	EACH	\$7,150.00	(\$28,600.00)
014	SANITARY MANHOLE (8'-10' CUT)	-1.00	EACH	\$8,500.00	(\$8,500.00)
015	SANITARY MANHOLE (10'-12' CUT)	-3.00	EACH	\$9,450.00	(\$28,350.00)
016	SANITARY MANHOLE (12'-14' CUT)	-2.00	EACH	\$11,000.00	(\$22,000.00)
021	SINGLE SERVICE	-7.00	EACH	\$1,700.00	(\$11,900.00)
022	DOUBLE SERVICE	-39.00	EACH	\$2,750.00	(\$107,250.00)
023	SANITARY SEWER TESTING	-2,389.00	LF	\$6.00	(\$14,334.00)

**Total Price for above SANITARY SEWER CO#2 Items: (\$400,781.45)**

<b>STORM SYSTEM CO#2</b>					
002	8" HDPE STORM	-233.00	LF	\$34.00	(\$7,922.00)
003	15" CLASS III RCP STORM	-145.00	LF	\$66.50	(\$9,642.50)
004	18" CLASS III RCP STORM	-589.00	LF	\$79.50	(\$46,825.50)
005	24" CLASS III RCP STORM	-753.00	LF	\$109.50	(\$82,453.50)
006	30" CLASS III RCP STORM	-122.00	LF	\$160.50	(\$19,581.00)
007	36" CLASS III RCP STORM	-166.00	LF	\$209.50	(\$34,777.00)
009	DEWATERING	-2,008.00	LF	\$8.00	(\$16,064.00)
010	18" RCP MES	-3.00	EACH	\$3,400.00	(\$10,200.00)



<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	(941) 328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Phase 4E & 4F	<b>Bid Number:</b>	23-2187
<b>Project Location:</b>	Maccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	1/29/2024
<b>Addendum #:</b>	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
011	24" RCP MES	-1.00	EACH	\$3,750.00	(\$3,750.00)
013	36" RCP MES	-1.00	EACH	\$1,139.56	(\$1,139.56)
014	RIP RAP	-1.00	LS	\$50,989.30	(\$50,989.30)
015	YARD DRAIN	-3.00	EACH	\$1,300.00	(\$3,900.00)
017	TYPE C GRATE INLET	-2.00	EACH	\$5,250.00	(\$10,500.00)
018	MANATEE CO. CURB INLET	-13.00	EACH	\$8,750.00	(\$113,750.00)
020	INLET PROTECTION	-130.00	EACH	\$150.00	(\$19,500.00)
021	TYPE P MANHOLE	-5.00	EACH	\$5,400.00	(\$27,000.00)
022	TYPE J MANHOLE	-2.00	EACH	\$8,650.00	(\$17,300.00)
023	STORM SEWER TESTING	-2,008.00	LF	\$9.75	(\$19,578.00)

**Total Price for above STORM SYSTEM CO#2 Items: (\$494,872.36)**

#### RECLAIM WATER DISTRIBUTION CO#2

003	6" PVC RECLAIMED MAIN (DR 18)	-2,600.00	LF	\$33.00	(\$85,800.00)
004	6" DIP RECL WATER MAIN	-73.00	LF	\$115.00	(\$8,395.00)
010	6" GATE VALVE ASSEMBLY	-5.00	EACH	\$2,600.00	(\$13,000.00)
011	6" MJ TEE	-2.00	EACH	\$770.00	(\$1,540.00)
012	6" MJ BEND	-12.00	EACH	\$495.00	(\$5,940.00)
005	DET TAPE - WATER MAIN	-1.00	LS	\$7,401.54	(\$7,401.54)
006	WIRE - WATER MAIN	-1.00	LS	\$7,700.00	(\$7,700.00)
007	PRESSURE TESTING	-2,673.00	LF	\$4.25	(\$11,360.25)
017	SINGLE SERVICE SHORT	-5.00	EACH	\$1,350.00	(\$6,750.00)
018	SINGLE SERVICE LONG	-2.00	EACH	\$1,550.00	(\$3,100.00)
019	DOUBLE SERVICE SHORT	-22.00	EACH	\$2,100.00	(\$46,200.00)
020	DOUBLE SERVICE LONG	-24.00	EACH	\$2,350.00	(\$56,400.00)

**Total Price for above RECLAIM WATER DISTRIBUTION CO#2 Items: (\$253,586.79)**

#### WATER & FIRE DISTRIBUTION CO#2

005	8" PVC WATER MAIN (DR 18)	-2,545.00	LF	\$49.25	(\$125,341.25)
007	8" DIP WATER MAIN	-84.00	LF	\$130.00	(\$10,920.00)
003	TEMPORARY 4" JUMPER	-1.00	EACH	\$15,000.00	(\$15,000.00)
009	WIRE - WATER MAIN	-1.00	LS	\$2,402.30	(\$2,402.30)
008	DET TAPE - WATER MAIN	-1.00	LS	\$7,279.70	(\$7,279.70)
010	CHLORINATION & PRESSURE TESTING	-2,629.00	LF	\$4.17	(\$10,962.93)
011	WDSP / CIP	-1.00	EACH	\$1,650.00	(\$1,650.00)
014	8" GATE VALVE ASSEMBLY	-6.00	EACH	\$3,550.00	(\$21,300.00)
017	8" MJ TEE	-1.00	EACH	\$1,050.00	(\$1,050.00)
018	8" MJ BEND	-7.00	EACH	\$660.00	(\$4,620.00)
023	FIRE HYDRANT ASSEMBLY	-3.00	EACH	\$9,750.00	(\$29,250.00)
024	FIRE HYDRANT ASSEMBLY FLOW TEST FIRE HYDRANTS	-3.00	EACH	\$150.00	(\$450.00)
025	SINGLE SERVICE SHORT	-9.00	EACH	\$1,400.00	(\$12,600.00)



<b>To:</b>	Neal Communities	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	(941) 328-1075
		<b>Fax:</b>	(941) 713-3780
<b>Project Name:</b>	North River Ranch Phase 4E & 4F	<b>Bid Number:</b>	23-2187
<b>Project Location:</b>	Maccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	1/29/2024
<b>Addendum #:</b>	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
026	SINGLE SERVICE LONG	-4.00	EACH	\$1,600.00	(\$6,400.00)
027	DOUBLE SERVICE SHORT	-17.00	EACH	\$2,200.00	(\$37,400.00)
028	DOUBLE SERVICE LONG	-20.00	EACH	\$2,450.00	(\$49,000.00)
<b>Total Price for above WATER &amp; FIRE DISTRIBUTION CO#2 Items:</b>					<b>(\$335,626.18)</b>

**Total Bid Price: (\$1,911,994.27)**

**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

**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 2  
for NRR PH II Master Infrastructure

# Change Order

No. 2

Date of Issuance: February 26, 2024

Effective Date: March 13, 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:

**HCA Building Pad Compaction.**

Attachments: (List documents supporting change):

**RIPA & Associates Change Order 2 dated 2/20/24**

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>1</u> to No. <u>1</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> :
<b>\$ (285,847.00)</b>	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<b>\$ 7,889,513.00</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>\$ 50,265.00</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>\$ 7,939,418.00</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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<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>	2/20/2024
<b>Addendum #:</b>	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	HCA Building Pad Compaction	40,212.00	CY	\$1.25	\$50,265.00
<b>Total Price for above Items:</b>					<b>\$50,265.00</b>

**Total Bid Price:** **\$50,265.00**

**ACCEPTED:**

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

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

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

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

**CONFIRMED:**

**Ripa & Associates**

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

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



**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 4  
for NRR Construction Trailer



FORCDD - Earthwork

CO 4

<b>To:</b>	North River Ranch ISD	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	3501 Quadrandle Blvd, Suite 270 Orlando, FL 32817	<b>Phone:</b>	
<b>Project Name:</b>	North River Ranch Construction Trailer	<b>Bid Number:</b>	01-TB23
<b>Project Location:</b>	North River Ranch Trail, Parrish, FL	<b>Bid Date:</b>	12/18/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>GENERAL CONDITIONS</b>					
001	SILT FENCE	1,100.00	LF	\$1.86	\$2,046.00
<b>Total Price for above GENERAL CONDITIONS Items:</b>					<b>\$2,046.00</b>
<b>EARTHWORK</b>					
002	CLEARING & GRUBBING (RIPA)	1.00	LS	\$14,544.56	\$14,544.56
003	PLACE & COMPACT IMPORTED FILL	4,800.00	CY	\$4.25	\$20,400.00
004	6" CRUSHED CONCRETE BASE	2,810.00	SY	\$18.85	\$52,968.50
<b>Total Price for above EARTHWORK Items:</b>					<b>\$87,913.06</b>
<b>UTILITIES</b>					
005	1" WATER SERVICE PIPE	176.00	LF	\$11.37	\$2,001.12
006	8" X 2" REDUCER	1.00	EACH	\$264.15	\$264.15
007	8" GATE VALVE ASSEMBLY	1.00	EACH	\$3,470.73	\$3,470.73
<b>Total Price for above UTILITIES Items:</b>					<b>\$5,736.00</b>

**Total Bid Price: \$95,695.06**

**Notes:**

- Site development for construction trailer at North River Ranch

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

Tyree Brown, Arborist  
Proposal for Maintenance Oversight

## **TYREE BROWN, ARBORIST, LLC**

### **PROPOSAL FOR SERVICES FOR NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**

Tyree Brown Arborist, LLC is pleased to submit this proposal for services to support North River Ranch Improvement Stewardship District in achieving its goals for improving customer satisfaction by providing oversight of the current landscape maintenance in the District. Based upon the map of the District's presently installed landscaping provided by the District, Tyree Brown will conduct a monthly landscape inspection and generate a photographic report including observed deficiencies and recommendations to treat and correct. The contracted District landscaper will be provided the opportunity to attend each monthly inspection. This will help to coordinate the corrective action needed. The contracted District landscaper will be given an opportunity to respond in writing to the inspection report by an agreed deadline to be included as needed in the District's meeting agenda book. It is understood between the District and Tyree Brown, Arborist, LLC that the District is in a high growth state and as parcels are added to the District map there may be a need to increase the monthly fee for the inspections.

As a second part to the proposal, Tyree Brown will conduct an inspection as requested by the District, whenever there is a landscape installation scheduled for completion. Each inspection will include making sure all plants, trees, irrigation, mulch and hardscapes are installed as per the specifications in the installation contract. In addition, making sure the installation is conducted per proper industry BMPs and plant material meets the Florida Grades and Standards as noted in the installation contract. Documentation will be noted as to a recommendation that the installation be accepted with noted corrections to the District. Once the landscape is accepted, the warranty period noted in the contract will begin.

As a third part to the proposal, Tyree Brown will conduct an inspection of the currently installed landscape in the District and generate a report noting what current and missing landscape should need replacement. Recommendations will be made as to eliminating or adding plants and trees that are not growing well or might grow better based upon soil, weather and watering conditions. This will be helpful for the District to have a game plan for the next 5 years and for budgeting purposes.

As a fourth part to the proposal, Tyree Brown will be available to the District to attend Board meetings as needed by the District. This may be done in person or by call in coordinated with the District Manager.

Monthly landscape inspection fee with report per the current map provided. 500.00

As needed new landscape installation inspection fee per event. 250.00

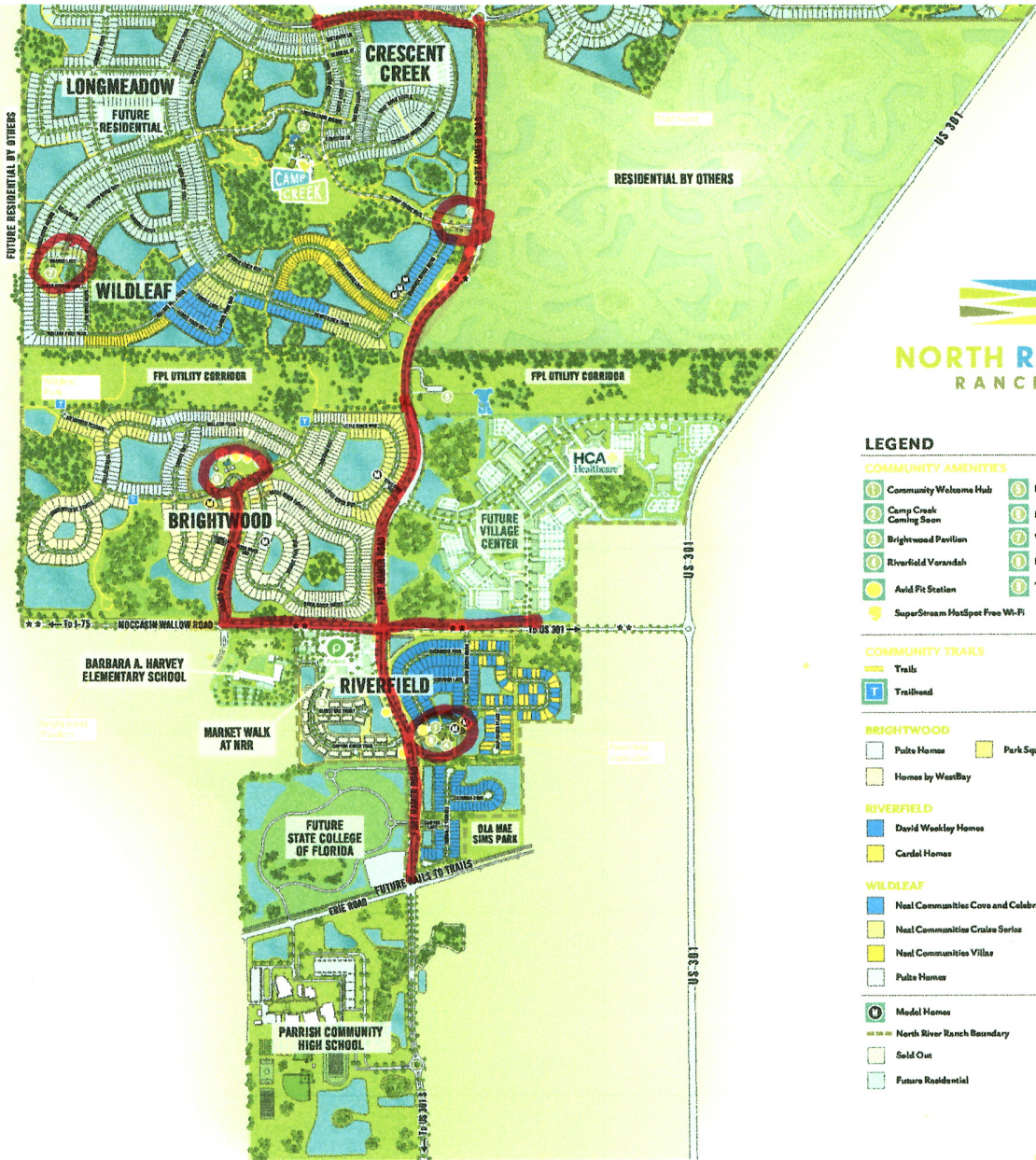
One time inspection fee of current landscape based on the present map for plant replacement and planning. 500.00

Board meeting attendance in person or mobile phone. Included.

Thank you for the opportunity to collaborate with you.

Tyree Brown





# NORTH RIVER RANCH

## LEGEND

### COMMUNITY AMENITIES

- |                                   |                          |
|-----------------------------------|--------------------------|
| 1 Community Welcome Hub           | 5 Deak's Bark Park       |
| 2 Camp Creek Coming Soon          | 6 Riverfield Pocket Park |
| 3 Brightwood Pavilion             | 7 Wildleaf Park          |
| 4 Riverfield Verandah             | 8 Bike Share             |
| 9 Avid Fit Station                | 10 The Outpost           |
| 11 SuperStream HotSpot Free Wi-Fi |                          |

### COMMUNITY TRAILS

- Trails
- Trailhead

### BRIGHTWOOD

- Pulte Homes
- Park Square Homes
- Homes by WestBay

### RIVERFIELD

- David Weekley Homes
- Cordell Homes

### WILDEAF

- Neal Communities Core and Celebration Series
- Neal Communities Crates Series
- Neal Communities Villas
- Pulte Homes

### Model Homes

- North River Ranch Boundary
- Sold Out
- Future Residential



Rev. 2023.07.19



This map is an artist's conceptual rendering and is not to scale. It is for informational purposes and is not intended to be an actual depiction of the roadways, amenities, buildings, fencing, walls, trails, homesites or landscaping. Future or proposed amenities, trails, residential, commercial or retail development shown are not guaranteed to be developed and may be subject to change. Refer to the recorded plat for accurate lot dimensions, setbacks, water, wetland and conservation areas, and easements. All rights reserved. Not an offer to purchase where prohibited by law. Broker participation welcome. July 2023. \* Future. Completion of initial phases of Village Center anticipated 2023/2024. Middle School anticipated 2024 school year. \*\* Subject to potential future road widening.

**NEALLAND**  
& NEIGHBORHOODS

**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 4  
for NRR 4C - Amenity Center

# Change Order

No. 4

Date of Issuance: March 6, 2024

Effective Date: March 13, 2024

Project: **North River Ranch 4C – Amenity Center**

Owner: **North River Ranch Improvement Stewardship District**

Owner's Contract No.:

Contract: **\$7,268,995.00**

Date of Contract: **February 1, 2023**

Contractor: **RIPA & Associates, LLC**

Engineer's Project No.: **215616746**

Engineer's Project No.: **22-194**

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

Description:

**Bike Park Fill (Limerock/ FDOT Shell Base/ Clean Fill)**

Attachments: (List documents supporting change):

**RIPA CO-4**

## CHANGE IN CONTRACT PRICE:

Original Contract Price:

**\$ 7,268,995.00**

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 3:

**\$ (1,076,355.92)**

Contract Price prior to this Change Order:

**\$ 6,192,639.08**

[Increase] [Decrease] of this Change Order:

**\$ 6,543.30**

Contract Price incorporating this Change Order:

**\$ 6,199,182.38**

## CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): **330 Days**

Ready for final payment (days or date): **360 Days**

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 3:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date): **330 Days**

Ready for final payment (days or date): **360 Days**

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date): **330 Days (12/28/23)**

Ready for final payment (days or date): **360 Days (01/27/24)**

RECOMMENDED:

By: \_\_\_\_\_  
Engineer (Authorized Signature)

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

Approved by Funding Agency (if applicable): \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

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

ACCEPTED:

By: \_\_\_\_\_  
Contractor (Authorized Signature)

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

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

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<b>To:</b>	North River Ranch ISD	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	3501 Quadrangle Blvd., Ste 270 Orlando, FL 32817	<b>Phone:</b>	941-328-1075
		<b>Fax:</b>	
<b>Project Name:</b>	North River Ranch Ph IV-C - Amenity Center (A) (Contract)	<b>Bid Number:</b>	22-194
<b>Project Location:</b>	Camp Creek Trail & Silver Creek Ave, Palmetto, FL	<b>Bid Date:</b>	8/11/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	LIMEROCK	21.00	TON	\$34.30	\$720.30
2	FDOT SHELL BASE	1.00	LS	\$4,795.00	\$4,795.00
3	CLEAN FILL	1.00	LS	\$1,028.00	\$1,028.00
<b>Total Price for above Items:</b>					<b>\$6,543.30</b>

**Total Bid Price: \$6,543.30**

**ACCEPTED:**

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

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

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

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

**CONFIRMED:**

**Ripa & Associates**

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

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



**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 3  
for NRR IV-E & IV-F  
Roads & Utilities

# Change Order

No. 3

Date of Issuance: February 29, 2024

Effective Date: March 13, 2024

Project: <b>NRR Phase IV-E &amp; Phase IV-F Roads &amp; Utilities</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$6,675,000.00</b>		Date of Contract: <b>10/18/2023</b>
Contractor:		Engineer's Project No.: <b>215616746</b>
<b>RIPA &amp; Associates, LLC</b>		Contractor's Project No.: <b>233-2187</b>

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

Description:

**Building Pad Densities (Earthwork).**

Attachments: (List documents supporting change):

**RIPA CO-3**

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>\$ 6,675,000.00</b>	Substantial completion (days or date): <b>180 Days</b>
	Ready for final payment (days or date): <b>210 Days</b>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> :
<b>\$ (2,484,862.06)</b>	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<b>\$ 4,190,137.94</b>	Substantial completion (days or date): <b>180 Days</b>
	Ready for final payment (days or date):
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
<b>\$ 32,854.03</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>\$ 4,222,991.97</b>	Substantial completion (days or date): <b>180 Days (4/15/24)</b>
	Ready for final payment (days or date): <b>210 Days (5/15/24)</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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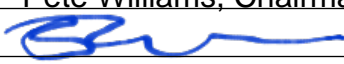


<b>To:</b>	North River Ranch ISD	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	North River Ranch Phase 4E & 4F	<b>Bid Number:</b>	23-2187
<b>Project Location:</b>	Maccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b>	1/29/2024
<b>Addendum #:</b>	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	BUILDING PAD DENSITIES	17.00	DY	\$1,932.59	\$32,854.03
<b>Total Price for above Items:</b>					<b>\$32,854.03</b>

FORCDD - Earthwork

**Total Bid Price: \$32,854.03**

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.  <b>Buyer:</b> <u>NRR ISD - Pete Williams, Chairman</u> <b>Signature:</b> <u></u> <b>Date of Acceptance:</b> <u>2.20.2024</u>	<b>CONFIRMED:</b> <b>Ripa &amp; Associates</b>  <b>Authorized Signature:</b> _____ <b>Estimator:</b> Andrew Babchick
--	--

**North River Ranch  
Improvement Stewardship District**

RIPA & Associates CO No. 4  
for NRR IV-E & IV-F  
Roads & Utilities

# Change Order

No. 4

Date of Issuance: February 29, 2024

Effective Date: March 13, 2024

Project: <b>NRR Phase IV-E &amp; Phase IV-F Roads &amp; Utilities</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$6,675,000.00</b>		Date of Contract: <b>10/18/2023</b>
Contractor:		Engineer's Project No.: <b>215616746</b>
<b>RIPA &amp; Associates, LLC</b>		Contractor's Project No.: <b>233-2187</b>

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

Description:

**Site Development for Construction Trailer.**

Attachments: (List documents supporting change):

**RIPA CO-4**

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>\$ 6,675,000.00</b>	Substantial completion (days or date): <b>180 Days</b>
	Ready for final payment (days or date): <b>210 Days</b>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> :
<b>\$ (2,452,008.03)</b>	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
<b>\$ 4,222,991.97</b>	Substantial completion (days or date): <b>180 Days</b>
	Ready for final payment (days or date):
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
<b>\$ 95,695.06</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>\$ 4,318,687.03</b>	Substantial completion (days or date): <b>180 Days (4/15/24)</b>
	Ready for final payment (days or date): <b>210 Days (5/15/24)</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: _____

V:\2156\active\215616746\civil\construction\_phase\_documents\change\_orders\nrr\_4e-4f\received\con\_nrrisd\_nrr-4-e\_4-f\_co-4\_95695-06\_earthwork\_ut\_ripa\_20240229.docx



FORCDD - Earthwork

CO 4

<b>To:</b>	North River Ranch ISD	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	3501 Quadrandle Blvd, Suite 270 Orlando, FL 32817	<b>Phone:</b>	
<b>Project Name:</b>	North River Ranch Construction Trailer	<b>Fax:</b>	
<b>Project Location:</b>	North River Ranch Trail, Parrish, FL	<b>Bid Number:</b>	01-TB23
		<b>Bid Date:</b>	12/18/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>GENERAL CONDITIONS</b>					
001	SILT FENCE	1,100.00	LF	\$1.86	\$2,046.00
<b>Total Price for above GENERAL CONDITIONS Items:</b>					<b>\$2,046.00</b>
<b>EARTHWORK</b>					
002	CLEARING & GRUBBING (RIPA)	1.00	LS	\$14,544.56	\$14,544.56
003	PLACE & COMPACT IMPORTED FILL	4,800.00	CY	\$4.25	\$20,400.00
004	6" CRUSHED CONCRETE BASE	2,810.00	SY	\$18.85	\$52,968.50
<b>Total Price for above EARTHWORK Items:</b>					<b>\$87,913.06</b>
<b>UTILITIES</b>					
005	1" WATER SERVICE PIPE	176.00	LF	\$11.37	\$2,001.12
006	8" X 2" REDUCER	1.00	EACH	\$264.15	\$264.15
007	8" GATE VALVE ASSEMBLY	1.00	EACH	\$3,470.73	\$3,470.73
<b>Total Price for above UTILITIES Items:</b>					<b>\$5,736.00</b>

**Total Bid Price: \$95,695.06**

**Notes:**

- Site development for construction trailer at North River Ranch

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

Steadfast Proposal  
for Pump Track Landscape and Irrigation



30435 Commerce Drive Unit 102 • San Antonio, FL 33576 • Phone: 844-347-0702 • Fax: 813-501-1432

North River Ranch ISD  
5824 Lakewood Ranch Blvd  
Sarasota, FL 34240

**FORCDD - Landscaping**

**Print Date:** 3-6-2024

## Proposal for North River Ranch Pump Track Landscape and Irrigation

Thank you for providing Steadfast with the opportunity to provide our services!

Items	Description	Qty/Unit	Unit Price	Price
<b>Hong Kong Orchid</b> Hong Kong Orchid 4"	12'X6'	4 EA	\$900.00	\$3,600.00
<b>Bismark Palm</b> BISMARK PALM 10-12' CT B&B	24' OA	6 EA	\$4,000.00	\$24,000.00
<b>Silver Buttonwood</b> Buttonwood Silver 3gal		31 EA	\$14.00	\$434.00
<b>Small Leaf Clusia</b> Clusia 15gal	40" HT	51 EA	\$120.00	\$6,120.00
<b>Powderpuff Tree</b> Powder Puff Std 30gal	10' OA	2 EA	\$370.00	\$740.00
<b>Thryallis</b> Thryallis 3 Gal.		90 EA	\$14.00	\$1,260.00
<b>Shining Jasmine</b> Shining Jasmine 3 Gal		376 EA	\$12.00	\$4,512.00
<b>Muhly Grass</b> Muhly Grass 3 Gal.		153 EA	\$11.00	\$1,683.00



Items	Description	Qty/Unit	Unit Price	Price
<b>Giant Apostle's Iris</b> Apostle's Iris 3 gal.		80 EA	\$11.50	\$920.00
<b>Podocarpus</b> Podocarpus 7 Gal.		22 EA	\$37.50	\$825.00
<b>Live Oak</b> Live Oak 4" Cal.		16 EA	\$990.00	\$15,840.00
<b>Sabal Palm</b> Sabal Palm - 16'		39 EA	\$330.00	\$12,870.00
<b>Sand Cordgrass</b> Sand Cordgrass 3 Gal.		64 EA	\$12.00	\$768.00
<b>Coco Brown Mulch</b> Coco Brown - Mulch		30 CY	\$56.00	\$1,680.00
<b>Tree Staking and Strapping</b> Tree Staking and Strapping	All palms and trees staked and strapped per species BMP at the time of installation.	67 EA	\$30.00	\$2,010.00
<b>St. Augustine Turf 'Floritam' BUDGET</b> St Augustine Sod	Actual Quantity TBD.	17,500 SF	\$0.60	\$10,500.00
<b>Bahia Sod</b> Argentine Bahia Grass		15,927 SF	\$0.48	\$7,644.96
<b>Automatic Irrigation System</b> Irrigation	Connect to 2" reclaim service with mainline. Connect to metered electric with Hunter 2-wire irrigation controller. Install all mainline, valves, decoders, zone and lateral lines, control wire, sprays, rotors, bubblers, and drip line necessary to provide 100% coverage to all planned landscape and sod.	1 LS	\$29,780.00	\$29,780.00
<b>Electrical Service</b> Electrical	Permit and install a single phase, 60A, 120/240V electric service with accessory GFI for future use. Connection run to transformer to be less than 150'. Hardwire irrigation timer. Billing account to be set up by owner in the name of the association.	1 LS	\$8,200.00	\$8,200.00
<b>Site Preparation</b> Site Work Labor	Mobilize crew with skid steer, sod cutter, and round up spray rig to remove any stabilization bahia, fine grade, and spray planting and sod areas with non-selective herbicide.	1 LS	\$3,750.00	\$3,750.00

**Total Price: \$137,136.96**

**Terms and Conditions:**

**Insurance:**

Contractor shall purchase and maintain insurance that will protect contractor from claims arising out of contractor operations under this Agreement, whether the operations are by contractor, or any of the contractor's consultants or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

**Warranty:**

The Contractor warrants its work and material against defects and guarantees its work for 90 (Ninety) days after the completion of the project. Acts of God and incidents of negligence by others excluded.

**Site Conditions:**

Owner/General Contractor to provide a plant-ready finished grade, a metered point of connection, and commercial power prior to landscape and irrigation installation. Adjacent land development and/or vertical construction activities that could damage landscape and irrigation should be complete.

Contractor to notify Owner of the identification of any hazardous materials or conditions present on the jobsite and proceed only pending the remediation of hazardous conditions by others.

**Sleeving:**

Owner/General Contractor to provide advance notice prior to the installation of road or paver base in order to allow contractor to install crossings under roads, drives, walks, and isolated planters prior to their constructions.

**Pricing:**

Due to dynamic and uncertain economic conditions, pricing on all services can only be guaranteed for 30 days from the date of the proposal's issuance.

**Deposit:**

A 50% material deposit may be issued upon notice to proceed.

**Payment:**

Final payment of the balance due shall be made to the Contractor no later than thirty (30) days after completion and acceptance of the contracted work. Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

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**Date:**

---

**Print Name:**

---

**North River Ranch  
Improvement Stewardship District**

York Bridge Concepts - Camp Creek



# YORK BRIDGE CONCEPTS PROPOSAL



# YORK BRIDGE CONCEPTS

THE PREMIER TIMBER BRIDGE COMPANY

[www.ybc.com](http://www.ybc.com) | 800.226.4178 | 2423 Brunello Trace Lutz, FL 33558

© York Bridge Concepts, Inc.



Director of Bridge Consulting, **Titus Edwards** of  
**York Bridge Concepts™**

has developed the following proposal & executable  
contract for the **North River Ranch Camp Creek**  
**Parrish, Florida** in **City, ST** for:

**Mr. Andy Richardson**

**c/o Neal Land & Neighborhoods**

5824 Lakewood Ranch Blvd

Sarasota, FL 34240

941-724-2819 ~ arichardson@nealland.com

This proposal and executable contract is being submitted with intention of providing pricing for the installation of timber structure(s) by **YORK BRIDGE CONCEPTS, INC.** for the client's project as described herein. The structure(s) will be designed per **YBC standards**, **built on-site**, and price quoted is for "turnkey" construction.

This proposal is based on **YORK BRIDGE CONCEPTS'™** standard designs, which include the use of preservative treated Southern Yellow Pine or Douglas Fir designated by **York Bridge Concepts'™** design department. All preservative treated timber materials will meet exceed all application guidelines as specified by the American Wood Preservers Association (AWPA).

## PROPOSAL CONTENTS

- INTRODUCTORY LETTER
- DECERO™ DESIGN PROCESS
- **ITEM A** | BRIDGE DESCRIPTION
- **ITEM B** | PILE FOUNDATONS
- **ITEM C** | ENGINEERING DETAILS
- ADDITIONAL SCOPE OF WORK ITEMS
- PRICE EVALUATION

**YORK**  
**BRIDGE CONCEPTS**  
THE PREMIER TIMBER BRIDGE COMPANY

Hello & Thanks for considering YBC,

At York Bridge Concepts we've spent the last **39 years** building thousands of bridges across the nation and even a few abroad. Our passion is in our details, we aim for excellence in everything we do from our client partnerships to our legacy bridges, we are unmatched in the Timber Bridge Industry. Thank you for your interest in partnering with us, we appreciate the opportunity to work with you.

When you partner with YBC, you are choosing a professional service, team, and product that is unrivaled by other bridge companies. Our knowledgeable & experienced team work in tandem with you and each other to deliver high quality aesthetics, low maintenance, and increased longevity.

When you build a York Bridge, you are selecting a product from a company that specializes in pedestrian, vehicular, and specialty structures customized through our trademarked **Decero™ Design** specific to your project's purpose & vision. We never use "standard" cookie cutter designs or processes. We are unequaled because we are committed to being constantly evolving, developing, & expanding by investing and cultivating our team of professional bridge consultants, designers, consulting engineers, and field crews.

When you invest with YBC, you can trust that we invest daily in a commitment to the research & development of industry leading products & methods that ensure premier quality and craftsmanship. In addition, we've spearheaded the development of **York Timber Protective Systems™**, exclusive to YBC, these unparalleled systems are formulated to fit any York Bridge.

Finally, at York Bridge Concepts we strive for excellence in everything we do, it is the undercurrent in our motivation to always better ourselves, our service, and our products. This pursuit is our gift to our clients, because we are confident that our efforts will bring you a bridge that will complement your property, service your needs, and benefit your investment.

Please let us know how we can be of any further assistance. We look forward to working with you.

Respectfully,

**Your Team at YORK BRIDGE CONCEPTS™**

From scratch, from zero, something that has yet to be marked, determined or developed.



## Creating a Concept

The Decero Design Team evaluates a variety of information when developing an exclusive bridge conceptual vision for clients including:

- Local History & Context
- Site Evaluation & Analysis
- Special Conditions for Bridge Use



## Defining Design

The Decero Design Process includes both conceptual visualization & the premier design of a set of proprietary shop drawings including:

- Customized Design Intent
- Architecturally Stunning Profiles
- Fresh Color Selections
- Exclusive Construction Details
- Fully Engineered Design Consultation



## Concept Completion

Beyond the unique Decero Design approach to a York Bridge are the trademarked York Timber Protective Systems utilized to complete the Decero Concept vision, placing it into reality providing:

- Enhanced Aesthetics
- Weather & Climate Protection
- Reduced Maintenance Demands
- Increased Longevity of Bridge Life

## ITEM A | Bridge Scope of Work (per YBC Design & Specifications)

The scope of work for this contract includes the design, engineering, supervision, labor, materials and equipment necessary for construction of this structure as described within this contract. Work requested outside of this specific scope will require additional charges:

### One (1) - 8' Wide (7' clear width) X 65' Long Repetitive Span Pedestrian Bridge

#### I. Bridge Description

1. Scope includes a capacity of **90 PSF, min. L/360 Loading**.
2. Please Note: This Bridge is intended for pedestrian use; it will hold occasional use by a 2-person standard golf cart. In the event, golf cart use is anticipated, YBC recommends consideration of the following: adding a curb system, widening the bridge, including bump outs, increasing capacity, or similar as it is applicable to the bridge scope and intended use.
3. Scope includes a structure constructed of **(6) +/- 10.84' repetitive spans**.
4. Scope includes a structure designed with treated dimensional wood stringers and all treated timber framework, on a foundation of treated timber pilings.
5. Scope includes a Treated Wood deck.
6. Scope includes Hot Dipped Galvanized hardware such as thru-bolts, fasteners, straps, rods, and similar, as well as, Stainless Steel screws specifically utilized for deck and rail fastening. Substituting Stainless Steel for Hot Dipped Galvanized hardware applications will require additional cost.
7. Scope is based on a maximum deck elevation of **7'** above grade. *If Top of Deck Height exceeds maximum above grade, an additional cost assessment may be required.*
8. Scope is based on filter fabric, riprap to stabilize erosion, roadway tie in, and backfill at each end of the bridge(s) completed by owner/contractor; to be coordinated with YBC construction sequence and/or team. **YBC** requires rip rap (by others) where potential for erosion exists.
9. Scope includes the **Horizontal Timber Abutment System** at bridge ends — **(2)** Cap abutments — having **10'** headwalls and no wing walls, using all timbers components and a filter fabric liner. *Note: Additional length and height can be added to the headwall wing walls if required, at an additional cost.*
10. Scope includes **130** total linear feet of **42" High Timber Pedestrian Hand Rail System** on the outer side(s) of the bridge. Handrail design to utilize a timber picket handrail system in a timber framework. *Note: The Hand Rail System does not include any ADA handicap grab rail. YBC can coordinate for a grabrail by others in the design phase if needed.*
11. Scope excludes York Timber Protective Systems (YTPS)<sup>TM</sup>. YTPS can be added at an additional cost.
12. This scope includes **YBC standard 1 Year Limited Warranty** and Owner Maintenance Program.
13. This scope requires contractor/client to provide access to **one** side of the crossing to install pile foundations and abutments.
14. Scope includes piling up to **10'** in the ground or until refusal utilizing typical vibratory hammer installation methods; Note that piling/drilling clauses are in effect as described in "Item B - Pile Foundations".
15. **Note: No civil drawings have been provided. Length is estimated based on site visit. Changes in the length, height, or required abutment height from what is listed in this scope would require price adjustments.**

#### II. Design

1. Scope is based on information specified by client to date, any additional or further civil information received affecting design, layout, and/or scope may alter pricing.
2. Scope is based on YBC design standards & specifications, as well as, construction means & methods to meet design intent; materials, structural layout, and/or construction details may deviate from client drawings. Client requested deviations from YBC design standards will require additional structural and cost assessments and are not recommended.
3. Scope includes a non-engineered shop drawing submittal(s) for client approval to proceed to engineering consultation as further described in "Item C - Engineering Details Scope of Work".
4. Scope includes a consultation by the engineer of record to perform typical verifications of design including standard calculations (deflection, loading, wind, etc.), responses to comments, design conformance review, and signing/sealing of packages as further described in "Item C - Engineering Details Scope of Work". Scope excludes specialty calculations, on-site verifications, and similar efforts or exhaustive requests beyond up to 2 rounds of standard reviews.
5. Scope excludes permitting costs and responsibilities of permitting by YBC. Scope includes remote assistance by YBC to help contractor/owner during permitting via drawings, response to comments, remote meeting attendance, and other standard items requested by jurisdiction.



## ITEM A | Bridge Scope of Work (per YBC Design & Specifications) Continued

### III. Construction

1. This scope requires the client to designate and mark ample access and staging locations within security fencing for YBC's crew, so that, scope of work can begin immediately upon arrival. YBC will not be responsible for the damage within these locations.
2. This scope requires the client to ensure access road used to carry the materials and equipment to the bridge site, which may include application of gravel to solidify a road surface, road shaping and/or scraping to permit entry during inclement weather so that, scope of work can be continuous from commencement. If Track Equipment by YBC becomes required for adequate access per YBC's discretion, additional charges will apply. Delays, Demobilizations, and Remobilizations caused/initiated by others, due to no fault of YBC will result in additional charges.
3. This scope requires the client to confirm that the site preparation for the construction of all work must be substantially completed on this project by others, prior to YBC mobilization to allow YBC immediate commencement of work upon arrival to job site.
4. This scope requires contractor/client to establish all field surveying to layout the bridge such as bridge staking, pile staking, offsets, elevations, benchmarks, and similar, as required by YBC and per YBC directives prior to YBC mobilization, so that, scope of work can begin immediately upon arrival.
5. This scope requires contractor/client to agree to abide by YBC's pre and post construction walk-through and sign-off process for the bridge completion to ensure a successful project.
  - **Pre-Construction Walk-through:** YBC and all client authorized representatives will walk the site to verify that all client requirements have been addressed and receive client sign-off on YBC Pre-Construction Form to commence work. YBC will advise of anything further needed prior to commencing work.
  - **Post Construction Walk-through:** YBC and all client authorized representatives will walk the site at substantial completion (+/- 95% progress) to promptly document and advise on all required work/punchlist items necessary for final completion and sign-off. All punchlist items from owner and all other client authorized representatives, shall be finished by YBC prior to demobilization.
  - **Post Construction Sign-off:** All completed punchlist work will be reviewed while on-site for final completion sign-off by the owner and all client authorized representatives with the ability to reject work. Upon punchlist work approvals, client will sign-off on YBC Post Construction Form. Any requests to return for work after sign-off & demobilization will result in costs to return.
6. Scope is based on working hours 7AM - 5PM Monday thru Saturday, schedule as determined by YBC. Client requests to adjust working hours (increasing or decreasing) will require re-assessment of schedule and costs by YBC potentially resulting in additional costs to owner.
7. Scope includes a 2 to 4 person field crew including a working foreman. Foreman will attend 1 meeting per week (if requested) per the bridge scope of work. All other meetings can be attended remotely by phone or web specifically as they pertain to the bridge scope. If meeting requirements exceed this understanding additional time and compensation may be required.
8. This scope includes adherence to standard OSHA Safety Requirements. All Safety Programs above and beyond OSHA standards must be reviewed for acceptance. Additional Safety Requirements like meetings, drawings, specialized equipment, test runs, and similar that deviate from YBC Standards will be reviewed for both additional time and costs.
9. This scope includes YBC crews cleanup of each bridge/wall work site daily and place all scraps and debris in a dumpster provided by contractor/client. This scope requires the contractor/client to provide bathroom facilities for the YBC crew. Scope requires the contractor/client to provide a pressurized water source or water truck for the YTPS applications. Scope excludes a wash station & security fencing.
10. Scope is based on construction of a specified scope at the same time; any reduction in quantities could affect unit pricing for the remainder of the scope.
11. Scope includes a single mobilization. Additional demobilizations/remobilizations will require additional costs. Costs will include time and effort for both job shutdown and job setup in addition to the mobilization costs.
12. Scope utilizes unit costs for change orders and construction change directives as described herein. Time is of the essence once construction has commenced and requires timely client authorization of notice to proceed with work. Downtime/Delays, due to no fault of YBC will result in additional charges.
13. Scope includes photographic documentation of the construction process specifically for QA/QC of YBC Standards & Methods as well as, for consulting EOR's reference in the finalization of the design conformance close-out package.
14. This scope of work excludes any irrigation or waterline work, electrical-related work, lighting, or the design and installation of any utilities on the bridge.
15. Scope excludes work in winter weather as defined: freezing temperatures or below, icy conditions, steady snow fall and/or blizzard conditions. In the event work in winter weather is required by client, additional costs will be assessed to the job. Costs will vary per severity of weather and reasons beyond YBC control including but not limited to: additional safety precautions, equipment difficulty/failure of operation, labor/schedule slow down, snow removal, material freezing, difficulty of material handling, and/or complete shutdown. YBC will monitor conditions and report to client daily, no work will commence without client approval.

## ITEM A | Bridge Scope of Work (per YBC Design & Specifications) Continued

### IV. Miscellaneous

1. Scope includes Sales Tax for materials and applicable Payroll Taxes. All other taxes are not included.
2. This scope includes YBC insurance coverage as follows: General Liability (\$1m/\$2m), Automobile Liability (\$1m), Umbrella (\$5m), and Worker's Comp. (\$1m). Professional Liability Insurance is provided by the EOR (\$2m/\$3m). Any additional Insurance requirements may require supplemental costs be forwarded to client.
3. YBC's scope of work is based on the payments schedule as defined in the "Price Evaluation" of this contract.
4. This scope requires owner's representation to consist of one point of contact for the duration of the project, review boards or HOAs must designate/authorize one point of contact for project coordination.
5. Scope excludes liquidated damages: YBC will work with the client to meet timeframes as necessary, but will not be held liable for any liquidated damages.
6. Scope excludes union labor and prevailing wage rates. Requirements by owner, contractor, and/or union to comply with Union and/or Prevailing Wage requirements will be an additional cost unless agreed to otherwise in writing.
7. This scope excludes a Performance and Payment Bond, and/or any other bonding unless specified in this contract. Bid bonds and performance bonds can be provided upon request at an additional cost.
8. Scope excludes provisions for material, labor, and other escalation costs. Material, labor, and other escalation costs may require reassessment of bridge cost, based on market conditions and age of contract.
9. All scope & pricing information as outlined in Item A, supersede select clauses and standard proposal terms in this submittal.

**65 Total Linear Feet = \$85,250.00 Total**

## ITEM B | Pile Foundations Scope of Work

YBC utilizes pressure treated timber foundations for all bridges unless otherwise noted. This contract *is limited to* the scope of work as described in “Item A”. The following information includes installation method descriptions and standard associated unit costs:

### I. Typical Piling Installation Method:

YBC utilizes a vibratory hammer to drive timber piling for foundations to contracted depth or until refusal.

1. **Contracted Depth:** Please see “Item A.I - Bridge Description”.
2. **Typical Depths:**
  - 10' or until refusal for Pedestrian/Golf Cart/Light Vehicular per YBC's Discretion
  - 16' or until refusal for Vehicular
3. **Customized Depths:** Additional depths might be included in the scope at the request of the client, based on YBC's review of third party provided geotechnical information. Customized depths do not typically alleviate piling clauses, instead they increase upfront cost in hopes of limiting change orders in the field. Our standard advisements are based on our experience and our piling clauses are there to cover what is actually installed giving client's the best case upfront cost expectation. YBC cannot guarantee piling depths based on geotechnical reports.

### II. Alternative Piling Installation Notification:

In the event, YBC encounters a need for Alternative Piling Installation Methods, the client will be notified with the discovered field conditions and an approval request to proceed. No additional work will commence without client approval, therefore, response to requests with immediacy is necessary to avoid downtime.

### III. Alternative Piling Installation Methods:

Alternative Piling Installation Methods utilize various supplemental equipment, materials, and labor, to achieve appropriate in ground installation of timber piling as verified by EOR. Methods and Materials are dictated by soil conditions encountered that *prevent or prohibit* Typical Piling Installation Methods from meeting contracted depth or refusal requirements. Typical conditions & alternative methods are as follows:

1. **Hard or Rocky Substrates:** Alternate installation methods may include concrete footers, drilling, foundation redesign, or a combination of methods, as well as, associated materials & labor. Unit Costs are as follows:
  - *Auguring/Drilling including all setup/breakdown time: \$850.00/hr (\$950.00/hr Prevailing Wage)*
  - *Concrete footer pricing will be determined by size.*
2. **Soft or Sandy Substrates:** Alternate installation methods may include longer piling, sister piling, splicing, or a combination of methods, as well as, associated materials & labor.
  - **Longer Piling & Sister Piling:**
    - *Pedestrian: \$45.00 (from ground) and \$50.00 (from raft/scaffolding) per foot of piling installed*
    - *Vehicular: \$50.00 (from ground) and \$55.00 (from raft/scaffolding) per foot of piling installed*
    - *Prevailing Wage: \$55.00 (from ground) and \$60.00 (from raft/scaffolding) per foot of piling installed*
  - **Splicing:**
    - *From Ground: \$300/EA (\$350/EA Prevailing Wage)*
    - *From Raft/Scaffolding: \$350/EA (\$400/EA Prevailing Wage)*
  - *Freight: If required, costs are forwarded to client*

### IV. Piling Documentation:

All piling installations are tracked via pile logs, that are evaluated by the EOR for Design Conformance. Pile Logs are signed & sealed by the EOR and included in the close-out documents. YBC can provide non-engineered pile logs digitally upon request for project tracking.

### V. Geotechnical Data:

YBC does not complete or source Geotechnical Testing. Geotechnical information, such as soils reports, flow rates, and other site specific reports, is helpful in obtaining an approximate depth of piling needed for capacity per project. The client can procure geotechnical services to supply information to YBC prior to the Design and Engineering so that the information can be incorporated into the design. YBC recommends that soils tests are conducted to a minimum of 50' to 100' deep or until refusal, based on stability of the soil. All soil tests/borings are to be completed as close to the location of the proposed piling as possible. YBC can provide drawings or mark-ups to assist in illustrating bridge piling locations upon request.

### VI. Soil Testing and Piling Installation:

Soil testing/boring does not guarantee the piling depth. It does allow for preparation of expectations for design, materials, and construction methods to achieve the best case scenario for an effective scope and anticipating probable outcomes once construction begins. All piling will be minimally driven to the insertion rate that will supply the needed capacity (determined through calculations in YBC's engineering phase of the project). The final depth will be determined in the field during construction of your project.

## ITEM C | Engineering Details Scope of Work

YBC utilizes the services of a Consulting Engineer of Record. YBC has accommodated standard provisions and parameters as they pertain to the project including shop drawings and engineering calculations necessary to verify the structural integrity and loading capacity, such as, the intended live loads and dead loads of structural components of YBC designs. This contract *is limited to* the scope of work as described in "Item A". The following information provides supplemental details regarding the engineering consultation scope, process, requirements, deliverables, and exclusions:

### I. Design, Engineering, & Schedule Milestones

- Contracted Scope Submittal - *Minimally Item A, B, and C of this contract. Item D for projects with YTPS.*
- **Initial Client Shop Drawings Submittal** - *30% Non-engineered Set*
  - Up to One (1) Response to 30% Comments Submittal - *If required.*
- **Semi-Final Client Shop Drawings Submittal** - *90% Non-engineered Set*
  - Up to Two (2) Response(s) to 90% Comments Submittal(s) - *must provide any special conditions for jurisdiction or for project requirements for engineering at this time.*
- **Fully Engineered Shop Drawing Submittal** - Digital Sign & Sealed PDF Set
  - Up to One (1) Response to comments for jurisdictional inquiries in permitting.
- Permitting Assistance - The above submittals & responses are standard for YBC. *We can provide supplemental information for jurisdictional inquiries to help facilitate approvals, pending intensity of demands made, time elapsed, and documentation/authorization required, efforts above and beyond those noted herein may require additional payment. In the event, additional funds are required a cost assessment will be provided for approval.*
- **Notice to Proceed with Procurement** - After permitting is secured pending scheduling this request will be made by YBC for authorization; please note that any adjustments to design or engineering after this authorization will carry additional costs for materials, design, & re-engineering.
- Foreman Redlines Set - *Non-engineered maintained on Site*
- Piling Logs - *Non-engineered maintained on Site & In-office*
- Design Conformance EOR Review - *Engineered Letter of Conformance & Pile Logs Signed & Sealed*
- **Post-Construction Package** - Foreman Redlines Set, Piling Logs, & Completed Design Conformance Review in a digital format sent via electronic transfer or email, hardcopies upon request.

### II. Design & Engineering Scope of Services:

YBC's design services are intended to be thorough and efficient to provide high quality work & clarity in project details to ensure the project's success. Adherence to the schedule milestones is imperative to accomplish this goal. Design & Engineering scope includes the above listing of shop drawing submittals, the standard engineer consultation (sign & seal) of a single final design submittal, and a engineer consultation (sign & seal) of a single design conformance package. All submissions are digital. Hardcopies will be an additional cost. All design shop drawings and engineering consultations above and beyond this scope shall qualify as additional services.

- **Additional Services** are the redesign, supplemental calculations, structural upgrades, extensive editing, or similar adjustments to design and shop drawing package are required by client or permitting authority or a 3rd party engineer or due to significant schedule delays, additional charges may apply.

### III. Site Specific Design Information:

Scope & Pricing are contingent upon site conditions conforming to the description, drawings, testing, surveying, and similar references provided by the client during contracting. YBC can continue to assess and integrate further information provided by contractor/owner as the project progresses into design phase. Providing Information such as site plans, soils reports, flow rates, depth soundings, and other site specific reports, as they are available is beneficial to the overall design process. Should the contractor/owner have third party information pending with direct effect to YBC's scope of work (specifically length, width, height, spanning configuration, coordination elements or similar) and design phase milestones, they shall within reasonable time notify YBC of the pending information to determine best way to proceed for mutual benefit, in some cases this may mean delaying the start/continuance of shop drawings. Design must be approved prior to Notice to Proceed with procurement. YBC will utilize remote verification of site conditions such as photography, meetings, drawings, surveys, and similar provided by owner until the design phase is approved to proceed to engineering. Once an approved design is in place pending site progress and schedule, a pre-construction site visit or meeting will take place for pre-mobilization confirmations. Engineering must be approved prior to a notice to proceed with mobilization. A second preconstruction walk-thru will be performed on field crew arrival to site to verify site conditions are per expectations and to make any notes on items that may effect the build. Any site specific conditions arising causing variation from contracted scope at any point of the project must be discussed and agreed upon in writing via change order.

### V. Exclusions:

YBC does not provide civil engineering duties, hydraulic analysis, flow studies, scour analysis, geotechnical work, inspections, testing, surveying, surveyed as-built drawings, on-site inspection(s) by engineer of record, and/or other services or considerations not specifically stated or noted within this contract.



## Carrollwood Village Park — Florida



## Sudbury — Massachusetts



## Coastal Maine Botanical Gardens — Maine





## Additional Scope of Work Items:

1. **Scope of Work Limitation:** Work requested outside of this specific scope will require additional charges.
2. **Contracting Scope of Work:** YBC's pricing is based on the conditions of this contract. If there is a client contract that must be signed, it will require negotiation and could possibly lead to delays. Additional costs will apply if the client contract requires additional work, terms or conditions that were not included in YBC's original pricing submittal.
3. **Licensing:** YBC is licensed in many states, there may be a need to work under the GC's license in some states included in the scope of work.
4. **Additional Scope Insurance Clarifications:** Contractor/owner to be named as additional insured on all above coverages upon request. Errors and omissions insurance certificate can be provided upon request by YBC's engineer of record (EOR). YBC's EOR insurance agent cannot provide additionally insured on the certificate.
5. **Additional Scope Permitting Clarifications:** Contractor/owner is to verify that all required permits are in place prior to YBC Mobilization, and to provide YBC with copy of any permit(s) pertinent to the scope of work described in this contract. The contractor/owner is responsible for compliance with permit requirements and inform YBC of any local codes that may affect costs to YBC's scope of work.
6. **Deck Scope Clarification:** YBC is providing deck on this project in accordance with the specifications and/or contract documents. Be aware that most pedestrian liability claims are due to slip and fall claims, It is the responsibility of the owner to keep the deck free from slip or trip hazards due to items such as debris, cupping, splits, gaps, smooth surfaces, or similar.
7. **Additional Site Work Scope Clarifications:** Damage to existing sod, landscaping, concrete paths, etc. within these flagged access area locations is to be expected (including rutting – severity determined by weather).
8. **Site Work Scope for Access & Providing Access Clarifications:** Access to a secure staging area near each bridge site per YBC requirements, where delivery trucks can drop off materials and YBC can store and access the materials. Once given authority to use the area, it must be accessible and constant until bridge construction of scope of work is complete. This access should be maintained throughout the construction process, especially during inclement weather. Access to build the bridge scope of work, which may include removal of roots, stumps, vegetation and trees. YBC requires access to both ends of the bridge for construction purposes.
9. **Scope of Work for Site Work/Preparation:** All site preparation work, sediment control, temporary and permanent erosion control, silt fencing, turbidity barriers, road closures, traffic control and or flag men, excavation, grading, seeding, dewatering and clearing for YBC to perform their scope of work are to be performed by others. All backfilling and compaction of abutments and rip rap are by others and not in YBC's scope of work. If dewatering is required for YBC to proceed with its work, dewatering to be by others and not in YBC's scope of work.
10. **Scope of Work for Utilities to be carried by the bridge(s):** If the bridge is to carry utilities, YBC scope of work will be as follows: YBC will conceptually show on its drawings the location recommended for utility placement based on client supplied information before the design is competed. Design of hangers, attachments, etc. and actual installation of the utilities to be by others. Typically the installation will occur after YBC's completion of their scope of work and demobilization. Large pipes or many utilities that cause design changes or upgrades to YBC's scope of work may incur additional costs.
11. **Additional Utilities Scope of Work:** The contractor/owner is responsible for marking all utility, sewer and water lines in all areas where construction will occur within fifty feet, prior to YBC's crew arrival. YBC will not be held liable for damages to unmarked utilities, sewer and/or water lines. If utilities are in close proximity to the bridge they may require hand digging to expose them by others.
12. **Additional Permitting Scope of Work:** Scope of work of this contract is based on YBC's standard designs and engineering, which meet AASHTO, IBC, and normally accepted design practices. Any changes to the design scope of work for this specific project, including any changes that may be necessary to comply with permitting, local codes, etc. may require additional charges.
13. **Additional Liquidated Damages Scope of Work:** Liquidated damages required by owner/ contractor are not included in YBC's scope of work and will be assessed for additional costs.
14. **Scope of Work for Delays and Use of Bridges:**
  - A. **Delays to Perform Scope of Work:** YBC will communicate to client mobilization, scheduling and all necessary site work required prior to mobilization. YBC expects to build their scope of work efficiently and complete it in a timely manner. The client will be notified immediately if potential delays are foreseeable that interfere with YBC's ability to perform their scope of work, to afford the opportunity to correct the issues. However, if YBC becomes delayed in the construction in their scope of work after mobilization to the site, additional charges for downtime will apply and will be assessed via YBC change order.
  - B. **Use of Bridges:** The owner may want to build temporary dirt access areas or a temporary form of travel across the areas. YBC's bridge(s) will not be able to be utilized until the scope of work is finished and each bridge is individually signed off through YBC's post-construction walk through by an authorized representative of the owner.
15. **Reduction of Scope:** Reduction of scope of work may result in a reduction of cost to the client, in the event this is necessary YBC will re-evaluate amount based on the reduced scope minus fixed costs at YBC's discretion.
16. **Cancellation/Termination for Convenience:** Cancellation of contract will result in compensation charges to YBC for all costs to date, overhead, and lost profit. All payments that have been made to YBC are non-refundable.
17. **Signage Scope of Work:** Any required safety, speed limit, weight capacity or any other signs are to be provided by others and are not in YBC's scope of work.
18. **Opportunity to Cure:** If at any point YBC (in Client's sole judgment) becomes in "default" by failing to perform any of the provisions of the scope of work in this Agreement, Client, after written "Notice of Default and Opportunity to Cure" shall afford YBC fourteen (14) days in which to commence to cure the purported default in the scope of work.
19. **Default Termination:** After an 'Opportunity to Cure' period, if termination is the preferred resolution, termination of contract will result in compensation charges to YBC for all costs to date, expended overhead, and profit. All payments that have been made to YBC are non-refundable. YBC is not responsible for the payment of work by others.

## PRICE EVALUATION

We propose hereby to furnish material and labor-complete in accordance with YBC specifications, for the sum of

**\$85,250.00 Total**

- Price quoted is good for thirty (30) days, and work must be scheduled within an agreed timeframe to avoid additional charges.
- Contract is based upon acceptance of Terms and Conditions listed in this contract.
- **Payment Schedule:**
  - **10% non-refundable payment due with signed contract (not subject to retainage)**
  - **45% payment due upon mobilization (Invoice will be sent at least 30 days prior to YBC's scheduled mobilization)**
  - **45% final construction payment including all retainage due upon completion (inspection must occur before YBC de-mobilization).**
  - **Note: For larger project totals, YBC may provide an expanded SOV to client to allow for progress payments.**
- All progress payments are non-refundable.
- Delinquent invoice payments to be charged 1.5% per month on account balance for time period determined by **YBC**. In event of non-payment or dispute, customer shall be responsible for attorney fees and YBC cost of collection. Any action or suit arising hereunder shall be brought in Tampa, FL jurisdiction, without regard to principles of conflict of laws or forum non-convenience.
- Owner/Contractor will provide **YBC** with a copy of any notice of commencement upon execution of this agreement. If a notice of commencement has not been filed, Owner/ Contractor shall provide YBC with a legal description of the site upon execution of this agreement.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Representative, YORK BRIDGE CONCEPTS™

**Acceptance of Contract:** Price, scope of work, specifications, and additional scope of work items **included in this contract** are satisfactory and are hereby accepted. Payment will be made as outlined above. Pricing for the items in this contract may change if the work is not scheduled within 90 days of acceptance.

This Contract has been negotiated by the Parties and they agree that it will not be construed more strongly against any party hereto regardless of who is responsible for its preparation.

By signing below, I understand that I am entering into a contractual agreement with York Bridge Concepts™ for the work described in this document and agree to abide by the terms and conditions in this document.

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

**All payments & signed contracts to be sent to:**  
**York Bridge Concepts™**  
**- 2423 Brunello Trace; Lutz, FL 33558 -**

**FORCDD - Sidewalks/Trails**

# **North River Ranch Improvement Stewardship District**

CRS Proposal for Longmeadow Signage





650 SECOND AVENUE SOUTH  
ST. PETERSBURG, FLORIDA 33701

TEL 727-895-7500  
WWW.CRSBUILDINGCORP.COM

GENERAL CONTRACTOR CGC010350

## FORCDD - SIGNAGE AND STRIPING

March 08, 2023

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

RE: North River Ranch Longmeadow Signage Proposal

Dear Jeff,

Thank you for the opportunity to provide you with a proposal for the North River Ranch Signage Work at the above-mentioned location per the Drawings as prepared by LRK, Dated 2/14/24. We propose to do this work for the Sum of Fifty-Two Thousand Nine Hundred Sixty-Five and No/100 Dollars (\$52,965.00).

The scope of work includes Labor, Materials, Equipment and Supervision to Construct the below mentioned Structures.

### **Signage Structures Include**

- 1) Right Entry Side including attached Associated Walls & Columns
- 2) Left Entry Side including attached Associated Walls & Columns

Hardscape Structures consists of Concrete, Masonry, Stone Veneer (Dutch Stone Kentucky Fieldstone), and Cast Stone Wall Caps including Columns.

Electrical includes Service allowance of 100 LF from Transformer to Sign Branch Panel: L1, Hook-Up of Sign Panels and GFI Outlets on Hardscape Structures per Sheet E101. All Light Fixtures are not included and will be a Low Voltage System installed by others.

- 1) Builders Risk Insurance is included
- 2) Permit Fees are included
- 3) Impact Fees are not included
- 4) Does not include Tree Barricades and Silt Fencing
- 5) Does not include Construction Survey/Staking & Testing
- 6) Clearing, Rough and Finish Grading. Prior to this Contractor's mobilization, it is assumed that the site contractor will have the site appropriately filled and or graded in order to have a "balanced" Site, this proposal does not include any fill hauled in or removed from the site.
- 7) Signage and or Plaques by others.
- 8) Assumes using existing Road Sleeves for Electrical to cross under roadway to each sign

**Proposal (Continued): North River Ranch Longmeadow Signage Proposal**  
**Page 2 of 2**  
**March 08, 2024**

- 9) Does not include Landscaping & Irrigation
- 10) Stone is not sealed
- 11) Utilities, Paving, Curbs, Stripping and ADA Ramps are not included
- 12) Bond is not Included

CRS Building Corporation looks forward to working with you on this project. Should you have any questions, please do not hesitate to contact me.

Sincerely,  
CRS Building Corporation



Craig R. Sas, President

Acceptance of Proposal/Agreement

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Signatory's Title/Office

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

**North River Ranch  
Improvement Stewardship District**

Mike Armstrong Landscaping -  
4 C-1 Buffer Area

MIKE ARMSTRONG LANDSCAPING INC.		
<b>8475 69TH ST. E. PALMETTO FL, 34221 Office 941-776-1076 Fax 941-776-2705</b>	CONTRACT	
	<b>NRR Phase 4 C-1 BUFFER AREA Landscape &amp; Irrigation Installation Bid Date: 03-08-24 County: Manatee PLA: Booth Design Group Plan Rev: 12-15-23</b>	
<b>Proposed To: Neal Land Ventures 5800 Lakewood Ranch Blvd Sarasota, Florida 34240</b>		

### “NRR Phase 4 C-1 BUFFER AREA - Contract Agreement”

Neal Land Ventures agrees to contract Mike Armstrong Landscaping Inc. for the Landscape installation of NRR Phase 4 C-1 BUFFER AREA, as per the attached bid sheet “Exhibit A” and in accordance with the NRR Phase 4 C-1 landscape plans Page L2.01 drawn by Booth Design Group, dated 12-15-23. The total cost of the work described in the attached proposal, dated 03/08/24 is a total of \$49,993.53

Oak Tree, Street Tree, & Trees by Builder prices are subject to change after 60 days from date of proposal. Street Trees are not included in this contract. Any additional work or material needed and or requested by Neal Land Ventures that is not included in "Exhibit A" shall be added at an additional fee to the contract price. Any additional work requested shall require a purchase order.

Mike Armstrong Landscaping will plan on commencing work on or around \_\_/\_\_/\_\_ & have job complete by \_\_/\_\_/\_\_. Barring any unforeseen acts of God, inclement weather, or any conditions that may prevent landscape work from being preformed. If any such delay(s) occurs, being of no cause by Mike Armstrong Landscaping, additional time to complete work shall be granted.

Payment in full shall be required upon substantial completion of landscape work.  
Payment to be made in draws as work is completed. No retainage to be held.

Irrigation shall be installed to supply sufficient water at time of planting to all installed landscape material. Potable or well water source shall be available to water in all landscape plantings.

Mike Armstrong Landscaping Inc. shall not be held responsible for any damage or repairs to landscape/ sign lighting, underground utilities and or irrigation not marked by locate services due to landscape installation or tree removal

#### Guarantee:

\*All plant material shall be guaranteed for six months after installation, Palms and trees shall be guaranteed for one year from date of Installation.

\*Any plants or trees that die from a lack of water, or poor maintenance after installation shall not be guaranteed.

Any plants or trees that are: transplanted, stolen, vandalized, damaged by negligent acts of others as well as events considered to be acts of God, such as drought fire, floods, lightning, freezes, winds above 35 mph, etc. shall not be guaranteed. Mike Armstrong Landscaping must be notified in the event plants start showing signs of stress and/or start looking poorly, so that we may determine the cause of the problem. Mike Armstrong Landscaping Inc. shall not be held liable to guarantee plants that die prior to notification by association representatives, of plants showing signs of stress.

Acceptance of Contact and contract terms.

Neal Land Ventures \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Michael I. Armstrong \_\_\_\_\_ Date \_\_\_\_\_

Mike Armstrong Landscaping, Inc.

<b>NRR Phase 4 C-1 BUFFER AREA</b>	<b>Bid Date: 03-08-24</b>	<b>Plan Rev Date: 12-15-23</b>	<b>EXHIBIT "A"</b>
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Pricing by: MIKE ARMSTRONG LANDSCAPING INC

TREES	Botanical	Common	SPEC	Quantity	Unit Cost	Total
<b>BUFFER AREA Plant schedule Based on plan page L2.01</b>						
PE	PINUS ELLIOTII "DENSEA"	SLASH PINE	12' HT. X 5' SPD., 3" CAL.	15	\$ 425.00	\$ 6,375.00
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE (Install Only)	Stewarts 18' HT. x 7' SPD., 6" CAL	12	\$ 475.00	\$ 5,700.00
FOS	FORESTIERA SEGREGATA	FLORIDA PRIVET	3 GAL., 26" HT. x 16" SPD.	108	\$ 14.00	\$ 1,512.00
HPD	HAMELIA PATENS	FIREBUSH	3 GAL., 24" HT. X 18" SPD.	170	\$ 14.00	\$ 2,380.00
PLC	PLUMBAGO 'IMPERIAL BLUE'	IMPERIAL BLUE PLUMBAGO	3 GAL., 22" HT. X 16" SPD	85	\$ 14.00	\$ 1,190.00
Misc						
	Cocoa Brown Mulch 3" deep		CY	35	\$ 85.00	\$ 2,975.00

<b>SOD</b>						
	BAHIA SOD	BAHIA SOD		15927	\$ 0.39	\$ 6,211.53
<b>IRRIGATION</b>	<b>COVERAGE IS FOR BUFFER AREA AS PER PLAN PAGE L2.01</b>					
	IRRIGATION DISTRIBUTION SYSTEM		LS	1	\$ 21,800.00	\$ 21,800.00
	AS PER ATTACHED IRRIGATION SCHEDULE					
	FOR PARK AREA					
<b>Contingency</b>						
	Contingency for misc labor, hand watering, grading, water truck rental, spraying, additional materials needed to complete job.			1	\$ 1,850.00	\$ 1,850.00

**Notes:**

- \* Pricing good for 30 days from date on estimate. Pricing may vary depending on material costs and availability.
- \* Pricing is base off the plant schedule of plan
- \* Rip out and removal of existing plant material, sod, weeds, soil, rocks & hardscape not included in estimate.
- \* Total is based on material and quantities shown on this proposal. The actual cost may increase or decrease if more or less items are required.
- \* TREE MITIGATION / TREE PROTECTION FENCING OF EXISTING TREES TO BE DONE BY OTHERS.
- \* HARDSCAPE TO BE DONE BY OTHERS.
- \* STREET TREES BY BUILDER NOT INCLUDED IN BID.
- \* American Sycamores are to be provided and delivered to job site by owner.
- \* IRRIGATION DISTRIBUTION SYSTEM IS FOR BUFFER AREA
- \* Maintenance not to exceed 30 days past substantial completion.

<b>NRR PH4 C-1 BUFFER AREA Total \$ 49,993.53</b>
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# **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 Ranch

---

(1)



### Brightwood

Work Order # 2153 For A/c Maintenance.  
Proposal has been signed and sent back to the vendor.

(2)



### Brightwood

Work Order # 4158 for new drywall and paint in the gym.  
Proposal has been recieved and sent to PFM.

Work Order # 4159 for adding a weight rack.  
Reviewing for pricing.

(3)



### Pond

Work Order # 4419 for algae in ponds.  
Email was set to Advanced Aquatics to have them treat on next service.

(4)



### Brightwood Pool

Work Order # 4426 for spider web obstructing camera.  
Email was sent to Bryan and asked if he would be able to clean the spider web off.

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

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

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(5)



Brightwood Pool

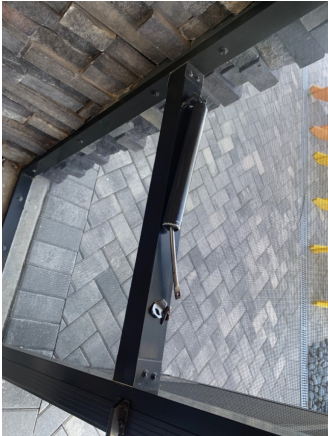
(6)



Brightwood Pool

Work Order # 3739 for adding 2 dog stations.  
Dog stations have been ordered and should be installed on  
3/4/2024

(7)



Work Order # 4433 for broken screen door.  
Email was sent to Bryan to see if he could repair.

(8)



Pond

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

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

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(9)



Pond

Work Order # 4059 for Midge Fly Report.  
Advanced Aquatics advised they did not see any Midge Flies.

(10)



Sidewalk

Work Order # 4345 for pressure washing sidewalk on Royal River Circle.  
Proposal has been sent to PFM.

(11)



Soccer Field

Work Order # 4427 for flooding on the soccer field.  
Email was sent to Sunrise for them to review the irrigation.

Work Order # 4057 for water poolig next to 11215 Little River Way. Area will be resodded and a drain added.

Work Order # 4381 for flooding behind Weymouth and Gallatin.  
Emailed Charles and asked how he would like to proceed.

(12)



Playground

Work order # 2154 for playground maintenace.  
One propsoal has been recieved, requested another and it was recieved as and attachment, requested it be a PDF.

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**Company:** PFM Field Services  
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**Title:** North River Ranch

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(13)



(14)



Gym

Work Order # 4434 for broken gym clip.  
Email was sent to PFM and asked when the next maintenace will be.

(15)



Fire pit area

Work Order # 4423 for shell trail maintenace.  
Contacted Charles and how he would like for me to proceed.

Work Order # 4425 for ant bed in common area.  
Requested pest control contract from PFM.

(16)



Pond

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

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

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(17)



Pond

(18)



Pond

(19)



Pond

(20)



Pond

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

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

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(21)



Pond

(22)



Pond

(23)



Pond

(24)



Pond

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

**Email:** PFMFieldservices@TRIADassocmgmt.com  
**Title:** North River Ranch

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(25)



### Dog Park

Work Order # 3631 for Tick and Flea treatment.  
Requested clarification on the effectiveness of the treatment.  
Work Order # 4412 for adding a extra day for large dog park pickup.  
Requested formal proposal from the vendor.

(26)



### Dog Park

(27)



### Riverfield Verandah

Work Order #4369 for replacing chairs.  
requested a propsoal for the original installer to replace 5 chairs.

(28)



### Riverfield Verandah

Work Order # 3465 for soil Erosion behind Catawba Cove.  
Area has been regraded, vendor advised a drain would be best ad provided a proposal. proposal has been sent to Charles and PFM.  
Work Order # 4344 for riverfield light not working at front entrance.  
Bryan contacted preimer, they advised they do not repair that type of lights. Looking for a different vendor.

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**Title:** North River Ranch

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(29)



Riverfield Verandah

(30)



Pond

(31)



Mailboxes

(32)



Game area

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

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

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(33)



Playground

Work Order # 1466 for replacing dead tree around pond.  
Proposal has been approved. Vendor advised they would be installing soon.

(34)



Playground

(35)



Playground

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