

# 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 **April 10, 2024, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Phone: 1-844-621-3956**

**Participant Code: 2536 634 0209**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
  - 1) Minutes of the March 13, 2024, Board of Supervisors' Meeting
  - 2) MDS Handyman – Temporary Fence Proposal
  - 3) CRS – NRR Longmeadow Rock Salt Sidewalks Proposal
  - 4) Sunrise Landscape – Blue Daze at Riverfield Verandah
  - 5) Mike Armstrong Landscaping Monthly Maintenance NRR Fort Hamer 2<sup>nd</sup> Extension
  - 6) Doody Free 941 – Additional Dog Park Service
  - 7) Jones & Sons Pest Control – Dog Park Tick & Flea Treatment
  - 8) Advanced Aquatic Services Proposal for Grass Carp Barriers
  - 9) Advanced Aquatic Services Waterway Management Proposal for Additional Ponds
  - 10) Sunrise Landscape – Shrub Replacements Richmond Trail
  - 11) Steadfast Tree Removal Proposal
  - 12) Bay Area Bobcat – Painting Control Structures – Amenity
  - 13) Bay Area Bobcat – Painting Control Structures – Ft Hamer 2<sup>nd</sup> Ext
  - 14) Securiteam CO No. 1 – Pool Phone
  - 15) Welch Tennis Courts – Windscreen Logos for Pickleball Courts
  - 16) Florida Environmental Landscapae Proposal for Wetland Buffer Enhancement Ft Hamer 2<sup>nd</sup> Extension
  - 17) Bay Area Bobcat – Painting Control Structures – Add On 4 Structures
  - 18) Increase to District Credit Card Limits
  - 19) Payment Authorizations Nos. 068 – 072
  - 20) Funding Requests Nos. 393 – 401
  - 21) Series 2023 Neighborhood Infrastructure Requisitions Nos. 088 – 096
  - 22) Series 2023B Requisitions Nos. 019 – 025



## 23) District Financial Statements

### **Business Matters**

2. Consideration of Avid Trails CO No. 1 for NRR Pump Track Construction
3. Consideration of RIPA CO No. 4 for NRR Phase IV-E & IV-F Roads & Utilities
4. Consideration of RIPA CO No. 5 for NRR Phase IV-E & IV-F Roads & Utilities
5. Consideration of Clearview Land Design Inspection, Certification and Engineering Supervision Proposal
6. Consideration of Mike Armstrong Landscaping Camp Creek Trail Proposal
7. Consideration of Securiteam ONE Virtual Security Guard Service – Sawyer Lane
8. Consideration of Securiteam ONE Virtual Security Guard Service – Arrow Creek Dr.
9. Consideration of Ameritt, Inc Proposal for NRR Phase IV-E & IV-F
10. Discussion Regarding the Hiring of an Off-Duty Sheriff

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager  
Field Manager  
Lifestyle Director

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

### **Adjournment**





**North River Ranch  
Improvement Stewardship District**

Consent Agenda

**North River Ranch  
Improvement Stewardship District**

Minutes of the March 13, 2024  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

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

**Wednesday, March 13, 2024, at 1:15 p.m.**

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

Board Members present via phone or in person:

Janice Snow	Vice Chairperson	(via phone)
John Leinaweaver	Assistant Secretary	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jonathan Johnson	Kutak Rock LLP – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseny	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 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

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 30.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Discussion Pertaining to Attorney Client Session (Shade Meeting)**

Mr. Johnson requested the Board to authorize an attorney-client session to be held at a continuation of this meeting which would be confined to settlement negotiations and strategy relating to litigation expenditures. There will be a court reporter on hand who will transcribe the attorney-client session which will remain sealed during the litigation and will be made a part of the official District records at the end of the litigation. The suggested date for the meeting is March 21, 2024 at 11:00 a.m.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board authorized an attorney-client session to be held on March 21, 2024, at 11:00 a.m. at this location.

**Consideration of Acquisition Agreement with Pulte Homes**

Mr. Johnson reviewed this item for the Board in relation to Pulte’s pending purchase of property, with a condition of the District’s ability to issue bonds on behalf of Pulte. District staff believed this

acquisition agreement to be the best way to evidence the District's willingness and ability to issue future bonds.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the Board approved the Acquisition Agreement with Pulte Homes.

**Consideration of Revision to RIPA & Associates CO No. 2 for NRR Phase 4E & 4F**

The Board requested that instead of revising a previous change order, that a new change order be created. The item was tabled.

**Consideration of RIPA & Associates CO No. 2 for NRR Ph II Master Infrastructure**

This item was tabled so that it can be made into a private contract with the landowner.

**Consideration of RIPA & Associates CO No. 4 for North River Ranch Construction Trailer**

This item was tabled.

**Consideration of Tyree Brown, Arborist Proposal for Maintenance Oversight**

Mr. Panaseny reviewed this proposal for the Board. This will be a \$500 monthly inspection of landscaping that would help with the maintenance of the plants and fertilization. Mr. Weidemiller asked if the District has a warranty from the landscape installer. It was noted that most of the areas are out of warranty.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Tyree Brown, Arborist Proposal for Maintenance Oversight.

**Consideration of RIPA & Associates CO  
No. 4 for NRR 4C – Amenity Center**

Mr. Engel stated that this change order represents an increase of \$6,543.30 for the bike park.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board approved the RIPA & Associates CO No. 4 for NRR 4C – Amenity Center.

**Consideration of RIPA & Associates CO  
No. 3 for NRR Phase IV-E & IV-F Roads &  
Utilities**

Mr. Engel stated that this change order represents an increase of \$32,854.03 for building pads.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Weidemiller, with all in favor, the Board approved the RIPA & Associates CO No. 3 for NRR Phase IV-E & IV-F Roads & Utilities.

**Consideration of RIPA & Associates CO  
No. 4 for NRR Phase IV-E & IV-F Roads &  
Utilities**

Mr. Engel stated that this change order represents an increase of \$95,695.06 for trailer construction. This item was suggested to be tabled.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the Board agreed to table this item until the continued meeting.

**Consideration of Steadfast Proposal for  
Pump Track Landscape and Irrigation**

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Steadfast Proposal for Pump Track Landscape and Irrigation.

**Consideration of York Bridge Concepts Proposal for Camp Creek**

Mr. Panaseny stated that this is for a proposed Boardwalk to the Amenity Center for \$85,250,000.00

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the York Bridge Concepts Proposal for Camp Creek.

**Consideration of CRS Proposal for Longmeadow Signage**

Mr. Panaseny stated that this is for entry and monument signage for \$52,965.00

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the CRS Proposal for Longmeadow Signage.

**Consideration of Mike Armstrong Landscaping Agreement for Phase 4 C-1 Buffer Area**

Mr. Panaseny stated that they are required to install a buffer between landscaping projects. The agreement totals \$49,993.53.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Mike Armstrong Landscaping Agreement for Phase 4 C-1 Buffer Area.



Mr. Weidemiller requested that the items on the agenda are looked over more carefully from now on.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

- District Counsel –** No report.
- District Engineer –** No report.
- District Manager –** Ms. Carvalho stated that the continued meeting is scheduled for March 21, 2024 at 11:00 a.m. and the next regularly scheduled meeting will take place on April 10, 2024.
- Field Manager –** No report.
- Lifestyle Manager –** Ms. Snow stated that Ms. Cori Morgan will be the new lifestyle manager.

**Audience Comments and Supervisor Requests**

There were no further comments at this time.

**FOURTH ORDER OF BUSINESS**

**Continuation**

ON MOTION by Mr. Leinaweaver, seconded by Mr. Weidemiller, with all in favor, the March 13, 2024, Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was continued to March 21, 2024 at 11:00 a.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

**North River Ranch  
Improvement Stewardship District**

MDS Handyman – Temporary Fence Proposal

# QUOTE



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

**NRR ISD - O AND M**

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 #**

124

**QUOTE DATE**

03/13/2024

DESCRIPTION	AMOUNT
Straightening out temporary fence leading to the amenity building	300.00
<b>TOTAL</b>	<b>\$300.00</b>

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

Date: \_\_3/14/24\_\_

**North River Ranch  
Improvement Stewardship District**

CRS – NRR Longmeadow  
Rock Salt Sidewalks Proposal



**North River Ranch  
Improvement Stewardship District**

Sunrise Landscape – Blue Daze  
at Riverfield Verandah



**Customer:**

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

**Account Owner:**

Niles Badgerow  
nbadgerow@sunriselandscape.com  
Date: 3/11/2024

**Blue Daze at Riverfield Amenity Center**

Labor and materials to fill in bare areas with Blue Daze in beds on either side of Cabana.



**PROJECT TOTAL: \$880.00**

*EW 3/15/24*

### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.



6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
  
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
  
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
  
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
  
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

**By**



**Niles Badgerow**

**Date**

3/11/2024

**Sunrise Landscape**

**By**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**North River Ranch**

**North River Ranch  
Improvement Stewardship District**

Mike Armstrong Landscaping Monthly  
Maintenance NRR Fort Hamer 2<sup>nd</sup> Extension

Mike Armstrong Landscaping Inc.

Palmetto, FL 34221

# Estimate

Date	Estimate #
3/11/2024	390

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

Project
NORTH RIVER RA...

Description	Qty	Rate	Total
<p>*****NRR FORT HAMER 2ND EXTENSION*****  MONTHLY MOWING AND MAINTENANCE  -ST. AUGUSTINE SOD 40/45 CUTS PER YEAR  -BAHIA SOD 40/45 CUTS PER YEAR  MONTHLY DETAIL MAINTENANCE/WORK-TRIMMING,  EDGING, STRING TRIMMING AND WEED CONTROL.  MONTHLY IRRIGATION-CHECKS 1 TIME PER MONTH  MONTHLY FERTILIZATION-SOD 5x PER YEAR AND  PLANTINGS/ORNAMENTAL 2x PER YEAR</p> <p>NOTE: IRRIGATION CHECKS 1 TIME PER MONTH DOES NOT INCLUDE ADDITIONAL PARTS AND LABOR FOR REPAIRS AND THIS WILL BE BILLED ON A TIME AND MATERIAL BASIS (AS NEEDED). THIS PROPOSAL IS BASED ON PLANS WE HAVE AND HAVE USED TO INSTALL LANDSCAPING.</p>	1	10,975.00	10,975.00
<b>Total</b>			\$10,975.00

*REW 3/15/24*

**North River Ranch  
Improvement Stewardship District**

Doody Free 941 – Additional Dog Park Service

## North River Ranch Improvement Stewardship District

Doody Free 941

Address: 8466 :Lockwood Ridge Rd unit 258

Sarasota ,FL 34243

Phone: (941) 323-7318

Email: [Contact@doodyfree941.com](mailto:Contact@doodyfree941.com)

Proposal to service waste can in large dog park twice per week 32.50 additional per month

New monthly rate \$487.50

New Yearly rate \$5,850.00

*DK 3/19/24*

*David Karshick 2/27/2024*

**North River Ranch  
Improvement Stewardship District**

Jones & Sons Pest Control –  
Dog Park Tick & Flea Treatment

North River Ranch Dog Park


Treatment for fleas and ticks of the North River Ranch dog park area

For the initial cost for first treatment - \$400

For the quarterly treatment - \$300

The chemical that we would be using does not really have a duration of how long it is effective for, when we would begin treating it, it would be to get rid of the initial issue and then for further treatments we would be treating to keep the fleas and ticks away. So the quarterly services would be more of preventative treatment rather than keeping the issue under control. If you were to begin to have issues in between the three month time frame we would be able to come out and make another treatment to the area at no additional cost. In order to get rid of the fleas and the ticks and not have them come back it would be our recommendation to have this treatment done on a regular basis rather than a one time treatment when the issue arises.

Thank you,  
Hannah Ecker  
Jones & Sons  
941-758-7723

 3/19/24

**North River Ranch  
Improvement Stewardship District**

Advanced Aquatic Services Proposal for  
Grass Carp Barriers





**ADVANCED AQUATIC SERVICES, Inc.**  
- GRASS CARP BARRIER PROPOSAL -

March 5, 2024

North River Ranch  
Improvement Stewardship District  
c/o PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 370  
Orlando, FL 32817

**Item Description**


**Advanced Aquatic** shall perform the work in accordance with the following scope of:

This proposal is for five (5) fabricated aluminum framed, schedule 80 PVC grated Grass Carp Barriers. Barriers to be installed at pond 23 at the control structure located at North River Ranch.

See page two for an example of a Grass Carp Containment Barrier.

**Total \$1,125.00**

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Accepted by:  Title: CHAIRMAN Date: 3/18/24

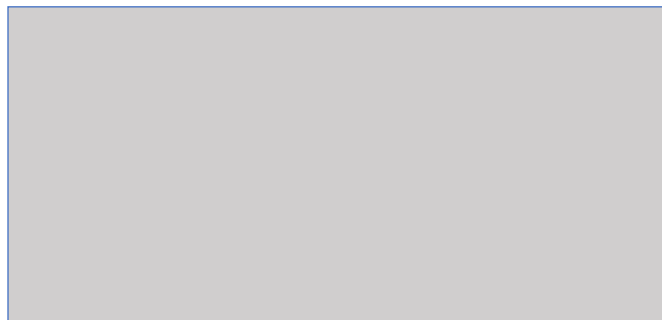


### Grass Carp Containment Barrier



### Front Side Barrier 113" wide

Left side 43" wide



Right side 43" wide

Back Left Barrier 27 ½" wide

Right Left Barrier 27" wide

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621

**North River Ranch  
Improvement Stewardship District**

Advanced Aquatic Services Waterway  
Management Proposal for Additional Ponds



Waterway Management Proposal  
For Additional Ponds at  
***North River Ranch***  
***Improvement Stewardship District***



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

[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621





# North River Ranch

Key:



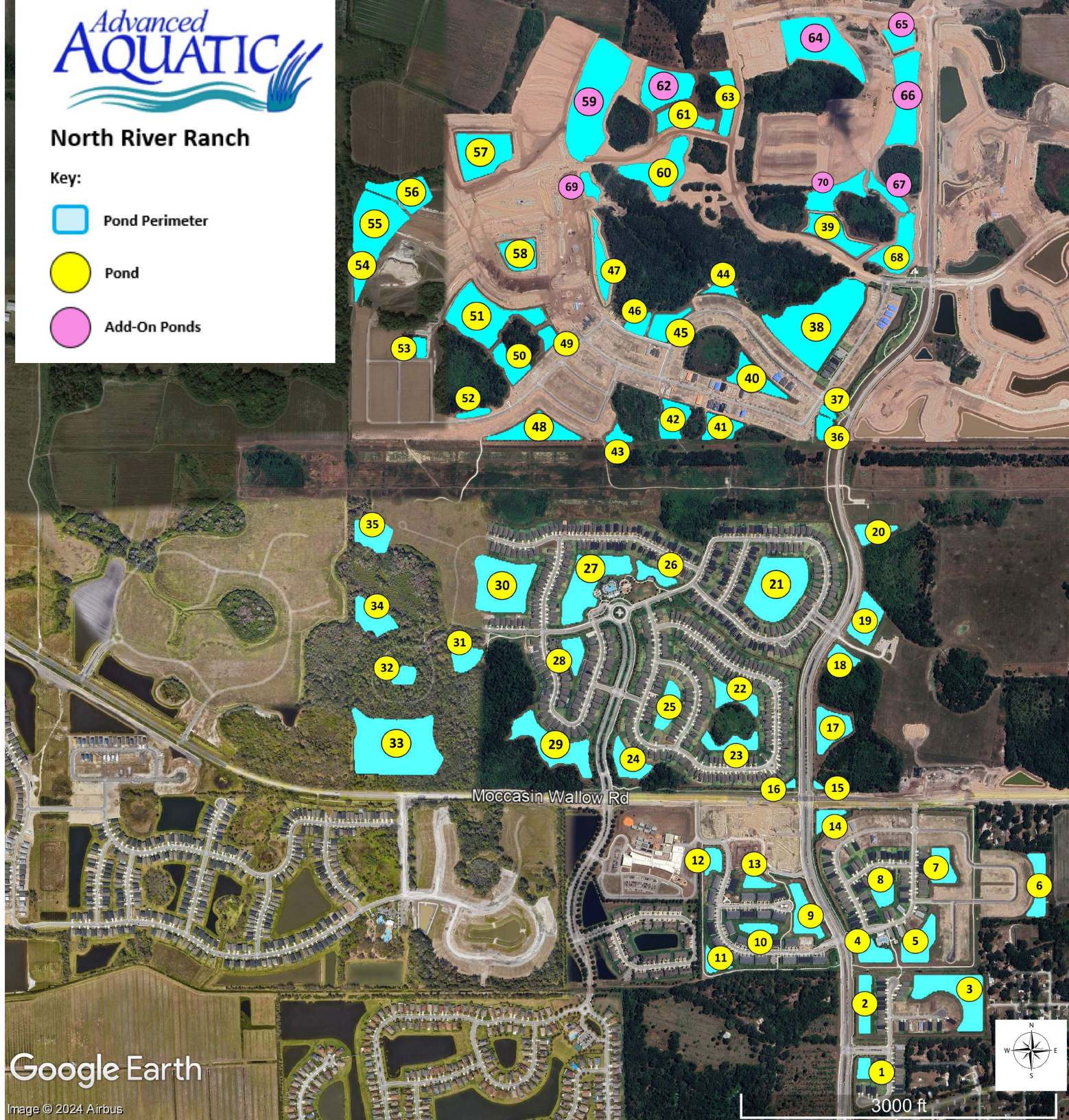
Pond Perimeter



Pond



Add-On Ponds



Google Earth

Image © 2024 Airbus



3000 ft





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**WATERWAY CHART**

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Client: North River Ranch

Survey Date: February 2024

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<b>WATERWAY</b>	<b>PERIMETER :</b>	<b>ACREAGE :</b>
Pond 59	2,777'	8.35
Pond 62	1,479'	3.10
Pond 64	2,364'	5.62
Pond 65	849'	0.87
Pond 66	2,211'	3.92
Pond 67	1,171'	0.71
Pond 69	815'	0.66
Pond 70	1,745'	1.70
<b><u>Total:</u> 8</b>	<b>13,411'</b>	<b>24.93</b>

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[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



**North River Ranch**  
**Improvement Stewardship District**  
Parrish, FL

**Pond #59**



**Pond #62**





**North River Ranch**  
**Improvement Stewardship District**

Parrish, FL

**Pond #64**



**Pond #65**



**Pond #66**



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621





**North River Ranch**  
**Improvement Stewardship District**  
Parrish, FL

**Pond #67**



**Pond #69**



**Pond #70**





Proposal Date: 2/26/2024

## ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

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

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage eight (8) ponds with a total shoreline of approximately 12,411' linear feet located at North River Ranch Improvement Stewardship District in Parrish, Florida.
- 2) A minimum of 24 inspections with treatment as required (2 visit per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Ponds:

Aquatic Weed and Algae Control	\$950.00
Shoreline Weed Control	Included
Management Reporting	Included
Total Monthly Investment	\$950.00

Payments shall be payable in equal and consecutive monthly installments of \$950.00. Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



Proposal Date: 2/26/2024

(North River Ranch Improvement Stewardship District, 2 of 2)

8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

 CHAIR

\_\_\_\_\_  
Jack R. Anderson, President  
For: *Advanced Aquatic Services, Inc.*

\_\_\_\_\_  
Authorized Customer's Signature Title

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

Print Name: DW: Anderson Date: 2/18/24

Contract Start Date: \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

Sunrise Landscape – Shrub Replacements  
Richmond Trail



**Customer:**

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

**Account Owner:**

Niles Badgerow  
nbadgerow@sunriselandscape.com  
Date: 3/19/2024

**Shrub Replacements behind 11752 Richmond Trail**

Proposal Pricing is valid for 30 days from the proposal date.

Labor, materials, disposal of debris to remove dead and struggling shrubs on the berm behind 11752 Richmond Trail.

**EM - Installation**

Items	Quantity	Unit	
Labor - Enhancement	4.00	HR	
Wax Myrtle 7 gallon	4.00	EA	
		<b>EM - Installation:</b>	\$572.00
<b>PROJECT TOTAL:</b>			<b>\$572.00</b>

*Sw 3/21/24*



### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. **THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.**
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

BY \_\_\_\_\_

BY \_\_\_\_\_

**Niles Badgerow**

Date 3/19/2024

Date \_\_\_\_\_

**Sunrise Landscape**

**North River Ranch**

**North River Ranch  
Improvement Stewardship District**

Steadfast Tree Removal Proposal





**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat – Painting Control Structures -  
Amenity

# ESTIMATE



**Prepared For**

North River Ranch Improvement Stewardship  
District

**FORCDD - STRMWTR**

## Bay Area Bobcat

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

Estimate # 74  
Date 03/27/2024

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

Painting Control Structures pt2	\$1,350.00
---------------------------------	------------

Site Location: Noeth River Ranch - Parrish, FL.

-Wildleaf area.

Site Work: Order and pickup two 5-gallon buckets of PPG exterior satin "Black spruce" paint from the supplier in

Tampa that I have gotten the paint from last time I painted structures.

- Bring paint and all my painting supplies to Wildleaf location. A helper and I will drive the side-by-side to each outflow structure get set up and paint them, then break down and move to the next and repeat till we are finished.

- As Jeff and I drove around we seen 10 control structures, also 4 structures along Fort Hammer Rd. & also 2 concrete mitered end culvert pipe structures in the retention ponds. Total of 16 structures. If I come across any that we may have overlooked I will call Jeff and let him know before I paint them and add on to the total cost.

-Total= \$1,350.00 (6 control Structures)

- \$225.00 each

-Total includes -Time, Labor, Supplies & Equipment.

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

Pete Williams,

Chairman

Date: 3/27/24

Thank you!

<b>Subtotal</b>	\$1,350.00
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<b>Total</b>	<b>\$1,350.00</b>
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By signing this document, the customer agrees to the services and conditions outlined in this document.

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat – Painting Control Structures –  
FT Hamer 2<sup>nd</sup> Extension

# ESTIMATE



**Prepared For**

North River Ranch Improvement Stewardship  
District

## Bay Area Bobcat

FORCDD - STRMWTR

Estimate # 73

Date 03/27/2024

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

## Description

**Total**

---

Painting Control Structures	\$2,250.00
-----------------------------	------------

Site Location: Noeth River Ranch - Parrish, FL.  
-Wildleaf area.

Site Work: Order and pickup two 5-gallon buckets of PPG exterior satin "Black spruce" paint from the supplier in

Tampa that I have gotten the paint from last time I painted structures.

- Bring paint and all my painting supplies to Wildleaf location. A helper and I will drive the side-by-side to each outflow structure get set up and paint them, then break down and move to the next and repeat till we are finished.

- As Jeff and I drove around we seen 10 control structures, also 4 structures along Fort Hammer Rd. & also 2 concrete mitered end culvert pipe structures in the retention ponds.

Total of 16 structures. If I come across any that we may have overlooked I will call Jeff and let him know before I paint them and add on to the total cost.

-Total= \$2,250.00 (10Control Structures)

- \$225.00 each

-Total includes -Time, Labor, Supplies & Equipment.

Approved and accepted by:   
Pete Williams, Chairman

Date: 3/27/24

Thank you!

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<b>Subtotal</b>	\$2,250.00
-----------------	------------

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<b>Total</b>	<b>\$2,250.00</b>
--------------	-------------------



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

**North River Ranch  
Improvement Stewardship District**

Securiteam CO No. 1 – Pool Phone



## Change Order Emergency Phone

### North River Ranch Camp Creek Amenity Center

11854 Camp Creek Trl,  
Parrish,, FL 34219  
(407) 723-5900

**Prepared by:**

Frank Prete  
Vice President  
Frank@mysecuriteam.com  
813-978-1630

## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

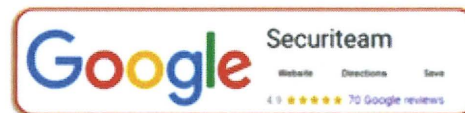
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel



Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified



Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience



## Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

## Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



## Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.



North River Ranch Camp  
Change Order Emergency Phone

<b>Emergency Phone</b>	<b>\$746.00</b>
------------------------	-----------------

1	Emergency Phone
---	-----------------

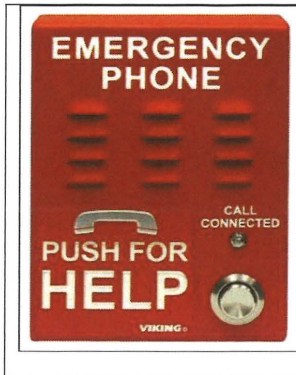
<b>Project Summary</b>
------------------------

<b>TOTAL:</b>	<b>\$746.00</b>
---------------	-----------------

Balance upon substantial completion

\*\*\*Installation and/or service taxes not included, if applicable.\*\*\*

*\* Recurring service charges not included in the total install price*



### Emergency Phone

Connectivity Technology Cable Form Factor Surface Mount Wall Mount Height 5.2  
Width 4 Depth 2 Application Usage Automated Teller Machine ATM Convention  
Center Elevator Emergency Entryway Lobby Medical Center Parking Lot Public Access  
Area Stadium Limited Warranty 2 Year





## Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

*F Williams*

03/26/2024

*F. Prete*

Frank Prete (Mar 26, 2024 16:23 EDT)

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. *FW*

**North River Ranch  
Improvement Stewardship District**

Welch Tennis Courts – Windscreen Logos for  
Pickleball Courts

FORCDD-PARKS



Welch Tennis Courts, Inc.

4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 1
Order Date: 03/21/2024
Job Number: 230225

To: North River Ranch Improvement Stewardship District Project: North River Ranch 3PB
Neal Land and Neighbors-North River Ranch 5824 Lakewood Ranch Blvd
5824 Lakewood Ranch Blvd Sarasota FL 34240
Sarasota FL 34240

Table with 2 columns: Description of Work, Amount. Row: Windscreen Logo, 1,305.00

Notes

Add one (1) set of 3 logos to the windscreen. Shown as option B in the attached proof.

Handwritten signature in blue ink.

Approved and accepted by: Pete Williams, Chairman

Date: 3/28/24

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

1,305.00

Summary table with 2 columns: Description, Amount. Rows include original contract sum, net change, and new contract sum.

This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: Date: Contractor: Date:

**North River Ranch  
Improvement Stewardship District**

Florida Environmental Landscape  
Proposal for Wetland Buffer Enhancement  
Ft Hamer 2<sup>nd</sup> Extension

PROPOSAL NO.

361

SHEET NO.

DATE

4/2/24

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME North River Ranch Improvement Stewardship District	ADDRESS Ft Hamer Extension Section 2
ADDRESS Att. Jeff Ramer, Land Development Manager	Wetland 5
PHONE NO.	DATE OF PLANS To be determined upon approval
	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of the 30' wetland 5, buffer restoration planting. The restoration planting is for compliance purposes. The scope of work and cost is as follows. Floridian Environmental Landscape will pickup, deliver, install and water in the approved planting material. Which consists of 30-7 gal. Live oak, 43-3gal. Slash pine, 85-3gal. Wax myrtle, 30-1gal. Beauty berry and 450-Bare root Spartina bakeri. 3 watering events will be done to get the planted material established. Any planted material that doesn't survive within 30 days after planting will be replaced. Unless it is due to circumstances out of our control. The above detailed scope of work can be done for a set fee of \$5,400.

If you agree with the proposal please sign and return for scheduling purposes.

Note-Any pre planting work needed is not included in this proposal.  
(herbicide treatment, weed wacking planting area, etc )

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_


Dollars (\$ **\$5,400** ) with payments to be made as follows.

Invoicing will be done as jobs are completed .

Invoices may be payed upon receipt with a net of 30 days

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted  
Floridian Environmental Landscape LLC  
Po box 7003 Sun City, Florida, 33586

Per Gerardo V. Valle 

Note — this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_ 

Signature \_\_\_\_\_

Date \_\_\_\_\_

4/2/24

**North River Ranch  
Improvement Stewardship District**

Bay Area Bobcat – Painting Control Structures –  
Add On 4 Structures

ESTIMATE



FORCDD - STRMWTR

**Bay Area Bobcat**

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

Estimate # 75  
Date 04/02/2024

**Description** **Total**

---

Painting control structures. \$900.00

Site Location: North River Ranch development. Parrish, Fl.  
- North River Ranch Stewardship District.

\* Add on- 4 outflow control structures.  
Site Work: Mobilize equipment throughout North River Ranch and paint outflow control structures.  
- When driving around to paint the original 16 structures that were first listed, we came across 4 more highly visible concrete structures that needed painting done.  
- 2 more along Ft. Hammer Rd. & also 2 in Wildleaf area.

-Total= \$900.00  
Total includes: Time, Labor & Equipment.  
Thank you!

Approved and accepted by: 	<b>Subtotal</b>	\$900.00
Date: <u>4/3/24</u>	<b>Total</b>	<b>\$900.00</b>

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



**North River Ranch  
Improvement Stewardship District**

Ratification of Increase  
to District Credit Card Limits

**From:** [Pete Williams](#)  
**To:** [Jorge Orsini](#); [Vivian Carvalho](#); [Johnson, Jonathan T.](#)  
**Cc:** [Brown, Joseph A.](#)  
**Subject:** Re: North River Ranch attorney client session  
**Date:** Thursday, March 21, 2024 9:28:11 AM

---

**ALERT:** This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

I'm ok with that. We can have the Board ratify. Send me the Ripa change order to look over also.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Jorge Orsini <orsinij@pfm.com>  
**Sent:** Thursday, March 21, 2024 9:14:22 AM  
**To:** Pete Williams <pete@pwillassoc.com>; Vivian Carvalho <carvalhov@pfm.com>; Johnson, Jonathan T. <Jonathan.Johnson@KutakRock.com>  
**Cc:** Brown, Joseph A. <Joseph.Brown@KutakRock.com>  
**Subject:** RE: North River Ranch attorney client session

Good morning,

They are wanting to increase the total limit to \$5,000. With the Lifestyle Director having \$3,500, and Bryan Worley having \$1,500. They also wanted to see about preemptively approving it to be raised to \$6,500 once Camp Creek opens.

Thank you,

Jorge Jimenez Orsini  
Assistant District Manager

---

PFM Group Consulting LLC  
[orsinij@pfm.com](mailto:orsinij@pfm.com) | **phone** 407.723.5900 | **fax** 407.723.5901 | **web** pfm.com  
3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

---

**From:** Pete Williams <pete@pwillassoc.com>  
**Sent:** Tuesday, March 19, 2024 4:48 PM  
**To:** Vivian Carvalho <carvalhov@pfm.com>; Johnson, Jonathan T. <Jonathan.Johnson@KutakRock.com>; Jorge Orsini <orsinij@pfm.com>  
**Cc:** Brown, Joseph A. <Joseph.Brown@KutakRock.com>  
**Subject:** RE: North River Ranch attorney client session

**ALERT:** This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Vivan, how much is the request to increase the petty cash?

**North River Ranch  
Improvement Stewardship District**

Payment Authorizations  
Nos. 068 – 072

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 068 - 072

PA #	Description	Amount	Total
68	Aqua Plumbing & Air	\$ 292.39	
	Bay Area Bobcat	\$ 2,500.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Clearview Land Design	\$ 2,094.05	
	Doody Free 941	\$ 390.00	
	Eastern Funding	\$ 695.00	
	Frontier	\$ 678.65	
	Jan-Pro of Manasota	\$ 195.00	
		\$ 870.70	
		\$ 1,342.50	
	Kutak Rock	\$ 2,017.50	
	Lewis Consulting Services	\$ 1,500.00	
		\$ 1,500.00	
	Manatee County Utilities Department	\$ 709.68	
		\$ 102.91	
		\$ 234.64	
		\$ 82.04	
		\$ 614.88	
		\$ 181.63	
		\$ 562.65	
		\$ 922.64	
		\$ 580.95	
		\$ 510.45	
		\$ 48.42	
		\$ (13.33)	
		\$ 11.81	
		\$ 96.88	

		\$ 45.84	
	<b>Peace River Electric Cooperative</b>	\$ 1,094.08	
		\$ 1,484.85	
		\$ 30.55	
		\$ 56.09	
		\$ 1,146.69	
		\$ 44.78	
		\$ 49.26	
		\$ 52.29	
		\$ 78.39	
		\$ 47.13	
		\$ 657.14	
		\$ 45.68	
		\$ 755.54	
		\$ 2,438.32	
		\$ 34.34	
		\$ 789.88	
		\$ 1,373.70	
		\$ 1,682.78	
		\$ 31.01	
		\$ 30.44	
		\$ 30.44	
		\$ 30.44	
		\$ 52.16	
		\$ 1,682.78	
		\$ 60.87	
		\$ 66.72	
		\$ 67.70	
	<b>Premier Outdoor Lighting</b>	\$ 428.09	
	<b>Securiteam</b>	\$ 11,729.25	
	<b>Sunrise Landscape</b>	\$ 186.95	
		\$ 169.46	
		\$ 1,051.88	
		\$ 1,126.87	
		\$ 253.45	
		\$ 865.10	
		\$ 555.75	
		\$ 3,134.70	
		\$ 630.75	
		\$ 449.39	
		\$ 1,714.88	
		\$ 531.45	
		\$ 515.75	

	<b>United Rentals</b>	<b>\$ 4,443.81</b>	
		<b>\$ (110.81)</b>	
	<b>Verizon Business</b>	<b>\$ 128.46</b>	
	<b>VGlobalTech</b>	<b>\$ 150.00</b>	
	<b>WTS International</b>	<b>\$ 2,031.25</b>	
			<b>\$62,753.36</b>
<b>69</b>	<b>Aqua Plumbing &amp; Air</b>	<b>\$ 471.00</b>	
		<b>\$ 1,926.50</b>	
		<b>\$ 655.50</b>	
		<b>\$ 2,995.00</b>	
	<b>Ballenger Landcare</b>	<b>\$ 750.00</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 1,000.00</b>	
		<b>\$ 200.00</b>	
	<b>Doody Free 941</b>	<b>\$ 690.00</b>	
	<b>Frontier</b>	<b>\$ 739.19</b>	
		<b>\$ 202.01</b>	
	<b>Jan-Pro of Manasota</b>	<b>\$ 377.03</b>	
		<b>\$ 47.82</b>	
	<b>McClatchy</b>	<b>\$ 65.52</b>	
	<b>PFM Group Consulting</b>	<b>\$ 6,416.67</b>	
		<b>\$ 2,083.33</b>	
	<b>Premier Outdoor Lighting</b>	<b>\$ 215.00</b>	
	<b>S&amp;G Pools</b>	<b>\$ 1,650.00</b>	
		<b>\$ 1,282.60</b>	
	<b>Securiteam</b>	<b>\$ 450.00</b>	
		<b>\$ 450.00</b>	
	<b>Spectrum Business</b>	<b>\$ 149.61</b>	
	<b>Steadfast Maintenance</b>	<b>\$ 4,500.00</b>	
		<b>\$ 375.00</b>	

	<b>United Rentals</b>	<b>\$ 533.62</b>	
	<b>VGlobalTech</b>	<b>\$ 150.00</b>	
	<b>WillScot</b>	<b>\$ 2,186.94</b>	
	<b>WTS International</b>	<b>\$ 6,179.33</b>	
		<b>\$ 2,525.10</b>	
			<b>\$39,266.77</b>
<b>70</b>	<b>Advanced Aquatic Services</b>	<b>\$ 5,578.00</b>	
	<b>Bay Area Bobcat</b>	<b>\$ 200.00</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 800.00</b>	
		<b>\$ 585.00</b>	
		<b>\$ 315.00</b>	
	<b>Doody Free 941</b>	<b>\$ 65.00</b>	
	<b>Frontier</b>	<b>\$ 109.98</b>	
		<b>\$ 109.98</b>	
		<b>\$ 109.98</b>	
	<b>Lester M Neely III</b>	<b>\$ 1,522.42</b>	
	<b>MDS Handyman &amp; Pressure Cleaning</b>	<b>\$ 300.00</b>	
	<b>Stantec Consulting Services</b>	<b>\$ 2,395.50</b>	
	<b>Steadfast Contractors Alliance</b>	<b>\$ 1,980.00</b>	
	<b>Synergy Equipment</b>	<b>\$ 1,715.50</b>	
	<b>United Rentals</b>	<b>\$ 1,583.00</b>	
	<b>Valley National Bank</b>	<b>\$ 2,094.72</b>	
	<b>WTS International</b>	<b>\$ 59.54</b>	
			<b>\$19,523.62</b>
<b>71</b>	<b>Daystar Exterior Cleaning</b>	<b>\$ 1,250.00</b>	
	<b>Premier Portables</b>	<b>\$ 1,120.00</b>	

	<b>Spectrum Business</b>	<b>\$ 134.56</b>	
	<b>Supervisor Fees - 03/13/2024 Meeting</b>		
	Dale Weidemiller	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley	\$ 200.00	
	<b>Tyree Brown, Arborist</b>	<b>\$ 500.00</b>	
			<b>\$3,804.56</b>
<b>72</b>	<b>Advanced Aquatic Services</b>	<b>\$950.00</b>	
	<b>Detweiler's Propane Gas</b>	<b>\$12,604.00</b>	
	<b>Frontier</b>	<b>\$693.33</b>	
	<b>Manatee County Utilities Department</b>	<b>\$978.69</b>	
		<b>\$79.87</b>	
		<b>\$193.07</b>	
		<b>\$125.21</b>	
		<b>\$461.87</b>	
		<b>\$99.30</b>	
		<b>\$244.32</b>	
		<b>\$748.41</b>	
		<b>\$419.45</b>	
		<b>\$387.34</b>	
		<b>\$44.24</b>	
		<b>-\$12.67</b>	
		<b>\$8.98</b>	
		<b>\$76.26</b>	
		<b>\$113.12</b>	
		<b>\$590.00</b>	
	<b>Peace River Electric Cooperative</b>	<b>\$ 1,100.32</b>	
		<b>\$ 1,555.59</b>	
		<b>\$ 30.53</b>	
		<b>\$ 55.62</b>	
		<b>\$ 1,145.97</b>	
		<b>\$ 45.29</b>	
		<b>\$ 50.07</b>	
		<b>\$ 51.95</b>	
		<b>\$ 78.82</b>	
		<b>\$ 46.96</b>	
		<b>\$ 638.07</b>	



		\$ 43.19	
		\$ 755.08	
		\$ 2,436.83	
		\$ 34.32	
		\$ 789.38	
		\$ 1,372.86	
		\$ 1,681.75	
		\$ 30.98	
			\$34,552.93
		<b>Total</b>	<b>\$159,901.24</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 068  
3/1/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Aqua Plumbing &amp; Air</b> Plumbing Repair	574634	\$ 292.39	FY 2024
2	<b>Bay Area Bobcat</b> Fill Dirt / Washouts / Sod	104	\$ 2,500.00	FY 2024
3	<b>Clean Sweep Parking Lot Maintenance</b> Power Sweeping 02/23/2024	54068	\$ 85.00	FY 2024
4	<b>Clearview Land Design</b> Reimbursables Through 02/28/2024	24-10503	\$ 2,094.05	FY 2024
5	<b>Doody Free 941</b> March Dog Station Maintenance	27838	\$ 390.00	FY 2024
6	<b>Eastern Funding</b> February Lease Installment	2945831524	\$ 695.00	FY 2024
7	<b>Frontier</b> Pavilion Services 02/23/2024 - 03/22/2024	Acct: 941-776-9088-032320-5	\$ 678.65	FY 2024
8	<b>Jan-Pro of Manasota</b> March Construction Lot Janitorial Services March Riverfield Verandah Janitorial Services March Brightwood Pavilion Janitorial Services	80479 80568 80603	\$ 195.00 \$ 870.70 \$ 1,342.50	FY 2024 FY 2024 FY 2024
9	<b>Kutak Rock</b> General Counsel Through 01/31/2024	3355263	\$ 2,017.50	FY 2024
10	<b>Lewis Consulting Services</b> Surveillance Camera Rentals: 02/24/2024 - 05/23/2024 Surveillance Camera Rentals: 03/01/2024 - 05/31/2024	1726A 1737A	\$ 1,500.00 \$ 1,500.00	FY 2024 FY 2024
11	<b>Manatee County Utilities Department</b> 11510 Little River Way ; Service 01/22/2024 - 02/21/2024 8905 Grand River Parkway ; Service 01/22/2024 - 02/21/2024 11539 Little River Way ; Service 01/22/2024 - 02/21/2024 8410 Arrow Creek Drive ; Service 01/22/2024 - 02/20/2024 8475 Fort Hamer Road ; Service 01/22/2024 - 02/20/2024 11706 Sawyer Lane ; Service 01/22/2024 - 02/20/2024 8414 Arrow Creek Drive ; Service 01/22/2024 - 02/20/2024 11812 Camp Creek Trail ; Service 01/22/2024 - 02/20/2024 9903 Cross River Trail ; Service 01/22/2024 - 02/20/2024 11775 Little River Way ; Service 01/22/2024 - 02/21/2024 9545 Weymouth Terrace ; Service 01/22/2024 - 02/21/2024 10023 Cross River Trail ; Service 01/22/2024 - 02/22/2024 10148 Spruce River Trail ; Service 01/22/2024 - 02/21/2024 9901 Laurel Fork Trl ; Service 01/22/2024 - 02/21/2024 10024 Plum River Dr ; Service 01/22/2024 - 02/21/2024 11870 Richmond Trl ; Service 01/20/2024 - 02/21/2024	Acct: 100060557 Acct: 100060612 Acct: 100060667 Acct: 100060730 Acct: 100060782 Acct: 100060833 Acct: 100060886 Acct: 100111217 Acct: 100111275 Acct: 100111330 Acct: 100111451 Acct: 100111510 Acct: 100111620 Acct: 100111732 Acct: 100111783 Acct: 100111840	\$ 709.68 \$ 102.91 \$ 234.64 \$ 82.04 \$ 614.88 \$ 181.63 \$ 562.65 \$ 922.64 \$ 580.95 \$ 510.45 \$ 48.42 \$ (13.33) \$ 11.81 \$ - \$ 96.88 \$ 45.84	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
12	<b>Peace River Electric Cooperative</b> 11510 Little River Way ; Service 01/19/2024 - 02/18/2024 Grande River Parkway ; Service 01/19/2024 - 02/18/2024 11539 Little River Way ; Service 01/19/2024 - 02/18/2024 8905 Grand River Pkwy ; Service 01/19/2024 - 02/18/2024 Lot Decorative Lights ; Service 01/19/2024 - 02/18/2024 8410 Arrow Creek Dr ; Service 01/19/2024 - 02/18/2024 11705 Sawyer Ln ; Service 01/19/2024 - 02/18/2024 8404 Canyon Creek Trl ; Service 01/19/2024 - 02/18/2024 11712 Moccasin Wallow Rd ; Service 01/19/2024 - 02/18/2024 11750 Little River Way ; Service 01/19/2024 - 02/18/2024 8414 Arrow Creek Dr ; Service 01/19/2024 - 02/18/2024 8010 Ft Hamer Rd ; Service 01/19/2024 - 02/18/2024	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011 Acct: 168751013 Acct: 168751014 Acct: 168751015 Acct: 168751016	\$ 1,094.08 \$ 1,484.85 \$ 30.55 \$ 56.09 \$ 1,146.69 \$ 44.78 \$ 49.26 \$ 52.29 \$ 78.39 \$ 47.13 \$ 657.14 \$ 45.68	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 068**  
3/1/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>12</b>	<b>Peace River Electric Cooperative (continued)</b>			
	Grande Reserve Ph1A-2 Lot Lights ; Service 01/19/2024 - 02/18/2024	Acct: 168751017	\$ 755.54	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 01/19/2024 - 02/18/2024	Acct: 168751020	\$ 2,438.32	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 01/19/2024 - 02/18/2024	Acct: 168751021	\$ 34.34	FY 2024
	Decorative Lighting NRR PH1D East ; Service 01/19/2024 - 02/18/2024	Acct: 168751023	\$ 789.88	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 01/19/2024 - 02/18/2024	Acct: 168751024	\$ 1,373.70	FY 2024
	Wildleaf Decorative Lighting ; Service 01/19/2024 - 02/18/2024	Acct: 168751026	\$ 1,682.78	FY 2024
	11812 Camp Creek Trail ; Service 01/19/2024 - 02/18/2024	Acct: 168751030	\$ 31.01	FY 2024
	9903 Cross River Trail ; Service 01/19/2024 - 02/18/2024	Acct: 168751031	\$ 30.44	FY 2024
	8699 Canyon Creek Trail ; Service 01/19/2024 - 02/18/2024	Acct: 168751032	\$ 30.44	FY 2024
	8806 Arrow Creek Dr ; Service 01/19/2024 - 02/18/2024	Acct: 168751033	\$ 30.44	FY 2024
	11854 Camp Creek Trail ; Service 01/19/2024 - 02/18/2024	Acct: 168751035	\$ 52.16	FY 2024
	NRR Ph1C & 1D Lighting ; Service 01/19/2024 - 02/18/2024	Acct: 199230001	\$ 1,682.78	FY 2024
	11592 North River Ranch Trl ; Service 02/12/2024 - 02/18/2024	Acct: 199230002	\$ 60.87	FY 2024
	9901 Laurel Fork Trl ; Service 02/06/2024 - 02/18/2024	Acct: 199230005	\$ 66.72	FY 2024
	10148 Spruce River Way ; Service 02/05/2024 - 02/18/2024	Acct: 199230006	\$ 67.70	FY 2024
<b>13</b>	<b>Premier Outdoor Lighting</b>			
Lighting Repairs	34078	\$ 428.09	FY 2024	
<b>14</b>	<b>Securiteam</b>			
Extended Camera Coverage Down Payment	17933	\$ 11,729.25	FY 2024	
<b>15</b>	<b>Sunrise Landscape</b>			
Irrigation Repairs - Ft Hamer - Replaced Crushed Valve Box	16647	\$ 186.95	FY 2024	
Irrigation Repairs - Ft Hamer - Replaced Broken Head and Nozzle	16658	\$ 169.46	FY 2024	
Irrigation Repairs - Riverfield - Repaired Leaking 3" Main Line	16659	\$ 1,051.88	FY 2024	
Irrigation Repairs - Ft Hamer - Repaired 3" Main Line and Replaced Bad Solenoid	16660	\$ 1,126.87	FY 2024	
Irrigation Repairs - Brightwood - Replaced Broken Head and Line	16661	\$ 253.45	FY 2024	
Irrigation Repairs - Brightwood - Relocated 7 Popup Heads and Nozzles	16662	\$ 865.10	FY 2024	
Irrigation Repairs - Brightwood - Replaced 1 Bad Decoder and Solenoid	16672	\$ 555.75	FY 2024	
Irrigation Repairs - Brightwood - Repaired 20+ Zones with Bad Decoders	16674	\$ 3,134.70	FY 2024	
Irrigation Repairs - Riverfield - Replaced 1 Bad Decoder and Solenoid	16675	\$ 630.75	FY 2024	
Irrigation Repairs - Riverfield - Replaced Stuck 1" Hunter Valve	16713	\$ 449.39	FY 2024	
Irrigation Repairs - Riverfield - Repaired 2 Main Line Breaks and Replaced 1 Broken Valve	16714	\$ 1,714.88	FY 2024	
Irrigation Repairs - Brightwood - Repaired Broken Lateral Line and Replaced Broken Popups	16715	\$ 531.45	FY 2024	
Irrigation Repairs - Brightwood - Replaced Bad Decoder and Solenoid	16716	\$ 515.75	FY 2024	
<b>16</b>	<b>United Rentals</b>			
	Office Trailer Rental 02/12/2024 - 03/11/2024	230233049-001	\$ 4,443.81	FY 2024
	Office Trailer Tax Credit	230233049-002	\$ (110.81)	FY 2024
<b>17</b>	<b>Verizon Business</b>			
Acct. 642468079-00001: Service 01/24/2024 - 02/23/2024	9957454079	\$ 128.46	FY 2024	
<b>18</b>	<b>VGlobalTech</b>			
February Website Maintenance	5896	\$ 150.00	FY 2024	
<b>19</b>	<b>WTS International</b>			
March Management	12391838	\$ 2,031.25	FY 2024	

**TOTAL \$ 62,753.36**

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 069**  
3/8/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Aqua Plumbing &amp; Air</b>			
	20A Circuit Installation at 11854 Camp Creek Trail	593987	\$ 471.00	FY 2024
	20A Circuit Installation at 8699 Canyon Creek Trail	594027	\$ 1,926.50	FY 2024
	20A Circuit Installation at 8806 Arrow Creek Drive Gate	594028	\$ 655.50	FY 2024
	20A Circuit Installation at 8806 Arrow Creek Drive Gate	594268	\$ 2,995.00	FY 2024
<b>2</b>	<b>Ballenger Landcare</b>			
March Central Control Monitoring	24132	\$ 750.00	FY 2024	
<b>3</b>	<b>Daystar Exterior Cleaning</b>			
Sign Cleaning	20628	\$ 1,000.00	FY 2024	
Trailer Cleaning	20663	\$ 200.00	FY 2024	
<b>4</b>	<b>Doody Free 941</b>			
Dog Station Installation	27974	\$ 690.00	FY 2024	
<b>5</b>	<b>Frontier</b>			
Pavilion Services 03/03/2024 - 04/02/2024	Acct: 941-776-0433-093021-5	\$ 739.19	FY 2024	
Pavilion Services 02/27/2024 - 03/26/2024	Acct: 941-776-9333-102723-5	\$ 202.01	FY 2024	
<b>6</b>	<b>Jan-Pro of Manasota</b>			
Brightwood Janitorial Supplies	1304	\$ 377.03	FY 2024	
Riverfield Janitorial Supplies	1313	\$ 47.82	FY 2024	
<b>7</b>	<b>McClatchy</b>			
Legal Advertising on 02/07/2024 (Ad: IPL01576900)	238957	\$ 65.52	FY 2024	
<b>8</b>	<b>PFM Group Consulting</b>			
March DM Fee	DM-03-2024-36	\$ 6,416.67	FY 2024	
March Field Services Fee	DM-03-2024-37	\$ 2,083.33	FY 2024	
<b>9</b>	<b>Premier Outdoor Lighting</b>			
Light Programming	33672	\$ 215.00	FY 2024	
<b>10</b>	<b>S&amp;G Pools</b>			
March Brightwood Pool Service	NRR34224	\$ 1,650.00	FY 2024	
March Riverfield Pool Service	RF39424	\$ 1,282.60	FY 2024	
<b>11</b>	<b>Securiteam</b>			
March Brightwood Video Monitoring	18038	\$ 450.00	FY 2024	
March Riverfield Video Monitoring	18039	\$ 450.00	FY 2024	
<b>12</b>	<b>Spectrum Business</b>			
11510 Little River Way Services 02/28/2024 - 03/27/2024	0125330022824	\$ 149.61	FY 2024	

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 069**  
3/8/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>13</b>	<b>Steadfast Maintenance</b> March Landscape Maintenance Landscape Enhancement	SM-11337	\$ 4,500.00	FY 2024
		SM-11413	\$ 375.00	FY 2024
<b>14</b>	<b>United Rentals</b> Waste Water Holding Tank Rental 03/04/2024 - 04/01/2024	230969745-001	\$ 533.62	FY 2024
<b>15</b>	<b>VGlobalTech</b> March Website Maintenance	5969	\$ 150.00	FY 2024
<b>16</b>	<b>WillScot</b> Fort Hammer Rd Mobile Office Rental: 02/14/2024 - 03/02/2024	9020352720	\$ 2,186.94	FY 2024
<b>17</b>	<b>WTS International</b> February Expenses Payroll - Pay Period Ending 02/29/2024	12392653	\$ 6,179.33	FY 2024
		12393017	\$ 2,525.10	FY 2024

**TOTAL                   \$   39,266.77**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 070  
3/15/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services March Lake Maintenance	10553013	\$ 5,578.00	FY 2024
2	Bay Area Bobcat Move Fuel Tank	105	\$ 200.00	FY 2024
3	Daystar Exterior Cleaning Veranda Cleaning Sidewalk Cleaning Wildleaf Entrance Building Cleaning	20700 20701 20763	\$ 800.00 \$ 585.00 \$ 315.00	FY 2024 FY 2024 FY 2024
4	Doody Free 941 Dog Station Maintenance	27991	\$ 65.00	FY 2024
5	Frontier 8806 Arrow Creek Drive - Service 03/06/2024 - 04/05/2024 8404 Canyon Creek Trail - Service 03/06/2024 - 04/05/2024 8699 Canyon Creek Trail - Service 03/06/2024 - 04/05/2024	941-722-4288-030624-5 941-722-4291-030624-5 941-722-4295-030624-5	\$ 109.98 \$ 109.98 \$ 109.98	FY 2024 FY 2024 FY 2024
6	Lester M Neely III Seeding Along Right of Way	2024-072	\$ 1,522.42	FY 2024
7	MDS Handyman & Pressure Cleaning Temporary Fence Straightening	123	\$ 300.00	FY 2024
8	Stantec Consulting Services Engineering Services Through 03/01/2024	2205818	\$ 2,395.50	FY 2024
9	Steadfast Contractors Alliance Drain Installation	SM-11415	\$ 1,980.00	FY 2024
10	Synergy Equipment Diesel Generator	920229-0001	\$ 1,715.50	FY 2024
11	United Rentals Office Trailer	230233049-003	\$ 1,583.00	FY 2024
12	Valley National Bank VISA Statement Closing Date 02/29/2024	Acct. 9466	\$ 2,094.72	FY 2024
13	WTS International February 2024 Background Checks	12393121	\$ 59.54	FY 2024

**TOTAL \$ 19,523.62**

  
Secretary / Assistant Secretary

  
Board Member

North River Ranch ISD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**  
By Amanda Lane at 9:15 am, Mar 19, 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 071**  
3/22/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Daystar Exterior Cleaning</b> North River Ranch Cleaning	20790	\$ 1,250.00	FY 2024
2	<b>Premier Portables</b> Holding Tank Rental 03/14/2024 - 04/10/2024	A-183495	\$ 1,120.00	FY 2024
3	<b>Spectrum Business</b> 8414 Arrow Creek Dr Services 03/15/2024 - 04/14/2024	0126098031524	\$ 134.56	FY 2024
4	<b>Supervisor Fees - 03/13/2024 Meeting</b> Dale Weidemiller John Leinaweaver Janice Snow John Blakley	-- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00	FY 2024 FY 2024 FY 2024 FY 2024
5	<b>Tyree Brown, Arborist</b> March Landscape Inspection	100	\$ 500.00	FY 2024

**TOTAL \$ 3,804.56**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 10:57 am, Mar 26, 2024



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 072  
3/29/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>1</b>	<b>Advanced Aquatic Services</b>			
	March Lake Maintenance	10553451	\$ 950.00	FY 2024
<b>2</b>	<b>Detweiler's Propane Gas</b>			
	Outdoor Fire Bowls & Covers	11111	\$ 12,604.00	FY 2024
<b>3</b>	<b>Frontier</b>			
	Pavilion Services 03/23/2024 - 04/22/2024	Acct: 941-776-9088-032320-5	\$ 693.33	FY 2024
<b>4</b>	<b>Manatee County Utilities Department</b>			
	11510 Little River Way ; Service 02/20/2024 - 03/20/2024	Acct: 100060557	\$ 978.69	FY 2024
	8905 Grand River Parkway ; Service 02/22/2024 - 03/19/2024	Acct: 100060612	\$ 79.87	FY 2024
	11539 Little River Way ; Service 02/22/2024 - 03/20/2024	Acct: 100060667	\$ 193.07	FY 2024
	8410 Arrow Creek Drive ; Service 02/21/2024 - 03/19/2024	Acct: 100060730	\$ 125.21	FY 2024
	8475 Fort Hamer Road ; Service 02/21/2024 - 03/19/2024	Acct: 100060782	\$ 461.87	FY 2024
	11706 Sawyer Lane ; Service 02/21/2024 - 03/19/2024	Acct: 100060833	\$ 99.30	FY 2024
	8414 Arrow Creek Drive ; Service 02/19/2024 - 03/19/2024	Acct: 100060886	\$ 244.32	FY 2024
	11812 Camp Creek Trail ; Service 02/21/2024 - 03/19/2024	Acct: 100111217	\$ 748.41	FY 2024
	9903 Cross River Trail ; Service 02/21/2024 - 03/19/2024	Acct: 100111275	\$ 419.45	FY 2024
	11775 Little River Way ; Service 02/22/2024 - 03/20/2024	Acct: 100111330	\$ 387.34	FY 2024
	9545 Weymouth Terrace ; Service 02/22/2024 - 03/20/2024	Acct: 100111451	\$ 44.24	FY 2024
	10023 Cross River Trail ; Service 02/23/2024 - 03/20/2024	Acct: 100111510	\$ (12.67)	FY 2024
	10148 Spruce River Trail ; Service 02/22/2024 - 03/19/2024	Acct: 100111620	\$ 8.98	FY 2024
	10024 Plum River Dr ; Service 02/22/2024 - 03/20/2024	Acct: 100111783	\$ 76.26	FY 2024
	11870 Richmond Trl ; Service 02/22/2024 - 03/19/2024	Acct: 100111840	\$ 113.12	FY 2024
	10745 Longmeadow Ave	Acct: 100213940	\$ 590.00	FY 2024
<b>5</b>	<b>Peace River Electric Cooperative</b>			
	11510 Little River Way ; Service 02/18/2024 - 03/20/2024	Acct: 168751001	\$ 1,100.32	FY 2024
	Grande River Parkway ; Service 02/18/2024 - 03/20/2024	Acct: 168751003	\$ 1,555.59	FY 2024
	11539 Little River Way ; Service 02/18/2024 - 03/20/2024	Acct: 168751004	\$ 30.53	FY 2024
	8905 Grand River Pkwy ; Service 02/18/2024 - 03/20/2024	Acct: 168751005	\$ 55.62	FY 2024
	Lot Decorative Lights ; Service 02/18/2024 - 03/20/2024	Acct: 168751007	\$ 1,145.97	FY 2024
	8410 Arrow Creek Dr ; Service 02/18/2024 - 03/20/2024	Acct: 168751008	\$ 45.29	FY 2024
	11705 Sawyer Ln ; Service 02/18/2024 - 03/20/2024	Acct: 168751009	\$ 50.07	FY 2024
	8404 Canyon Creek Trl ; Service 02/18/2024 - 03/20/2024	Acct: 168751011	\$ 51.95	FY 2024
	11712 Moccasin Wallow Rd ; Service 02/18/2024 - 03/20/2024	Acct: 168751013	\$ 78.82	FY 2024
	11750 Little River Way ; Service 02/18/2024 - 03/20/2024	Acct: 168751014	\$ 46.96	FY 2024
	8414 Arrow Creek Dr ; Service 02/18/2024 - 03/20/2024	Acct: 168751015	\$ 638.07	FY 2024
	8010 Ft Hamer Rd ; Service 02/18/2024 - 03/20/2024	Acct: 168751016	\$ 43.19	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 02/18/2024 - 03/20/2024	Acct: 168751017	\$ 755.08	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 02/18/2024 - 03/20/2024	Acct: 168751020	\$ 2,436.83	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 02/18/2024 - 03/20/2024	Acct: 168751021	\$ 34.32	FY 2024
	Decorative Lighting NRR Ph1D East ; Service 02/18/2024 - 03/20/2024	Acct: 168751023	\$ 789.38	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 02/18/2024 - 03/20/2024	Acct: 168751024	\$ 1,372.86	FY 2024
	Wildleaf Decorative Lighting ; Service 02/18/2024 - 03/20/2024	Acct: 168751026	\$ 1,681.75	FY 2024
	11812 Camp Creek Trail ; Service 02/18/2024 - 03/20/2024	Acct: 168751030	\$ 30.98	FY 2024



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 072**  
3/29/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>5</b>	<b>Peace River Electric Cooperative (continued)</b>			
	9903 Cross River Trail ; Service 02/18/2024 - 03/20/2024	Acct: 168751031	\$ 30.53	FY 2024
	8699 Canyon Creek Trail ; Service 02/18/2024 - 03/20/2024	Acct: 168751032	\$ 33.20	FY 2024
	8806 Arrow Creek Dr ; Service 02/18/2024 - 03/20/2024	Acct: 168751033	\$ 31.31	FY 2024
	11645 Camp Creek Trl; Service 02/23/2024 - 03/20/2024	Acct: 168751034	\$ 99.16	FY 2024
	11854 Camp Creek Trail ; Service 02/18/2024 - 03/20/2024	Acct: 168751035	\$ 51.39	FY 2024
	11615 Camp Creek Trl; Service 02/23/2024 - 03/20/2024	Acct: 168751036	\$ 81.84	FY 2024
	NRR Ph1C & 1D Lighting; 02/18/2024 - 03/20/2024	Acct: 199230001	\$ 1,681.75	FY 2024
	11592 North River Ranch Trl; 02/18/2024 - 03/20/2024	Acct: 199230002	\$ 29.31	FY 2024
	9545 Weymouth Ter ; Service 03/04/2024 - 03/20/2024	Acct: 199230004	\$ 70.86	FY 2024
	9901 Laurel Fork Trl; 02/18/2024 - 03/20/2024	Acct: 199230005	\$ 29.75	FY 2024
	10148 Spruce River Way; 02/18/2024 - 03/20/2024	Acct: 199230006	\$ 29.54	FY 2024
	<b>6</b>	<b>Steadfast Maintenance</b>		
Landscape Enhancement Services	SM-11407	\$ 20,125.00	FY 2024	
<b>7</b>	<b>Verizon Business</b>			
Acct. 642468079-00001: Service 02/24/2024 - 03/23/2024	9959941196	\$ 128.46	FY 2024	
<b>8</b>	<b>WTS International</b>			
	February Reimbursement	12393687	\$ 190.28	FY 2024
	Payroll - Pay Period Ending 03/15/2024	12393825	\$ 1,226.23	FY 2024

**TOTAL \$ 54,586.98**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**North River Ranch  
Improvement Stewardship District**

Funding Requests  
Nos. 393 – 401

**Funding Requests 393 - 401**

FR #	Description	Amount	Total
393			
<b>Phase 2</b>	Lester M Neely III	\$ 4,712.56	
			<b>\$4,712.56</b>
394			
<b>Jon M Hall Dispute</b>	Kutak Rock	\$ 9,344.77	
			<b>\$9,344.77</b>
395			
<b>Phase Ft Hamer</b>	Woodruff & Sons	\$ 84,077.26	
			<b>\$84,077.26</b>
396			
<b>Phase 2</b>	Driggers Engineering Services	\$ 80.00	
			<b>\$80.00</b>
397			
<b>Phase 2</b>	Stantec Consulting Services	\$ 8,646.00	
		\$ 25,745.00	
			<b>\$34,391.00</b>
398			
<b>Phase 4</b>	Peace River Electric Cooperative	\$ 51,015.63	
			<b>\$51,015.63</b>
399			
<b>Phase Ft Hamer</b>	MSB Services	\$ 37,035.00	
			<b>\$37,035.00</b>
400			
<b>Phase 2</b>	RIPA & Associates	\$ 182,731.55	
			<b>\$182,731.55</b>
401			
<b>Phase Ft Hamer</b>	BKS Partners	\$ 1,717.00	
			<b>\$1,717.00</b>
		<b>Grand Total</b>	<b>\$405,104.77</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 393**

3/1/2024

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

1	<b>Lester M Neely III</b> Fence Install	2024-064	\$ 4,712.56	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    4,712.56**

03/07/2024: per Stephanie Spandet from Neal, this is a Private invoice, not a district invoice.

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 394**

3/1/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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**JON M HALL DISPUTE**

1	<b>Kutak Rock</b> Jon M Hall Construction Dispute Counsel Through 12/31/2023	3355264	\$ 9,344.77	FY 2024
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**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 9,344.77**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 395**

3/1/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>1</b>	<b>Woodruff &amp; Sons</b> Ft. Hamer 2nd Ext. Pay Application 19 Through 01/31/2024	2763-19	\$ 84,077.26	FY 2024

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 84,077.26**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**  
By Amanda Lane at 1:22 pm, Mar 04, 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 396**

3/8/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 2</b>				
1	<b>Driggers Engineering Services</b> Phase 2 Services Through 01/31/2024	SAL16615	\$ 80.00	FY 2024
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$ 80.00</b>	

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 397**

3/15/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>PHASE 2</u></b>				
<b>1</b>	<b>Stantec Consulting Services</b>			
	Phase 2 - Roadway and Utility Infrastructure Services Through 03/01/2024	2204530	\$ 8,646.00	FY 2024
	Phase 2 - Infrastructure Services Through 03/01/2024	2205814	\$ 25,745.00	FY 2024

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 34,391.00**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 398**

3/15/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 4</b>				
1	Peace River Electric Cooperative Wildleaf 4B Street Lighting Construction	19545	\$ 51,015.63	FY 2024
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$ 51,015.63</b>	

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 399**

3/22/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE FT HAMER</b>				
1	<b>MSB Services</b> Fort Hamer 2nd Ext. Lighting Pay Application #12 Through 03/31/2024	22030-12	\$ 37,035.00	FY 2024
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			\$ 37,035.00	

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 400**

3/22/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE 2</b>				
1	<b>RIPA &amp; Associates</b> Phase 2 MG Pay Application 3 Through 02/29/2024	23-2204-03	\$ 182,731.55	FY 2024

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 182,731.55**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 10:57 am, Mar 26, 2024

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 401**

3/29/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b>PHASE FT HAMER</b>				
1	<b>BKS Partners</b> Fort Hammer 2nd Ext Contract Bond 03/22/2024 - 03/22/2025	212422	\$ 1,717.00	FY 2024
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			\$ 1,717.00	

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure  
Requisitions Nos. 088 – 096

North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 88-90

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
88	Atlantic TNG	\$ 40,367.40	Please include a copy of page(s) 5 of the .pdf file with the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
89	Ferguson Waterworks	\$ 173,266.00	Please wire the funds per the instructions on page(s) 18-19 of the .pdf file and reference invoice(s) 2071780, 2071780-1, 2071780-2 and 2071780-3 with the wire.	Via wire
90	RIPA & Associates	\$ 457,963.22	Please wire the funds per the instructions on page(s) 36-37 of the .pdf file and reference invoice(s) 01-2136-13 with the wire.	Via wire
<b>Total</b>		<b>\$ 671,596.62</b>		

North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 91

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
91	RIPA & Associates	\$ 394,616.85	Please wire the funds per the instructions on page(s) 5-6 of the .pdf file and reference invoice(s) 23-2187-4 with the wire.	Via wire
<b>Total</b>		\$ 394,616.85		

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 92

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
92	Atlantic TNG	\$ 22,442.80	Please reference invoice(s) 153572, 153468 and 153444 on the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
<b>Total</b>		\$ 22,442.80		



North River Ranch ISD  
 Series 2023 - Neighborhood Infrastructure  
 Summary of Requisition(s): 93-96

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
93	Atlantic TNG	\$ 21,405.40	Please reference invoice(s) 153613, 153682 and 153702 on the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
94	Driggers Engineering Services	\$ 580.00	Please reference invoice(s) SAL16630 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
95	LRK	\$ 1,375.00	Please wire the funds per the instructions on page(s) 19 of the .pdf file.	Via Wire
96	York Bridge Concepts	\$ 8,525.00	Please reference invoice(s) 22403601 on the payment.	York Bridges Concepts, Inc. 2423 Brunello Trace Lutz, FL 33558
<b>Total</b>		\$ 31,885.40		

**North River Ranch  
Improvement Stewardship District**

Series 2023B  
Requisitions Nos. 019 – 025

North River Ranch ISD  
 Series 2023B  
 Summary of Requisition(s): 19-21

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
19	Final Approach Consulting	\$ 4,666.90	Please reference invoice(s) 1429 on the payment.	Final Approach Consulting, LLC 509 S. Bayshore Dr Madeira Beach, FL 33708
20	LRK	\$ 5,142.50	Please wire the funds per the instructions on page(s) 10 of the .pdf file and reference invoice(s) 04.20020.10-28 with the wire.	Via Wire
21	RIPA & Associates	\$ 433,668.53	Please wire the funds per the instructions on page(s) 15-16 of the .pdf file and reference 01-2137-14 with the wire.	Via Wire
<b>Total</b>		<b>\$ 443,477.93</b>		

North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 22

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
22	Ron Litts	\$ 2,450.00	Please reference invoice(s) 324114 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
<b>Total</b>		\$ 2,450.00		

North River Ranch ISD  
 Series 2023B  
 Summary of Requisition(s): 23-25

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
23	Driggers Engineering Services	\$ 357.00	Please reference invoice(s) SAL16629 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
24	LRK	\$ 2,847.50	Please wire the funds per the instructions on page(s) 10 of the .pdf file.	Via Wire
25	Southern Land Services of Southwest Florida	\$ 39,750.00	Please reference - invoice(s) 011224 2 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
<b>Total</b>		\$ 42,954.50		

**North River Ranch  
Improvement Stewardship District**

District Financial Statements

**North River Ranch Improvement SD**  
**Statement of Financial Position**  
As of 2/29/2024

	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
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$1,348,153.19										\$1,348,153.19
Assessments Receivable	714,245.76										714,245.76
Prepaid Expenses	1,228.62										1,228.62
Deposits	11,633.28										11,633.28
Assessments Receivable		\$88,093.31									88,093.31
Due From Other Funds		103,926.12									103,926.12
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		92,938.76									92,938.76
Revenue (Series 2019)		640,593.68									640,593.68
Revenue (Series 2019-MG)		244,827.53									244,827.53
Interest A1 (Series 2019-MG)		957.76									957.76
Interest A2 (Series 2019-MG)		2,931.22									2,931.22
Prepayment A1 (Series 2019-MG)		1,482.10									1,482.10
Prepayment A2 (Series 2019-MG)		1,209,312.99									1,209,312.99
Sinking Fund (Series 2019-MG)		0.03									0.03
Principal A2 (Series 2019-MG)		16.89									16.89
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)			91,776.90								91,776.90
Interest A1 (Series 2020)			0.09								0.09
Prepayment A2 (Series 2020)			447,426.56								447,426.56
Sinking Fund (Series 2020)			0.06								0.06
Debt Service Reserve A1 (Series 2023-1)				\$748,002.66							748,002.66
Debt Service Reserve A2 (Series 2023-1)				1,262,855.60							1,262,855.60
Debt Service Reserve A (Series 2023-2)				748,764.64							748,764.64
Revenue (Series 2023-1)				16.73							16.73
Prepayment A1 (Series 2023-1)				318.28							318.28
Prepayment A2 (Series 2023-1)				2,970.43							2,970.43
Capitalized Interest A1 (Series 2023-1)				646,172.34							646,172.34
Capitalized Interest A2 (Series 2023-1)				669,963.32							669,963.32
Capitalized Interest A (Series 2023-2)				1,247,988.71							1,247,988.71
Debt Service Reserve (Series 2023B)					\$777,004.41						777,004.41
Revenue (Series 2021B)					0.02						0.02
Prepayment (Series 2021B)					36.39						36.39
Capitalized Interest (Series 2023B)					1,476,308.37						1,476,308.37
Accounts Receivable - Due from Developer						\$673,862.78					673,862.78
Acquisition/Constr (Series 2019)						88,218.41					88,218.41
Acquisition/Constr (Series 2019-MG)						9,857.00					9,857.00
Restricted Acq/Constr (Series 2019-MG)						3.08					3.08
Prepaid Expenses						258.47					258.47
Acquisition/Constr A1, A2 (Series 2020)							\$14,666.51				14,666.51
Acquisition/Constr - Neighborhood Infrast								\$3,694,610.45			3,694,610.45
Acquisition/Constr - Master Infrastructu								417.18			417.18
Acquisition/Constr (Series 2023-2)								351.64			351.64
Cost of Issuance (Series 2023-2)								9,222.85			9,222.85
Acquisition/Constr (Series 2021B)									\$153,421.39		153,421.39
Acquisition/Constr (Series 2023B)									3,790,359.90		3,790,359.90
Cost of Issuance (Series 2023B)									40,156.62		40,156.62
<b>Total Current Assets</b>	<b>\$2,075,260.85</b>	<b>\$2,551,138.83</b>	<b>\$1,201,327.34</b>	<b>\$5,327,052.71</b>	<b>\$2,253,349.19</b>	<b>\$772,199.74</b>	<b>\$14,666.51</b>	<b>\$3,704,602.12</b>	<b>\$3,983,937.91</b>	<b>\$0.00</b>	<b>\$21,883,535.20</b>

**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 2/29/2024

	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>Investments</b>											
Amount Available in Debt Service Funds										\$10,772,389.91	\$10,772,389.91
Amount To Be Provided										68,802,610.09	68,802,610.09
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,575,000.00	\$79,575,000.00
<b>Total Assets</b>	<b>\$2,075,260.85</b>	<b>\$2,551,138.83</b>	<b>\$1,201,327.34</b>	<b>\$5,327,052.71</b>	<b>\$2,253,349.19</b>	<b>\$772,199.74</b>	<b>\$14,666.51</b>	<b>\$3,704,602.12</b>	<b>\$3,983,937.91</b>	<b>\$79,575,000.00</b>	<b>\$101,458,535.20</b>
<b>Liabilities and Net Assets</b>											
<b>Current Liabilities</b>											
Accounts Payable	\$467,746.91										\$467,746.91
Deferred Revenue	714,245.76										714,245.76
Deferred Revenue		\$88,093.31									88,093.31
Deferred Revenue			\$4,971.80								4,971.80
Accounts Payable						\$673,862.78					673,862.78
Retainage Payable						586,565.14					586,565.14
Deferred Revenue						673,862.78					673,862.78
Retainage Payable								\$765,351.76			765,351.76
Retainage Payable									\$588,807.05		588,807.05
Total Current Liabilities	\$1,181,992.67	\$88,093.31	\$4,971.80	\$0.00	\$0.00	\$1,934,290.70	\$0.00	\$765,351.76	\$588,807.05	\$0.00	\$4,563,507.29
<b>Long Term Liabilities</b>											
Revenue Bonds Payable - Long-Term										\$79,575,000.00	\$79,575,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,575,000.00	\$79,575,000.00
<b>Total Liabilities</b>	<b>\$1,181,992.67</b>	<b>\$88,093.31</b>	<b>\$4,971.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,934,290.70</b>	<b>\$0.00</b>	<b>\$765,351.76</b>	<b>\$588,807.05</b>	<b>\$79,575,000.00</b>	<b>\$84,138,507.29</b>



**North River Ranch Improvement SD**  
**Statement of Financial Position**  
As of 2/29/2024

	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>Net Assets</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	938,761.14										938,761.14
Net Assets, Unrestricted		\$1,267,742.31									1,267,742.31
Current Year Net Assets, Unrestricted		1,195,303.21									1,195,303.21
Net Assets, Unrestricted			\$902,132.30								902,132.30
Current Year Net Assets, Unrestricted			294,223.24								294,223.24
Net Assets, Unrestricted				\$4,335,437.37							4,335,437.37
Current Year Net Assets, Unrestricted				991,615.34							991,615.34
Net Assets, Unrestricted					\$35.77						35.77
Current Year Net Assets, Unrestricted					2,253,313.42						2,253,313.42
Net Assets, Unrestricted						(\$1,587,239.49)					(1,587,239.49)
Current Year Net Assets, Unrestricted						425,148.53					425,148.53
Net Assets, Unrestricted							(\$79,254.77)				(79,254.77)
Current Year Net Assets, Unrestricted							93,921.28				93,921.28
Net Assets, Unrestricted								\$6,509,712.47			6,509,712.47
Current Year Net Assets, Unrestricted								(3,570,462.11)			(3,570,462.11)
Net Assets, Unrestricted									(\$437,349.44)		(437,349.44)
Current Year Net Assets, Unrestricted									3,832,480.30		3,832,480.30
<b>Total Net Assets</b>	<u>\$893,268.18</u>	<u>\$2,463,045.52</u>	<u>\$1,196,355.54</u>	<u>\$5,327,052.71</u>	<u>\$2,253,349.19</u>	<u>(\$1,162,090.96)</u>	<u>\$14,666.51</u>	<u>\$2,939,250.36</u>	<u>\$3,395,130.86</u>	<u>\$0.00</u>	<u>\$17,320,027.91</u>
<b>Total Liabilities and Net Assets</b>	<u>\$2,075,260.85</u>	<u>\$2,551,138.83</u>	<u>\$1,201,327.34</u>	<u>\$5,327,052.71</u>	<u>\$2,253,349.19</u>	<u>\$772,199.74</u>	<u>\$14,666.51</u>	<u>\$3,704,602.12</u>	<u>\$3,983,937.91</u>	<u>\$79,575,000.00</u>	<u>\$101,458,535.20</u>

**North River Ranch Improvement SD**

Statement of Activities

As of 2/29/2024

	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>Revenues</b>											
On-Roll Assessments	\$1,441,732.19										\$1,441,732.19
Off-Roll Assessments	369,710.32										369,710.32
Other Income & Other Financing Sources	7,977.34										7,977.34
On-Roll Assessments		\$933,513.68									933,513.68
Other Assessments		661,291.23									661,291.23
On-Roll Assessments			\$443,127.69								443,127.69
Other Assessments			810,647.65								810,647.65
Debt Proceeds				\$2,166,767.11							2,166,767.11
Debt Proceeds					\$2,461,962.00						2,461,962.00
Developer Contributions						\$2,377,172.65					2,377,172.65
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
<b>Total Revenues</b>	<b>\$1,819,419.85</b>	<b>\$1,594,804.91</b>	<b>\$1,253,775.34</b>	<b>\$2,166,767.11</b>	<b>\$2,461,962.00</b>	<b>\$2,387,302.65</b>	<b>\$149,336.05</b>	<b>\$7,463,232.89</b>	<b>\$8,877,854.00</b>	<b>\$0.00</b>	<b>\$28,174,454.80</b>
<b>Expenses</b>											
Supervisor Fees	\$6,000.00										\$6,000.00
Public Officials' Liability Insurance	8,080.00										8,080.00
Trustee Services	14,604.69										14,604.69
District Management	32,083.35										32,083.35
Field Management	10,416.65										10,416.65
Engineering	18,110.75										18,110.75
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	904.01										904.01
Telephone	461.06										461.06
Postage & Shipping	1,322.58										1,322.58
Copies	1,852.78										1,852.78
Legal Advertising	337.82										337.82
Miscellaneous	12,932.71										12,932.71
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	32,747.85										32,747.85
Resident Services	23,570.23										23,570.23
Electric	110.66										110.66
Clubhouse Electric	6,435.59										6,435.59
Water Reclaimed	17,136.85										17,136.85
Amenity - Cable TV	9,079.73										9,079.73
Amenity - Landscape Maintenance	20,602.60										20,602.60
Amenity - Irrigation Repairs	2,567.45										2,567.45
Amenity - Pool Maintenance	13,863.20										13,863.20
Amenity - Pool Equipment	3,500.00										3,500.00
Amenity - Janitorial	12,564.48										12,564.48
Amenity - Pest Control	450.00										450.00
Amenity - Fitness Equipment Leasing	3,014.50										3,014.50
Amenity - Security Monitoring	7,525.00										7,525.00
Amenity - Firepits	1,408.44										1,408.44
Amenity - Miscellaneous	274.00										274.00
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 2/29/2024

	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	37,033.60										37,033.60
Lake Maintenance	33,121.00										33,121.00
Landscaping Maintenance & Material	194,114.14										194,114.14
Landscape Improvements	130,209.55										130,209.55
Fertilizer / Pesticides	26,349.70										26,349.70
Contingency	76,716.71										76,716.71
Equipment Repair & Maintenance	2,119.63										2,119.63
Capital Expenditures	6,192.35										6,192.35
Cleaning	11,190.00										11,190.00
Lighting	4,641.72										4,641.72
Streetlight Leasing	37,495.26										37,495.26
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			\$750,000.00								750,000.00
Interest Payment - Series 2020 A1			148,937.50								148,937.50
Interest Payment - Series 2020 A2			72,975.00								72,975.00
Principal Payment - Series 2023 A1 (1)				\$25,000.00							25,000.00
Principal Payment - Series 2023 A2 (1)				40,000.00							40,000.00
Interest Payment - Series 2023 A1 (1)				329,863.64							329,863.64
Interest Payment - Series 2023 A2 (1)				674,593.99							674,593.99
Other Debt Service Costs				192,600.00							192,600.00
Other Debt Service Costs					\$226,700.00						226,700.00
Engineering						\$139,760.01					139,760.01
District Counsel						21,774.00					21,774.00
Contingency						1,802,644.29					1,802,644.29
Contingency							\$1,072.50				1,072.50
Contingency							54,645.00				54,645.00
Engineering								\$731,792.09			731,792.09
Contingency								5,116,103.76			5,116,103.76
Developer Repayment								5,313,623.16			5,313,623.16
Contingency									\$582,503.30		582,503.30
Developer Repayment									4,512,018.00		4,512,018.00
<b>Total Expenses</b>	<b>\$910,349.10</b>	<b>\$426,228.75</b>	<b>\$971,912.50</b>	<b>\$1,262,057.63</b>	<b>\$226,700.00</b>	<b>\$1,964,178.30</b>	<b>\$55,717.50</b>	<b>\$11,161,519.01</b>	<b>\$5,094,521.30</b>	<b>\$0.00</b>	<b>\$22,033,184.09</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>											
Interest Income	\$23,498.04										\$23,498.04
Dividend Income		\$26,727.05									26,727.05
Dividend Income			\$12,360.40								12,360.40
Dividend Income				\$86,905.86							86,905.86
Dividend Income					\$18,051.42						18,051.42
Dividend Income						\$2,024.18					2,024.18
Dividend Income							\$302.73				302.73
Dividend Income								\$127,824.01			127,824.01
Dividend Income									\$49,147.60		49,147.60
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$23,498.04</b>	<b>\$26,727.05</b>	<b>\$12,360.40</b>	<b>\$86,905.86</b>	<b>\$18,051.42</b>	<b>\$2,024.18</b>	<b>\$302.73</b>	<b>\$127,824.01</b>	<b>\$49,147.60</b>	<b>\$0.00</b>	<b>\$346,841.29</b>
<b>Change In Net Assets</b>	<b>\$932,568.79</b>	<b>\$1,195,303.21</b>	<b>\$294,223.24</b>	<b>\$991,615.34</b>	<b>\$2,253,313.42</b>	<b>\$425,148.53</b>	<b>\$93,921.28</b>	<b>(\$3,570,462.11)</b>	<b>\$3,832,480.30</b>	<b>\$0.00</b>	<b>\$6,488,112.00</b>
<b>Net Assets At Beginning Of Year</b>	<b>(\$39,300.61)</b>	<b>\$1,267,742.31</b>	<b>\$902,132.30</b>	<b>\$4,335,437.37</b>	<b>\$35.77</b>	<b>(\$1,587,239.49)</b>	<b>(\$79,254.77)</b>	<b>\$6,509,712.47</b>	<b>(\$437,349.44)</b>	<b>\$0.00</b>	<b>\$10,871,915.91</b>
<b>Net Assets At End Of Year</b>	<b>\$893,268.18</b>	<b>\$2,463,045.52</b>	<b>\$1,196,355.54</b>	<b>\$5,327,052.71</b>	<b>\$2,253,349.19</b>	<b>(\$1,162,090.96)</b>	<b>\$14,666.51</b>	<b>\$2,939,250.36</b>	<b>\$3,395,130.86</b>	<b>\$0.00</b>	<b>\$17,360,027.91</b>

**North River Ranch Improvement SD**  
 Budget to Actual  
 For the Month Ending 2/29/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
<b>Revenues</b>					
On-Roll Assessments	\$ 1,441,732.19	\$ 644,189.44	\$ 797,542.75	\$ 1,546,054.65	93.25%
Off-Roll Assessments	369,710.32	295,850.60	73,859.72	710,041.45	52.07%
Other Income & Other Financing Sources	7,977.34	19,133.33	(11,155.99)	45,920.00	17.37%
Carryforward Cash	25,000.00	25,000.00	-	60,000.00	41.67%
<b>Net Revenues</b>	<b>\$ 1,844,419.85</b>	<b>\$ 984,173.37</b>	<b>\$ 860,246.48</b>	<b>\$ 2,362,016.10</b>	<b>78.09%</b>
<b>Expenditures</b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 6,000.00	\$ 5,000.00	\$ 1,000.00	\$ 12,000.00	50.00%
POL Insurance	8,080.00	3,578.33	4,501.67	8,588.00	94.08%
Trustee Services	14,604.69	10,839.58	3,765.11	26,015.00	56.14%
District Management	32,083.35	32,083.33	0.02	77,000.00	41.67%
Field Management	10,416.65	10,416.67	(0.02)	25,000.00	41.67%
Engineering	18,110.75	25,000.00	(6,889.25)	60,000.00	30.18%
Disclosure	6,250.00	8,333.33	(2,083.33)	20,000.00	31.25%
District Counsel	5,365.00	9,166.67	(3,801.67)	22,000.00	24.39%
Assessment Administration	20,000.00	8,333.33	11,666.67	20,000.00	100.00%
Reamortization Schedules	250.00	1,041.67	(791.67)	2,500.00	10.00%
Audit	-	7,083.33	(7,083.33)	17,000.00	0.00%
Arbitrage Calculation	-	1,250.00	(1,250.00)	3,000.00	0.00%
Travel and Per Diem	904.01	1,666.67	(762.66)	4,000.00	22.60%
Telephone	461.06	250.00	211.06	600.00	76.84%
Postage & Shipping	1,322.58	2,083.33	(760.75)	5,000.00	26.45%
Copies	1,852.78	1,250.00	602.78	3,000.00	61.76%
Legal Advertising	337.82	2,083.33	(1,745.51)	5,000.00	6.76%
Miscellaneous	12,932.71	6,608.33	6,324.38	15,860.00	81.54%
Office Supplies	-	1,041.67	(1,041.67)	2,500.00	0.00%
Property Taxes	94.96	125.00	(30.04)	300.00	31.65%
Web Site Maintenance	900.00	1,250.00	(350.00)	3,000.00	30.00%
Holiday Decorations	6,312.50	6,250.00	62.50	15,000.00	42.08%
Dues, Licenses, and Fees	175.00	322.92	(147.92)	775.00	22.58%
Maintenance Staff	-	25,000.00	(25,000.00)	60,000.00	0.00%
Lifestyle Staff	32,747.85	66,174.17	(33,426.32)	158,818.00	20.62%
Resident Services	23,570.23	25,407.08	(1,836.85)	60,977.00	38.65%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 202,771.94</b>	<b>\$ 261,638.74</b>	<b>\$ (58,866.80)</b>	<b>\$ 627,933.00</b>	<b>32.29%</b>

**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 2/29/2024**

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
<b>Field Operations</b>					
Electric	\$ 110.66	\$ 4,166.67	\$ (4,056.01)	\$ 10,000.00	1.11%
Water Reclaimed	-	8,750.00	(8,750.00)	21,000.00	0.00%
Wetland Monitoring	-	4,166.67	(4,166.67)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	10,416.67	(10,416.67)	25,000.00	0.00%
Wetland Mitigation	-	500.00	(500.00)	1,200.00	0.00%
Equipment Rental	-	3,475.00	(3,475.00)	8,340.00	0.00%
General Insurance	9,878.00	4,374.17	5,503.83	10,498.00	94.09%
Property & Casualty Insurance	36,065.00	15,333.75	20,731.25	36,801.00	98.00%
Other Insurance	-	833.33	(833.33)	2,000.00	0.00%
Irrigation	37,033.60	22,916.67	14,116.93	55,000.00	67.33%
Lake Maintenance	33,121.00	28,500.00	4,621.00	68,400.00	48.42%
Landscape Maintenance & Material	194,114.14	208,333.33	(14,219.19)	500,000.00	38.82%
Landscape Improvements	130,209.55	62,500.00	67,709.55	150,000.00	86.81%
Fertilizer / Pesticides	26,349.70	20,833.33	5,516.37	50,000.00	52.70%
Contingency	76,716.71	66,517.08	10,199.63	159,641.00	48.06%
Equipment Repair and Maintenance	2,119.63	3,500.00	(1,380.37)	8,400.00	25.23%
Capital Expenditures	6,192.35	40,000.00	(33,807.65)	96,000.00	6.45%
Street Sweeping	11,190.00	10,833.33	356.67	26,000.00	43.04%
Lighting	4,641.72	416.67	4,225.05	1,000.00	464.17%
Streetlights - Leasing	37,495.26	45,489.58	(7,994.32)	109,175.00	34.34%
Shared Bike Maintenance	3,918.00	6,250.00	(2,332.00)	15,000.00	26.12%
<b>Total Field Operations</b>	<b>\$ 609,155.32</b>	<b>\$ 568,106.25</b>	<b>\$ 41,049.07</b>	<b>\$ 1,363,455.00</b>	<b>44.68%</b>
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 3,962.91	\$ 6,250.00	\$ (2,287.09)	\$ 15,000.00	26.42%
Clubhouse Water	15,551.34	8,333.33	7,218.01	20,000.00	77.76%
Clubhouse Phone	-	104.17	(104.17)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	3,873.23	5,416.67	(1,543.44)	13,000.00	29.79%
Amenity - Landscape Maintenance	15,769.65	20,833.33	(5,063.68)	50,000.00	31.54%
Amenity - Irrigation Repairs	2,112.50	8,333.33	(6,220.83)	20,000.00	10.56%
Amenity - Pool Maintenance	7,800.00	4,500.00	3,300.00	10,800.00	72.22%
Pool equipment	3,500.00	625.00	2,875.00	1,500.00	233.33%
Amenity - Exterior Cleaning	7,910.15	6,250.00	1,660.15	15,000.00	52.73%
Amenity - Interior Cleaning	73.08	8,333.33	(8,260.25)	20,000.00	0.37%
Amenity - Pest Control	290.00	416.67	(126.67)	1,000.00	29.00%
Amenity - Fitness Equipment Leasing	3,014.50	3,975.00	(960.50)	9,540.00	31.60%
Amenity - Security Monitoring	3,600.00	4,337.95	(737.95)	10,411.08	34.58%
Firepits	1,408.44	2,500.00	(1,091.56)	6,000.00	23.47%
Capital outlay	-	5,833.33	(5,833.33)	14,000.00	0.00%
Miscellaneous	274.00	427.08	(153.08)	1,025.00	26.73%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 69,139.80</b>	<b>\$ 86,469.19</b>	<b>\$ (17,329.39)</b>	<b>\$ 207,526.08</b>	<b>33.32%</b>

**North River Ranch Improvement SD**  
 Budget to Actual  
 For the Month Ending 2/29/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 2,472.68	\$ 3,750.00	\$ (1,277.32)	\$ 9,000.00	27.47%
Clubhouse Water	1,585.51	2,083.33	(497.82)	5,000.00	31.71%
Clubhouse Phone	-	83.33	(83.33)	200.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	4,337.46	4,583.33	(245.87)	11,000.00	39.43%
Amenity - Landscape Maintenance	4,832.95	5,416.67	(583.72)	13,000.00	37.18%
Amenity - Irrigation Repairs	454.95	833.33	(378.38)	2,000.00	22.75%
Amenity - Pool Maintenance	6,063.20	3,500.00	2,563.20	8,400.00	72.18%
Pool equipment	-	625.00	(625.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	4,581.25	3,435.00	1,146.25	8,244.00	55.57%
Amenity - Interior Cleaning	-	4,583.33	(4,583.33)	11,000.00	0.00%
Amenity - Pest Control	160.00	208.33	(48.33)	500.00	32.00%
Amenity - Security Monitoring	2,425.00	1,802.50	622.50	4,326.00	56.06%
Gate monitoring	-	13,749.17	(13,749.17)	32,998.00	0.00%
Capital outlay	-	875.00	(875.00)	2,100.00	0.00%
Miscellaneous	-	1,666.67	(1,666.67)	4,000.00	0.00%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 26,913.00</b>	<b>\$ 47,194.99</b>	<b>\$ (20,281.99)</b>	<b>\$ 113,268.00</b>	<b>23.76%</b>
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ -	\$ 1,562.50	\$ (1,562.50)	\$ 3,750.00	0.00%
Clubhouse Water	-	2,083.33	(2,083.33)	5,000.00	0.00%
Clubhouse Phones (x4)	-	166.67	(166.67)	400.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	869.04	1,354.17	(485.13)	3,250.00	26.74%
Amenity - Landscape Maintenance	-	5,208.33	(5,208.33)	12,500.00	0.00%
Amenity - Irrigation Repairs	-	2,083.33	(2,083.33)	5,000.00	0.00%
Amenity - Pool Maintenance	-	1,125.00	(1,125.00)	2,700.00	0.00%
Pool Equipment Repair/Replacement	-	156.25	(156.25)	375.00	0.00%
Amenity - Exterior Cleaning	-	1,562.50	(1,562.50)	3,750.00	0.00%
Amenity - Interior Cleaning	-	2,083.33	(2,083.33)	5,000.00	0.00%
Amenity - Pest Control	-	104.17	(104.17)	250.00	0.00%
Amenity - Security Monitoring	1,500.00	1,084.49	415.51	2,602.77	57.63%
Firepits	-	625.00	(625.00)	1,500.00	0.00%
Capital outlay	-	1,458.33	(1,458.33)	3,500.00	0.00%
Miscellaneous	-	106.80	(106.80)	256.25	0.00%
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 2,369.04</b>	<b>\$ 20,764.20</b>	<b>\$ (18,395.16)</b>	<b>\$ 49,834.02</b>	<b>4.75%</b>
<b>Total Expenses</b>	<b>\$ 910,349.10</b>	<b>\$ 984,173.37</b>	<b>\$ (73,824.27)</b>	<b>\$ 2,362,016.10</b>	<b>38.54%</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 23,498.04	\$ -	\$ 23,498.04	\$ -	
<b>Total Other Income (Expenses)</b>	<b>\$ 23,498.04</b>	<b>\$ -</b>	<b>\$ 23,498.04</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 957,568.79</b>	<b>\$ -</b>	<b>\$ 957,568.79</b>	<b>\$ -</b>	

**North River Ranch  
Improvement Stewardship District**

Avid Trails CO No. 1  
for NRR Pump Track Construction

HAVCDDGEN - Amenities Non-Entry

Avid CO #1

## CHANGE ORDER

### North River Ranch Pump Track Construction

For: Tom Panaseny, VP Land Development, Neal Land & Neighborhoods  
By: Justin Lax, President, Avid Trails, LLC  
Project: North River Ranch Pump Track Construction  
Date: March 15, 2024

This change order covers:

Increased square footage on tracks: \$12,428  
1,000 SF increase of large track (increase mainly due to paving backsides to stabilize slopes)  
300 SF increase of small track (increase due to expanding from simple oval to more unique layout)

Drainage & Irrigation Sleeves: \$24,254  
Includes all materials and labor to install drain system inside tracks and stub up outside of track footprints for future connection to surrounding system by others.

Wall Ride: \$19,499  
Labor to install plus purchase of aluminum wallride structure, western red cedar deck boards and all associated materials/hardware.

Total Change Order: \$56,181



Justin Lax  
President

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

Client Approval

Date



**North River Ranch  
Improvement Stewardship District**

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

# Change Order

No. 4

Date of Issuance: April 2, 2024

Effective Date: April 10, 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:  Working days  Calendar days

**\$ 6,675,000.00**

Substantial completion (days or date): **180 Days**

Ready for final payment (days or date): **210 Days**

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

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

**\$ (2,452,008.03)**

Substantial completion (days):

Ready for final payment (days):

Contract Price prior to this Change Order:

Contract Times prior to this Change Order:

**\$ 4,222,991.97**

Substantial completion (days or date): **180 Days**

Ready for final payment (days or date):

[Increase] [Decrease] of this Change Order:

[Increase] [Decrease] of this Change Order:

**\$ 95,695.06**

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:

**\$ 4,318,687.03**

Substantial completion (days or date): **180 Days (4/15/24)**

Ready for final payment (days or date): **210 Days (5/15/24)**

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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**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>Fax:</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>
<b>Total Bid Price:</b>					<b>\$95,695.06</b>

- Notes:**
- Site development for construction trailer at North River Ranch

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

RIPA CO No. 5 for  
NRR Phase IV-E & IV-F Roads & Utilities

# Change Order

No. 5

Date of Issuance: April 2, 2024

Effective Date: April 10, 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:

**Roadwork – 4” Concrete Sidewalk to correct CO-2**

Attachments: (List documents supporting change):

**RIPA CO-5 dated 3/14/24.**

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$ 6,675,000.00**

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 4:

**\$ (2,356,312.97)**

Contract Price prior to this Change Order:

**\$ 4,318,687.03**

[Increase] [Decrease] of this Change Order:

**\$ 889,521.75**

Contract Price incorporating this Change Order:

**\$ 5,208,208.78**

**CHANGE IN CONTRACT TIMES:**

Original Contract Times:  Working days  Calendar days

Substantial completion (days or date): **180 Days**

Ready for final payment (days or date): **210 Days**

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 4:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date): **180 Days**

Ready for final payment (days or date): **210 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): **180 Days (4/15/24)**

Ready for final payment (days or date): **210 Days (5/15/24)**

RECOMMENDED:

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

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

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

ACCEPTED:

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

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

ACCEPTED:

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

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

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**FORCDD - Roadwork**

<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> (941) 328-1075
<b>Project Name:</b> North River Ranch Phase 4E & 4F	<b>Fax:</b>
<b>Project Location:</b> Maccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Number:</b> 23-2187
<b>Addendum #:</b> 1	<b>Bid Date:</b> 3/14/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Roadway Improvement CO#5</b>					
1	4" CONCRETE SIDEWALK	10,137.00	SY	\$87.75	\$889,521.75
<b>Total Price for above Roadway Improvement CO#5 Items:</b>					<b>\$889,521.75</b>

**Total Bid Price: \$889,521.75**

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Ripa &amp; Associates</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Andrew Babchick</p>
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**From:** [Andy Richardson](#)  
**To:** [Engel, Rob](#); [Vega, Joyce](#)  
**Subject:** North River Ranch 4E/F - Ripa CO 5  
**Date:** Thursday, March 28, 2024 10:50:41 AM  
**Attachments:** [image668245.png](#)  
[NRR 4EF - Ripa CO #5 - Correct Sidewalk.pdf](#)  
[NRR 4EF - Ripa CO 2 - Reduce Scope 4E.pdf](#)

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Rob/Joyce,

Think this should clear up the mistake Ripa made on CO #2 (attached) line item #11, where a deduct of 10,287 SY of sidewalk was incorrectly credited back to the ISD.

This CO #5 effectively puts back 10,137 yards in to the contract, resulting in the now correct total 1,568 SY in the contract, with the remaining 150 SY that was originally contracted taken out of the current scope. I do agree that the current quantity of 1568 CY is a good number based on Clearview's plans.

Hope that explains it as succinctly as possible, but happy to elaborate if needed.

Regards,

**Andy Richardson**  
**Senior Land Development Manager**

941-328-1140 Ofc  
941-724-2819 Cell  
5824 Lakewood Ranch Blvd  
Sarasota, FL 34240  
arichardson@nealland.com



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**North River Ranch  
Improvement Stewardship District**

Clearview Land Design Inspection, Certification  
and Engineering Supervision Proposal





March 6, 2023

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

**RE: North River Ranch Amenity Center  
Inspection, Certification and Engineering Supervision Proposal**

Dear Mr. Panaseny:

**PROJECT DESCRIPTION:**

This project will consist of inspection and certification services for North River Ranch Phase Amenity Center.

**A. CIVIL INSPECTIONS & CERTIFICATIONS:**

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

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

**NOTE: INSPECTION ASSUMES SURVEYOR PREPARES THE RECORD DRAWINGS.**

**B. ENGINEERING SUPERVISION & COORDINATION (AS NEEDED):**

1. Engineering supervision during construction as needed.
2. Final Project closeout and coordination as needed.

**C. WORK SPECIFICALLY EXCLUDED FROM THIS CONTRACT:**

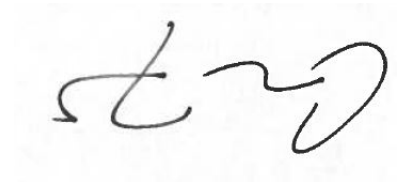
1. Any work not specifically included in this contract shall be presumed extra to this contract.
2. Landscape/Hardscape/Irrigation Design & Permitting Services
3. Zoning Modifications
4. FEMA LOMR's
5. Traffic studies
6. Structural Engineering
7. Environmental Engineering
8. Wetland setback encroachment variances or waivers.
9. Request for waivers from Manatee Land Development Code.
10. In the event the Client or contractor desires changes to the approved plans or specifications, all work connected therewith is extra to this contract.
11. Determination, report and/or permitting of invasive plant species.
12. Wetland survey or re-establishment of the SWFWMD/EPC line, if DEP does not accept the approved SWFWMD/EPC lines.
13. Offsite Improvements along Fort Hamer, Moccasin Wallow Roads and extensions to North River Ranch Trail.

cc: Mary Robin Thiele  
File

P:\North River Ranch\Master Plan\Contracts\Drafted\2023.03.06 CDD-NR-071-073 NRR Armenty Center Inspection Cert and Eng Sup.doc

Christopher Fisher, P.E.  
Project Manager  
CMF

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



CLEARVIEW LAND DESIGN, P.L.

North River Ranch Improvement  
Stewardship District

**ACCEPTANCE:**

Sincerely,

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

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

Description	Job No.	Billing Type	Amount
Inspections	CDD-NR-071	Lump Sum	\$30,000.00
Certifications	CDD-NR-072	Lump Sum	\$25,000.00
Engineering Supervision	CDD-NR-073	Hourly NTE	\$10,000.00

**FEE SUMMARY:**

## ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

### Limitation of Liability

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

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

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

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

Revised 09/29/15




**2022 Fee Schedule**  
**Effective 4/15/22**

<b>Description - Employee Type</b>	<b>2022 Hourly Rate</b>
Principal	\$ 250.00
Senior Professional Engineer	\$ 210.00
Professional Engineer	\$ 185.00
Design Engineer	\$ 175.00
Senior Field Engineer	\$ 150.00
Field Engineer	\$ 125.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 170.00
Senior Environmental Scientist	\$ 205.00
Environmental Scientist	\$ 125.00
Entitlement Planner	\$ 195.00
Senior Professional Surveyor & Mapper	\$ 175.00
GIS Specialist	\$ 175.00
Senior CADD Designer	\$ 155.00
CADD Designer	\$ 140.00
Senior Project Coordinator	\$ 155.00
Project Coordinator	\$ 135.00
Graphic Designer	\$ 130.00
Project CPA	\$ 190.00
Administrative Assistant	\$ 85.00

**North River Ranch  
Improvement Stewardship District**

Mike Armstrong Landscaping  
Camp Creek Trail Proposal

## MIKE ARMSTRONG LANDSCAPING INC.

<b>8475 69TH ST. E.</b> <b>Palmetto, FL. 34221</b> <b>Office 941-776-1076</b> <b>Fax 941-776-2705</b>	<u><b>Estimate</b></u> NRR Amenity CAMP CREEK TRAIL	
<u>Proposed to:</u> NRR ISD 5800 Lakewood Ranch Blvd	Bid Date: 04-01-24 County: Manatee Plan Date: 12-14-23	

### Project: NRR PHASE IV E-F

Key	Plant Name	Spec			QTY	Unit Price	Totals
BB	HONG KONG ORCHID	12' HT., 3" CAL.			1	\$ 800.00	\$ 800.00
CHS	POWDERPUFF TREE	10' HT., 2" CAL.			8	\$ 500.00	\$ 4,000.00
FA	VARIAGATED FALSE AGAVE	10 GAL., 3' HT			12	\$ 150.00	\$ 1,800.00
GG	THRYALLIS	3 GAL			90	\$ 14.00	\$ 1,260.00
JN	DOWNEY JASMINE	3 GAL			35	\$ 14.00	\$ 490.00
JP	PARSONII JUNIPER	1 GAL			595	\$ 6.00	\$ 3,570.00
MUH	MUHLY GRASS	3 GAL			310	\$ 14.00	\$ 4,340.00
MUHW	WHITE CLOUD MUHLY GRASS	3 GAL			100	\$ 28.00	\$ 2,800.00
PE	SLASH PINE	12' HT., 3" CAL.			39	\$ 500.00	\$ 19,500.00
PO	AMERICAN SYCAMORE		STEWARTS		2	\$ 375.00	\$ 750.00
PQ	PASPALUM QUADRIFARIUM	3 GAL			225	\$ 14.00	\$ 3,150.00
QV8	LIVE OAK	8" CAL	STEWARTS		20	\$ 500.00	\$ 10,000.00
SB	WEeping WILLOW	12' HT., 3.5" CAL			3	\$ 850.00	\$ 2,550.00
SPB	SAND CORDGRASS	3 GAL			300	\$ 14.00	\$ 4,200.00
SPR-B	SABAL PALM – BOOTED REGENERATED	12' CT. -18' CT.			28	\$ 600.00	\$ 16,800.00
SRS	SILVER SAW PALMETTO	15 GAL. 2-3' HT			185	\$ 200.00	\$ 37,000.00
	COCOA BROWN MULCH	CY			96	\$ 85.00	\$ 8,160.00
	PINE STRAW	CY			52	\$ 70.00	\$ 3,640.00
	ST. AUGUSTINE	SF			26937	\$ 0.54	\$ 14,545.98
	BAHIA SOD	SF			54320	\$ 0.42	\$ 22,814.40
	IRRIGATION DISTRIBUTION SYSTEM				1	\$ 89,297.25	\$ 89,297.25

### Notes:

- \* Pricing good for 30 days from date on estimate. Pricing may vary depending on material costs and availability.
- \* 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.



- \* IRRIGATION PRICE DOES NOT INCLUDE SOD COVERAGE FROM BACK SIDE OF SIDEWALK.
- \* Sod quantities are estimated, the actual cost may increase or decrease if more or less items are required.
- \* Maintenance not to exceed 30 days past substantial completion.

TOTAL \$ 251,467.63

**Acceptance of Proposal:**

**North River Ranch Stewardship District**

**Representative:** \_\_\_\_\_ **Title** \_\_\_\_\_ **Date** \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

Securiteam ONE Virtual Security Guard Service  
– Sawyer Lane



North River Ranch -.Sawyer Lane- Securiteam  
ONE Virtual Security Guard Service

North River Ranch Improvement Stewardship District

3501 Quadrangle Blvd., Ste. 270  
Orlando,, FL 34219  
(407) 723-5900

**Prepared by:**

Frank Prete  
Vice President  
Frank@mysecuriteam.com  
813-978-1630

## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

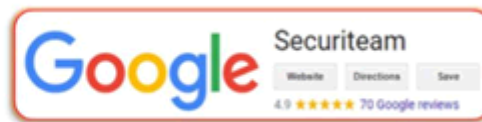
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's Main Office and National Monitoring Center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel



Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified



Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

## How Virtual Security Guard Service works:

Remote Guards can instantly search resident and guest information, often searching in less than five seconds. Residents can connect anytime to update their personal and guest information and receive email and text notifications and reports.

Administrators are able to view and update all resident, guest, and view logs of guests entering the community.

Residents access to software from any computer or mobile device and can add, edit, and delete guest information, update their personal information, change their password, list additional residents, set up notifications for guest arrival, view a community directory, set up call restrictions, view their registered vehicles and add guests license plates, and even view a history of guest activity.

- License plate reader system for permeant guest entering vehicles.
- Cloud based software.
- Delivers overview video and images of the vehicle and the license plate.
- Reduces vehicle wait time at gate
- Residents receive a text message or call for guest entry
- Residents manage their guests online
- Setup guest denied if necessary



**North River Ranch  
North River Ranch -.Sawyer Lane- Securiteam ONE Virtual Security Guard Service**

## Sawyer Lane

1	Virtual Security Guard Kiosk Video and Intercom
1	LED Lighting Kit for Kiosk
1	Araknis Networks Single-WAN Gigabit VPN Router with OVRC Pro
1	15 Aluminum Mounting Post - Black Powder Coat includes footer
1	Securiteam QR & ID Scanner for VSG Service
1	Securitem LPR Server for VSG Service
2	P1455-LE P14 Series 2MP License Plate Camera
1	SMART Series 8-Channel 8PoE 2TB NVR Bundle with Turing Bridge
1	Securiteam Intercom
1	2N Box for Installation
1	2N Verso Frame
3	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports

## Project Summary

**Securiteam ONE Plus \*\$0 up front installation fee\***

**Total Homes: 61**

**Sawyer Lane:**

**\$1,617 per month/ 60-month contract**

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**Securiteam ONE Plus Plan Includes:**


- \*System equipment and installation**
- \*Repair Service Labor**
- \*Defective parts replaced**
- \*Remote diagnostics & troubleshooting**
- \*Repairs due to normal wear & tear**
- \*Average response time 24 hours**

**\*Installation and/or service tax not included\***


*\* Recurring service charges not included in the total install price.*


	<p><b>Virtual Security Guard Kiosk Video and Intercom</b></p> <p>Custom Powder Coat Welded at all sides for a reinforced solid construction. Finish stainless steel or cold roll steel or black or white powder coat Provided with service plate in rear base for simple mounting. Designed at comfortably accessible heights for both pedestrian and special needs traffic. Customized design options</p>
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	<p><b>LED Lighting Kit for Kiosk</b></p>
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	<p><b>Araknis Networks Single-WAN Gigabit VPN Router with OVRC Pro</b></p> <p>For high-traffic networks with up to 500 devices choose the Araknis Networks 310-series router. It features four Gigabit LAN interfaces with full Gigabit LAN-LAN speed as well as a Gigabit WAN interface. An embedded firewall helps keep your network secure while support of numerous VPN technologies allow remote access to your client's network. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.</p>
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	<p><b>15 Aluminum Mounting Post - Black Powder Coat includes footer</b></p>
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	<p><b>Securitem LPR Server for VSG Service</b></p> <p>NUC10i7FNH, 16GB, 256GB M.2 SATA - SUPPORT SERVICE, NUC 3-year</p>
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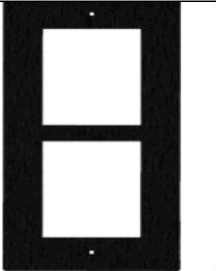
	<p><b>P1455-LE P14 Series 2MP License Plate Camera</b></p> <p>Lightfinder 2.0 and Forensic WDR OptimizedIR up to 40 m (131 ft) AXIS Object Analytics Enhanced security features Zipstream with support for H.264/H.265</p>
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	<p><b>SMART Series 8-Channel 8PoE 2TB NVR Bundle with Turing Bridge</b></p> <p>Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud First-Year Free Turing Vision Cloud AI Feature Access Support Ultra265/H.265/H.264 video formats 8-channel input; 8 POE Ports Up to 8MP input and 4K output 2TB Included; 2 SATA Max, up to 10TB for each HDD Best used with Turing SMART series IP Cameras Turing cloud-ready with Smart NVR series and Turing bridge/servers Support cloud upgrade</p>
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	<p><b>Securiteam Intercom</b></p>
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	<p><b>2N Box for Installation</b></p>
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	<p><b>2N Verso Frame</b></p>
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**SMART 4MP TwilightVision IR Turret IP Camera 2.8mm**

People and Vehicle Search with SMART series NVR and Turing Vision Cloud  
Max. 4MP(2688x1520) resolution @30/25fps  
2.8mm fixed lens  
TwilightVision allows for optimal image clarity in low light  
Smart IR up to 30m (98ft)  
Support 256 G microSD card  
IP67, WDR, PoE



**Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports**

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.



**North River Ranch  
Improvement Stewardship District**

Securiteam ONE Virtual Security Guard Service  
– Arrow Creek Dr.



North River Ranch -.Arrow Creek Dr-  
Securiteam ONE Virtual Security Guard Service

North River Ranch Improvement Stewardship District

3501 Quadrangle Blvd., Ste. 270  
Orlando,, FL 34219  
(407) 723-5900

**Prepared by:**

Frank Prete  
Vice President  
Frank@mysecuriteam.com  
813-978-1630

## Why Securiteam

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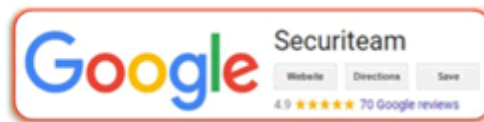
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- License plate reader system for permeant guest entering vehicles.
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**North River Ranch  
North River Ranch -.Arrow Creek Dr- Securiteam ONE Virtual Security Guard Service**

## Arrow Creek Dr

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1	Araknis Networks Single-WAN Gigabit VPN Router with OVRC Pro
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1	Securiteam Intercom
1	2N Box for Installation
1	2N Verso Frame
3	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports

## Project Summary

**Securiteam ONE Plus \*\$0 up front installation fee\***  
**Total Homes: 169**

**Sawyer Lane:**  
**\$2,697 per month/ 60-month contract**

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**Securiteam ONE Plus Plan Includes:**


- \*System equipment and installation**
- \*Repair Service Labor**
- \*Defective parts replaced**
- \*Remote diagnostics & troubleshooting**
- \*Repairs due to normal wear & tear**
- \*Average response time 24 hours**

**\*Installation and/or service tax not included\***


*\* Recurring service charges not included in the total install price.*


	<p><b>Virtual Security Guard Kiosk Video and Intercom</b></p> <p>Custom Powder Coat Welded at all sides for a reinforced solid construction. Finish stainless steel or cold roll steel or black or white powder coat Provided with service plate in rear base for simple mounting. Designed at comfortably accessible heights for both pedestrian and special needs traffic. Customized design options</p>
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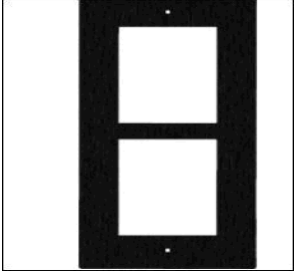
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	<p><b>Securiteam Intercom</b></p>
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	<p><b>2N Box for Installation</b></p>
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	<p><b>2N Verso Frame</b></p>
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2.8mm fixed lens  
TwilightVision allows for optimal image clarity in low light  
Smart IR up to 30m (98ft)  
Support 256 G microSD card  
IP67, WDR, PoE



### **Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports**

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**North River Ranch  
Improvement Stewardship District**

Ameritt, Inc. Proposal for NRR Ph IV-E & IV-F

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING

Arthur W. Merritt  
Florida Registered  
Professional Land Surveyor

3010 West Azelee Street  
Suite 150  
Tampa, Florida 33609

Phone: (813) 221-5200  
Email: ArtM@Amerrittinc.com

March 5, 2024

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

**RE: NORTH RIVER RANCH PHASES IV-E & IV-F  
INCLUDING FT. HAMMER ROAD EXT. &  
NORTH RIVER RANCH TRAIL  
(239 LOTS)**

Dear Ms. Amanda Lane:

Submitted herewith is a proposal and agreement (collectively, the “**Contract**”) for **AMERRITT, INC., a Florida corporation** (the “**AMI**”) to prepare a record plat for the undersigned client (the “**Client**”), relative to the above-referenced project (the “**Project**”), subject to the terms and conditions set forth in this Contract, and in accordance with applicable local governmental requirements and Chapter 177, Florida Statutes (“**Florida Plat Law**”).

AMI’s proposed scope of services under this Contract, and quoted fees for such services are based on, and subject to, the following assumptions, terms and conditions:

**RECORD PLAT SERVICES:**

1. **Boundary Survey:** **Project No. AMI-NLV-NRR-018**
  - (a) Prepare, or caused to be prepared a boundary survey for the property to be platted, based on the Florida State Plane Coordinate System of 1983, and in accordance with the Minimum Technical Standards set forth in Chapter 5J-17 *et seq.*, Florida Administrative Code, as required for the plat submittal process.
  - (b) Provide the appropriate Certified Corner Records related to the Section or Sections that the property lies within or tied to, as needed for the plat review process.
  - (c) Provide the appropriate Traverse notes or GPS Reports related to establishing the Project in the Florida State Plane Coordinate System as stated above, as needed for the plat review process

**Lump Sum = \$ 9,500.00**

2. **Plat:** **Project No. AMI-NLV-NRR-019**
- (a) Prepare a plat in accordance with Florida Plat Law, and applicable local governmental requirements. Services shall also include the review of the current Property Information Report (the “P.I.R.”), the review of the Manatee County plat review comments, and the appropriate revisions to the plat to satisfy client and plat review comments. Hard copy of P.I.R. and supporting documents shall be provided to AMI if requested.
  - (b) It is recognized that the processing of the plat through the Manatee County plat review process is specifically not included in this contract. However, those parts of the necessary required documentation, such as the plat document itself, plat review check list, lot closure reports, etc. shall be supplied by AMI for the plat submittal process. It is understood that **Clearview Land Design, P.L.** will be handling the processing of the plat under separate contract.
  - (c) Coordinate with Client, Client’s engineers and surveyors, Client’s attorney, title companies and agencies, and any other consultants or contractors of Client and/or AMI, as required, except for those issues involved with the processing of the plats, as previously mentioned and which are outside the Professional Land Surveyor’s expertise or obligation related to the plat review process, such as cost estimates, bonding documentation, etc.
  - (d) Fees quoted herein include field work necessary for setting all Permanent Reference Monuments (each a “**P.R.M.**”), as required by Florida Plat Law, one time only at the completion of construction and prior to the recording of the plat; provided that if Client modifies the boundaries of the area to be platted resulting in the P.R.M.s exceeding sixty-three (63) in total number (whether due to replaced, duplicated or additional P.R.M.s), AMI will have the right to increase AMI’s fees accordingly
  - (e) If the Client chooses to record the plat prior to construction completion, additional field work may be necessary to check or reset disturbed monumentation at the end of construction, which will be billed to Client under the **Miscellaneous Services** Project Number described in Section 5 below.
  - (f) Due to the complexities of homeowner’s associations, community development districts, and/or other entities that may have an interest in portions of the lands being platted, and/or certain other conditions or restrictions that may pertain to portions of the lands being platted, the Client shall furnish to AMI (i) the desired plat dedication language (“**Plat Dedication Language**”), addressing the interested parties or conditions, as applicable, (ii) an ownership and encumbrance report prepared by a title underwriter authorized to do business in the State of Florida, identifying all parties having any interest in the lands to be platted, (iii) a list of those parties required to sign, or join in and consent to, the plat, and (iv) signature blocks and notary blocks for all parties required to sign the plat. AMI shall provide a general initial “DRAFT” of the Plat Dedication Language at the Client’s request to provide initial structure and attention to certain aspects of the plat. The DRAFT is not to be considered final in nature, but is expected to be reviewed and appropriately edited by the Client or the



Client's attorney to its final form. Any time spent by AMI related to composing, editing, or revising the Plat Dedication Language, and/or editing, revising or adding the signatures, notary blocks, or joinders and consents, beyond the scope of what is normal and customary and/or after the initial submittal thereof by Client, will be billed to Client under the **Miscellaneous Services** Project Number described in Section 4 below. AMI shall be entitled to rely on the foregoing information provided by the Client, and shall not be liable for any mistake or omission in such information as provided by Client.

**Lump Sum = \$ 32,000.00**

3. **P.C.P.s and Lot Corners:**      **Project No. AMI-NLV-NRR-020**

- (a) Fees quoted herein include field work necessary for setting, at the completion of construction but no later than one (1) year from the date that each plat is recorded, all Permanent Control Points (each a "P.C.P."), as required by Florida Plat Law and to provide the appropriate certification related thereto.
- (b) Fees quoted herein include field work necessary for setting, at the completion of construction but no later than the time period as established in the Florida Plat Law, all lot corners and points of intersection and changes in direction of lines within the plat, which do not require a P.R.M. or a P.C.P., pursuant to Florida Plat Law and to provide the appropriate certification related thereto. Any staking of lot corners prior to construction completion will be billed to Client under the **Miscellaneous Services** Project Number described in Section 5 below.

**Lump Sum = \$ 25,000.00.00**

4. **Benchmark Certifications:**

Provide the appropriate number of Benchmarks and show on the plat document as is required by the local governing agency.

**Lump Sum = \$ 7,500.00**

5. **Miscellaneous Services:**

If "**Miscellaneous Services**" are needed for additional work that is not covered in this contract, an "**Authorization for Work**" form, in accordance with Section 5 (c) below, will be prepared and executed for such services.

6. **General Terms:**

- (a) All fees stated in this Contract shall be payable in monthly installments, based on the percentage of work completed in the month to which the applicable invoice relates, as mutually agreed upon by Client and AMI. Alternatively, if appropriate, fees stated in this Contract shall be payable on an hourly basis at AMI's prevailing hourly rates for services rendered during the month to which the applicable invoice relates, subject to any limits agreed upon by AMI and Client. Client's payment of invoices issued by one of the foregoing methods shall evidence the parties' mutual agreement with respect thereto as to the applicable invoice and statement.
- (b) In addition to the fees expressly set forth in Sections 1 through 5 of this Contract, AMI will charge the following fees and costs:
  - (i) Unless otherwise expressly provided in this Contract, all out-of-pocket expenses incurred by AMI will be billed by AMI at AMI's cost, which expenses include, without limitation, the cost of: printing; photocopying; long distance telephone calls; postage; overnight delivery fees; courier fees; AMI's engaging outside consultant or contractor services as contemplated by this Contract, at Client's direction or with Client's permission; and AMI's attendance at meetings (whether requested by Client or deemed necessary by AMI in its reasonable discretion) beyond the scope of that which is normally and customarily involved in the performance of the scope of services described at the beginning of this Contract (as determined by AMI in its reasonable discretion), including tolls and mileage related to associated travel to and from such meetings.
  - (ii) Client shall pay in advance permit fees (if necessary and/or applicable) in the amount of the fee plus fifteen percent (15%).
  - (iii) Client shall pay in advance any fees or other charges imposed upon AMI by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the Project or for a waiver of subrogation).
  - (iv) If AMI elects to advance any sums on Client's behalf, such fees shall be reimbursed and payable to AMI by Client in addition to the Contract fees and costs stated herein.
- (c) Any work or service requested by Client, which is not included in the fees described in Sections 1 through 4 above, shall be performed only after the execution by Client of an "**Authorization for Work**" form. Fees for such additional work or services shall be billed to Client at AMI's rates prevailing at the time of the additional service.
- (d) Work completed or services performed under this Contract will be billed to Client at the end of each calendar month, and payment as to each invoice and statement shall be due from Client within ten (10) business days from the date of such invoice and statement. Client shall pay the invoice and statement in accordance with the terms of this Contract. If Client fails to make any payment due AMI on or before the date due, then the amount(s) due shall accrue interest at the rate of one and one-half percent (1.5%) per month from the date due through the date paid to AMI.

- (e) Additionally, and notwithstanding any other terms or conditions herein to the contrary, in the event any invoice and statement is not timely paid by Client, Client expressly acknowledges and agrees that AMI, in its sole discretion, shall have the right to cease work on the Project and withhold any and all information and Documents (as defined below) concerning the Project until any amounts then due have been paid in full to AMI (with any applicable interest). It is further agreed that AMI shall not be liable for, and Client expressly agrees to, and shall hold AMI harmless from and against, any and all loss or damages resulting from cessation of work and/or withholding of information or Documents concerning the Project.
- (f) All rates and fees set forth in this Contract expire and are subject to renegotiation and change by AMI, in its sole discretion, after thirty (30) days from the date set forth on the first page of this Contract, if it has not been accepted by Client prior to the expiration of such 30-day period (evidenced by Client executing and delivering this Contract to AMI).
- (g) Unless otherwise expressly agreed to in this Contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by AMI pursuant to this Contract (collectively, “**Documents**”) are instruments of service and are the sole and exclusive property of AMI. Client may not use or modify such Documents prepared by AMI, or the principals or employees of AMI (whether prepared on behalf of AMI or any other entity) on other projects or extensions of this Project without the prior written approval of AMI, which may be withheld for any reason, or subject to additional fees or conditions, in AMI’s sole discretion. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client, including, without limitation, any failure to timely pay amounts due as and when required by this Contract, AMI shall be entitled to exclusive ownership and possession of any and all Documents prepared pursuant to this Contract. In the event this Contract is terminated prior to completion of the work or services described herein, AMI shall be entitled to payment for services performed, plus out-of-pocket expenses incurred, through and including the date of such termination, which obligation of Client shall survive such termination.
- (h) Client agrees to, and shall indemnify, defend and hold AMI harmless from and against any claims, liability, damages, penalties and/or costs, including, without limitation, reasonable attorneys’ and paralegals’ fees and costs, incurred by AMI as a result of threatened or actual claims in any form by third parties, including, without limitation, governmental agencies and departments, relating to or arising out of this Contract or the work performed pursuant hereto, except to the extent such claims arise from the gross negligence or intentional misconduct of AMI.
- (i) The prevailing party in any action between the parties relating to or arising out of this Contract, including, without limitation, trial, appellate and bankruptcy proceedings, shall be entitled, in addition to any other award, to recovery of its reasonable attorneys’ and paralegals’ fees and costs from the non-prevailing party.
- (j) Opinions of probable costs provided by AMI represent AMI’s best judgment but do not constitute a guarantee, as AMI has no control over pricing by third parties.
- (k) Client acknowledges and agrees that AMI’s ability and obligation to complete the work and services described herein, including final approval of the plat prior to recordation thereof, may be contingent in part on Client’s agreement to specific requirements or conditions imposed by the applicable local government.

- (l) Client acknowledges that the work or services described herein constitutes professional services rendered in connection with specific real property comprising the Project pursuant to Section 713.03, Florida Statutes, for which AMI shall have a lien against the real estate comprising the Project for any money that is owing to AMI under this Contract. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then AMI shall be entitled to a lien on all property abutting said improvements, to the extent permitted by Section 713.04, Florida Statutes.
- (m) Client's execution of this Contract constitutes its authorization of the work herein described. The individual executing this Contract on behalf of Client warrants and represents to AMI as follows: (i) he/she has the requisite power and authority to execute and deliver this agreement on behalf of the Client; (ii) Client is the owner of the property constituting the Project; (iii) Client has the financial wherewithal to pay the fees and costs contemplated under this Contract; and (iv) Client has not filed, voluntarily or involuntarily for bankruptcy relief or receivership, under the laws of the United States Bankruptcy Code, within the past six (6) months and no such bankruptcy petition is contemplated prospectively for Client or its owners.
- (n) This Contract may not be assigned by Client without the prior written consent of AMI. The parties agree that this Contract may be executed in counterparts, by fax and/or via PDF format sent via e-mail, all of which, when taken together, shall constitute a single agreement, and shall be binding on the heirs, successors and permitted assigns of the parties. Unless otherwise expressly provided herein, this Contract may not be modified except in writing signed by the parties hereto.
- (o) Client's execution and delivery of this Contract shall constitute a legally binding contract between Client and AMI, which has been made for and in consideration of the mutual covenants described herein, and for other good and valuable consideration, the receipt and sufficiency of which hereby is acknowledged by the parties.


*[Signature Page Immediately Follows]*

North River Ranch Improvement Stewardship District  
Page 7 of 8  
March 5, 2024

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

Sincerely,

**AMERRITT, INC.**, a Florida Corporation



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Arthur W. Merritt, P.L.S.  
President

ACCEPTED AND AGREED TO BY CLIENT:

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

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

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

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

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING

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**ATTACHMENT "A"**  
**FEE SCHEDULE**

(EFFECTIVE DATE: APRIL 15, 2021)

<b>Principal.....</b>	<b>\$190.00/hour</b>
<b>Senior Project Manager .....</b>	<b>\$170.00/hour</b>
<b>Professional Surveyor &amp; Mapper.....</b>	<b>\$130.00/hour</b>
<b>Senior Survey CADD Technician.....</b>	<b>\$120.00/hour</b>
<b>Junior Survey CADD Technician.....</b>	<b>\$ 90.00/hour</b>
<b>Administrative Assistant.....</b>	<b>\$ 60.00/hour</b>

**North River Ranch  
Improvement Stewardship District**

Discussion Regarding  
the Hiring of an Off-Duty Sheriff

**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- March

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(1)



(2)



(3)



(4)





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

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River March

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(5)



(6)



(7)



(8)







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

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River March

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(9)



Pond

Work Order # 4381 Common area behind Weymouth and Gallitin ruts.

Vendor advised it has been completed, will review on next inspection.

Work Order # 4423 for shell trail maintenance.

Will be reviewing areas with Chalres on next inspection.

(10)



Pond

Work Order # 4425 for ant bed treatments.

Proposal has been recieved and sent to Charles.

Work Order # 4479 for painting bathrooms in riverfield.

Proposal has been recieved and sent to PFM and Charles.

Work Order # 4481 for Bushes behind 11820 Little River.

Proposal has been recieved.

(11)



(12)





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

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

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(13)



Round-a-bout

Work Order # 4057 for 11215 Little River way resod.  
Discussing with the vendor how much will be getting new sod.

(14)



Gym

Work Order # 4483 for Treadmill not functioning.  
Proposal has been approved and will be getting repaired.

(15)



(16)



Trailhead

Work Order # 4680 for concrete slab on 10010 Cross River yard.  
Jeff has contacted construction to have it removed.

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

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

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(17)



(18)



(19)



(20)





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

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River March

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(21)



(22)



(23)



Monument Sign

Work Order # 4668 for dying plants at the monument sign.  
Ask Sunrise to review for the reason of decline.

(24)



Riverfield

Work Order # 4547 for removing flax lillies and adding grasses.  
Proposal has been recieved and sent to Charles.

Work Order # 4667 for weeds in rock bed entrance of Riverfield.  
Sunrise advised they would be removing. Will review on next inspection.

Work Order # 4679 for Townhome pedestrian gates not work.  
Will review on next inspection.

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

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River March

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(25)



(26)



Pool

Work Order # 3254 for Dying blue daze plants.  
Plants will be installed on April 4th.

(27)



(28)





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

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River March

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(29)



Pond

Work Order # 4669 for weeds in rock beds at Grane River and Clear Creek.

Sunrise advised they would be taking care of it.

(30)



(31)



(32)







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

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

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(33)



Pond

Work Order # 4344 for Light not working on pillar.  
Tri area electric has reviewed. Waiting on Proposal.

(34)



(35)



(36)





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

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River March

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(37)





**Status Selected:** Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
<b>Awaiting BOD approval</b>				
<b>TRIAD - Nova</b>				
<b>2154</b>		<b>Brightwood- Playground Maintenance</b>	<b>Brightwood Playground</b>	
<b>Entered Date: 9/15/2023</b>				<b>\$0.00</b>
	09/15/2023	Jim sent over a maintenance guide book.		
	09/22/2023	Email was set to Joseph Paul for pricing and recommendation on playground maintenance.		
	09/26/2023	Sent photos of playground area to Joseph so he can determine what type of maintenance is needed.		
	09/27/2023	Status Change From: Open To: Awaiting BOD approval Reason :first time proposal was sent to the board.		
	09/29/2023	Board requested to ask the vendor if the first time charge included repairs or if the repairs would be extra.		
	10/20/2023	Proposal was sent to Charles. Janice sent another Vendor and asked Andy to reach out. Waiting on proposal from Andy.		
	11/02/2023	Contacted Chad and he advised he would meet with Andy or Bryan next week to provide a proposal		
	11/07/2023	Contacted Bryan and Andy and asked if they have had contact with Chad regarding the playground Maintenance.		
	11/16/2023	Chad is to contact Bryan or Andy		
	12/04/2023	Bryan is to contact Chad for a proposal		
	01/05/2024	No update from Bryan, Janice requested i contact Chad. Will be contacting Chad to a proposals.		
	01/18/2024	Contacted Chad He will be checking his schedule. We will either be meeting next Tuesday or if he can not meet he will contact me and see if Bryan can meet him a different day. Will be contacting Chad again to set up a meeting for a proposal for maintenance.		
	02/08/2024	Texted Chad and requested a time to set up a meeting for a proposal.		
	02/14/2024	Called and left a voicemail to Chad to give me a call back		
	02/16/2024	called Chad and left him a message to give me a call back.		
	02/22/2024	Spoke with Cha he said to send over photos and get could get me an estimate to do quarterly maintenance.		
	02/23/2024	Photos have been sent to Chad		
	02/28/2024	Chad asked who it needed to be billed too, advised it would be North River Ranch and asked him to send it as a PDF to my email.		
	02/29/2024	Requested it be sent as a PDF and not a link.		
	03/04/2024	Received proposal and sent to PFM and Charles		
<b>4425</b>		<b>Ant beds in Common areas</b>		
<b>Entered Date: 2/27/2024</b>				<b>\$0.00</b>
	02/27/2024	Contacted Jorge and Venessa and requested the Jones and Sons Contract to be able to review for ant bed maintenance to review what next steps will be.		
	03/05/2024	Email was sent to Niles with sunrise.		
	03/12/2024	Landscape Vendor is to be monitoring, Will be reviewing on the next inspection.		
	03/21/2024	Status Change From: Open To: Awaiting Quote Reason :Requested a proposal from Sunrise		
	03/26/2024	Follow up email was sent to Niles.		
	03/29/2024	Status Change From: Awaiting Quote To: Awaiting BOD approval Reason :Proposal has been received from Sunrise. Sent to PFM and Chalres.		

*Status Selected: Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed*

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
4479		Painting men and women's bathroom- Brightwood		
	Entered Date: 3/4/2024			\$0.00
	03/05/2024	Vendor will be reviewing bathrooms when they fix gym wall.		
	03/20/2024	Status Change From: Open To: Awaiting Quote Reason :Requested proposal from Mend and Manage.		
	03/26/2024	Status Change From: Awaiting Quote To: Awaiting BOD approval Reason :Proposal has been received and sent to Charles and PFM.		
4481		Dead Bushes behind 11820 Little River Way.		
	Entered Date: 3/4/2024			\$0.00
	03/04/2024	Contacted Sunrise and asked if this was part of the replacements and if not to please provide a proposal to replace.		
	03/21/2024	Follow up email was sent to Niles and Tom		
	03/22/2024	Status Change From: Open To: Awaiting Quote Reason :Niles advise he would provide a proposal.		
	03/26/2024	Follow up email was sent to Niles.		
	03/29/2024	Status Change From: Awaiting Quote To: Awaiting BOD approval Reason :Proposal has been sent to Charles and PFM.		
4483		Treadmill not functioning in gym		
	Entered Date: 3/4/2024			\$0.00
	03/04/2024	Contacted Fitrev for when there next maintenance service is and if not soon to have someone go review the treadmill and provide a proposal to fix.		
	03/12/2024	Status Change From: Open To: Awaiting Quote Reason :Waiting on quote from Fitrev. Tech was out today.		
	03/29/2024	Status Change From: Awaiting Quote To: Awaiting BOD approval Reason :Proposal has been recieved.		
			<b>TRIAD - Nova Count:</b>	<b>0</b>
			<b>Awaiting BOD approval Count:</b>	<b>0</b>
<b>Awaiting Quote</b>				
<b>TRIAD - Nova</b>				
4344		Lights not working at Riverfield Townhomes- front entrance	Riverfield Entrance/Exit Monuments	
	Entered Date: 2/15/2024			\$0.00

**Status Selected:** Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
4423	02/15/2024		Need to discuss at 2/16/2024 Meeting and discuss if this is something Bryan can fix or if we would need a different vendor to come out and repair.	
	02/21/2024		Email to : bworley@nealland.com Reason : Good Morning Bryan,	
			There is a light out at the Pilar at Riverfield townhomes when you enter the community. Is this something you are able to replace? if not can you provide me with the contact information of the vendor i would need to reach out too.	
	02/26/2024		Texted Bryan and asked if the vendor coming out for solar lights will be reviewing this light or if needs to be a different vendor.	
	02/28/2024		Bryan has advised the solar light vendor will not repair this light. Will be looking for a new vendor to replace the light.	
	03/18/2024		Venessa gave contact info for an electrician. Electrician has been contacted.	
	03/20/2024		Tri- City Electric had some questions, questions were answered, email attached to work order.	
	03/29/2024		Status Change From: Open To: Awaiting Quote Reason :Waiting on Proposal from Tri Area Electrical	
			<b>Shell Trail Maintenance</b>	
			<b>Entered Date: 2/27/2024</b>	
	02/27/2024		Sent email to Janice and Charles and advised i noticed some low spots, requested how they would like to proceed with spot treatments or re-shell all walking trails.	
	03/12/2024		Status Change From: Open To: Awaiting Quote Reason :Proposal was requested from sunrise.	
	03/26/2024		Follow up email was sent to nils	
			<b>TRIAD - Nova Count:</b>	<b>0</b>
			<b>Awaiting Quote Count:</b>	<b>0</b>
<b>Inspection Needed</b>				
<b>TRIAD - Nova</b>				
4381		<b>Common area flooding behind Weymouth and Gallatin Trail</b>	<b>Miscellaneous Common Area</b>	
		<b>Entered Date: 2/21/2024</b>		\$0.00
	02/21/2024		Email has been sent to Charles for direction on how he would like to proceed.	
	02/28/2024		Follow up email was sent to Charles on 2/26 as to how he would like to proceed.	
	03/04/2024		Tom advised he would be reviewing tomorrow and would inform us at the landscape walk of the findings.	
	03/05/2024		Email was sent to Niles with sunrise.	
	03/11/2024		Status Change From: Open To: Scheduled Reason :Vendor will be adding soil to prevent the ruts.	
	03/21/2024		Follow up email was sent to Niles asking if it has been completed.	
	03/22/2024		Follow up email was sent to Nile and asked if it has been completed.	
	03/26/2024		Follow up email was sent to Niles.	
	03/27/2024		Status Change From: Scheduled To: Inspection Needed Reason :Vendor advised it has been completed. need to review on next inspection	
4669	01/01/1900	<b>Weeds in rock beds at grand river and clear creek</b>	<b>Miscellaneous Common Area</b>	
		<b>Entered Date: 3/26/2024</b>		

**Status Selected:** Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
	03/26/2024		Email was sent to Niles	
	03/28/2024		Status Change From: Open To: Inspection Needed Reason :Niles advised it would be done this week.	
			<b>TRIAD - Nova Count:</b>	<b>0</b>
			<b>Inspection Needed Count:</b>	<b>0</b>
<b>Open</b>				
<b>NR - Bryan</b>				
4426		<b>Cobweb obstructing camera- Brightwood pool</b>	<b>Brightwood Pavillion/Pool</b>	
	<b>Entered Date: 2/27/2024</b>			\$0.00
	02/27/2024		Email to : bworley@nealland.com Reason : Hi Bryan, There is a camera that a cob web is obstructing the view. Are you able to clean off the web? I attached a photo of the area so you can know which camera it is.	
	03/05/2024		Email to : bworley@nealland.com Reason : Hi Bryan,  Did you have a chance to remove the spider web in front of the camera?	
	03/12/2024		Email to : bworley@nealland.com Reason : Hi Bryan, Has the cob web been removed from the camera at Brightwood?	
	03/18/2024		Texted Bryan and asked if he was able to remove the spider web.	
	03/22/2024		Follow up email was sent to Bryan	
4679		<b>Townhomes pedestrian gates not locking</b>		
	<b>Entered Date: 3/28/2024</b>			\$0.00
			<b>NR - Bryan Count:</b>	<b>0</b>
<b>PFM - Vanessa</b>				
4434		<b>Broken clip in Brightwood Gym</b>		
	<b>Entered Date: 2/28/2024</b>			\$0.00
	02/28/2024		Email to : orsinij@pfm.com Reason : Hi Jorge, there is a clip broken on one of the equipment at the Brightwood gym. When is the next service for the gym equipment?	
	03/01/2024		Email to : bworley@nealland.com Reason : Hi Bryan, there is a broken clip on one of the workout equipment in the gym. Cn you replace it?	
	03/12/2024		Email to : bworley@nealland.com Reason : Hi Bryan, Were you able to get some new clips for the gym?	
			<b>PFM - Vanessa Count:</b>	<b>0</b>
<b>TRIAD - Nova</b>				
4489		<b>Weeds in beds</b>	<b>(PFM) Sunrise Landscape Riverfield Verandah</b>	
	<b>Entered Date: 3/5/2024</b>			\$0.00

*Status Selected: Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed*

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
4547	01/01/1900	03/05/2024	Email was sent to Niles with Sunrise	
		03/19/2024	Email was sent to Niles with Sunrise.	
		03/22/2024	Niles advised they will be getting weeds next week.	
		03/26/2024	Follow up email was sent to Niles.	
		<b>Removing flaxlillys and adding grasses on fort hammer</b>	<b>Miscellaneous Common Area</b>	
<b>Entered Date: 3/12/2024</b>				
4667	01/01/1900	<b>Weeds in plant beds at entrance to the verandah</b>	<b>Riverfield Verandah</b>	
			8414 Arrow Creek Drive Parrish FL, 34219	
<b>Entered Date: 3/26/2024</b>				
4668	01/01/1900	03/26/2024	Email was sent to Niles.	
		<b>Dying plants at monument sign</b>	<b>Riverfield Verandah</b>	
<b>Entered Date: 3/26/2024</b>				
		03/26/2024	Email was sent to Niles.	
				<b>TRIAD - Nova Count: 0</b>
				<b>Open Count: 0</b>
<b>Scheduled</b>				
<b>PFM - Vanessa</b>				
4680		<b>10010 Cross River- Remove concrete slab</b>		
<b>Entered Date: 3/28/2024</b>				
4057	02/16/2024	03/28/2024	Janice thinks it is a builder issue. Email was sent to Jeff.	
		03/29/2024	Jeff has reached out to construction.	
		03/29/2024	Status Change From: Open To: Scheduled Reason :Builder is to remove.	
		<b>Common area next to 11215 Little river- Pooling water/drainage issue</b>	<b>(PFM) Sunrise Landscape Miscellaneous Common Area</b>	
<b>Entered Date: 1/16/2024</b>				
				\$0.00
				\$0.00

**Status Selected:** Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
	02/02/2024	Sunrise was out today for our landscape walk, He looked at the area and advised he would be getting an irrigation tech out hopefully on Thursday to review the area to see if there is any broken irrigation line or sprinklers.		
	02/08/2024	Requesting an update from Sunrise.		
	02/13/2024	Status Change From: Open To: Pending Reason :Charles advised he is waiting to see if it will dry out. He is going to have Sunrise resod the area of the homeowners grass that was killed.		
	02/21/2024	Area was still wet on inspection- dead grass area has not been resodded, will review on next inspection.		
	02/28/2024	During inspection new sod has not been added.		
	02/29/2024	Note from Charles: My understanding is that the water has been dialed back and that Sunrise may be installing a drain to deal with future pooling. Sunrise agreed to replace the sod in the residents front yard that had died. I don't have a date for install but probably a week out based supply times.		
	03/01/2024	Follow up email was sent to Sunrise for an update on the resodding.		
	03/05/2024	Email was sent to Niles with sunrise.		
	03/12/2024	Niles was just made aware he advised he would work on getting it on the schedule.		
	03/21/2024	Follow up email was sent to Niles.		
	03/26/2024	Follow up email was sent to Niles.		
	03/27/2024	Status Change From: Pending To: Scheduled Reason :Vendor advised they will be trying to complete on April 4th		
<b>PFM - Vanessa Count:</b>				<b>0</b>

**Preventative Maintenance**

<b>2153</b>	<b>AC Maintenance</b>	<b>(PFM) Aqua Plumbing &amp; Air Services</b>		
<b>Entered Date: 9/15/2023</b>				\$0.00
	09/15/2023	Contacted Aqua Plumbing and requested a proposal for ac maintenance every 6 months.		
	09/18/2023	A follow up email was sent to Aqua Plumbing		
	10/05/2023	Board requested to get another proposal from a different company. Sent an email to AC Outfitters and requested a proposal		
	10/05/2023	Status Change From: Open To: Awaiting Quote Reason :email sent to AC Outfitters for proposal		
	10/05/2023	Contacted Michaels lighting an electric for an ac proposal. Vendor requested sizes and specs. Email was sent to the team for sizing		
	10/20/2023	Status Change From: Awaiting Quote To: Awaiting BOD approval Reason :proposal was sent to Charles, Janice, and Jorge		
	10/24/2023	requested a formal proposal from vendor		
	11/01/2023	A follow up email was sent to vendor for a formal proposal		
	12/04/2023	Requested a formal proposal from the vendor.		
	12/14/2023	Requested a formal proposal from vendor		
	01/05/2024	Vendor advised they do not have a formal proposal		
	01/12/2024	Waiting on Board approval.		
	02/08/2024	Waiting for board approval. will bring up again at next meeting.		
	02/14/2024	Waiting on direction. Will bring up again at the next meeting.		
	02/16/2024	Brought up at Meeting on 2/16/2024. The flyer with the information was sent with the work order report to have board sign off on which plan they would like.		
	02/22/2024	Email was sent to Charles and PFM for a follow up.		
	02/26/2024	Charles advised Jorge to send to Pete for signature. Waiting for proposal to be returned.		
	02/27/2024	Status Change From: Awaiting BOD approval To: Scheduled Reason :Board approved Silver A plan. Has been sent back to the vendor with Jorge CC.		



**Status Selected:** Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
<b>Preventative Maintenance Count:</b>				<b>0</b>
<b>TRIAD - Nova</b>				
3254	04/04/2024	Riverfield- Dying plants	(PFM) Sunrise Landscape	
<b>Entered Date: 10/6/2023</b>				<b>\$0.00</b>
	10/06/2023	Email was sent to sunrise		
	10/06/2023	Sunrise advised they would look at the plants next week		
	10/20/2023	Follow up email was sent to Sunrise and asked if they looked that the plants.		
	10/20/2023	Status Change From: Open To: Scheduled Reason :Sunrise advised they looked at the plants and got a count and sunrise will be paying for the cost		
	11/10/2023	Follow up email was sent to Sunrise		
	11/30/2023	Sunrise has advised they have been ordered and should be installing soon.		
	12/14/2023	Sunrise advised that the plants have arrived and will be added the schedule soon.		
	01/05/2024	Waiting on Sunrise to add to their schedule.		
	01/12/2024	Follow up email will be sent to Sunrise.		
	02/08/2024	Status Change From: Scheduled To: Awaiting Quote Reason :Requested a proposal. Last landscape walk Tom advised they would not be replacing for free, requested the proposal		
	02/14/2024	Requested a proposal from Sunrise.		
	02/15/2024	Sent an email to Tom from Sunrise and requested a proposal.		
	02/20/2024	Sent an email to Tom Bryant with photos for a proposal		
	02/23/2024	Follow up email was sent to Tom requesting a proposal.		
	02/23/2024	Tom advised they are still working on the proposal.		
	02/26/2024	Emailed Tom for a follow up on the proposal		
	03/01/2024	Email Tom for a follow up on the proposal		
	03/05/2024	Email was sent to Niles with sunrise.		
	03/11/2024	Status Change From: Awaiting Quote To: Awaiting BOD approval Reason :Proposal has been received and proposal has been sent to Charles.		
	03/19/2024	Status Change From: Awaiting BOD approval To: Scheduled Reason :Proposal has been approved. Will be sending to the vendor for a scheduling date.		
	03/26/2024	Follow up email was sent to Niles		
	03/27/2024	Vendor advised this will be completed April 4th		
<b>TRIAD - Nova Count:</b>				<b>0</b>
<b>Scheduled Count:</b>				<b>0</b>
<b>North River Ranch Improvement Stewardship District Count:</b>				<b>0</b>
<b>Estimate Total:</b>				<b>\$0.00</b>

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
<b>Closed</b>				
<b>Board Project</b>				
1193		Resident Mailbox - Rekey (Wolynsky)		
Entered Date: 5/9/2023				\$0.00
				<b>Board Project Count: 0</b>
<b>Electrician</b>				
1200		Lamp Posts Missing Top Pieces	(PFM) Peace River Electric Cooperative Miscellaneous Common Area	
Entered Date: 5/9/2023				\$0.00
1370	06/13/2023	Outlets on Monuments	Aqua Plumbing Riverfield Entrance/Exit Monuments	
Entered Date: 6/9/2023				\$0.00
				<b>Electrician Count: 0</b>
<b>Gates</b>				
1957		Riverfield pool gate not locking	Riverfield Verandah	
Entered Date: 8/25/2023				\$0.00
3259		Riverfield pool entrance gate not locking		
Entered Date: 10/6/2023				\$0.00
				<b>Gates Count: 0</b>
<b>Janitorial</b>				
1198		Pressure Washing Playground Canopies	(PFM) Daystar Exterior Cleaning Brightwood Pavilion	
Entered Date: 5/9/2023				\$0.00
1503		Get wet floor signs	Riverfield Verandah	
Entered Date: 6/26/2023				\$0.00
1504		Get wet floor signs	Brightwood Pavillion/Pool	
Entered Date: 6/26/2023				\$0.00
2004		Women's bathroom needs cleaning		
Entered Date: 9/5/2023				\$0.00
2005		Bathrooms needing cleaning		
Entered Date: 9/5/2023				

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
<b>Janitorial Count:</b>				<b>0</b>
<b>Landscaping</b>				
1394		Dead palms on Lamine and gallatin	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1396		Dead palms on walking trail at warm spring circle	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1397		Little strip of land at little river and Isabella. Weed control.		
Entered Date: 6/13/2023				\$0.00
1406		Weed growth		
Entered Date: 6/13/2023				\$0.00
1408		Shrubs behind bench at playground replacement	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1410		Walking trail growth	(PFM) Sunrise Landscape	
Entered Date: 6/13/2023				\$0.00
1455		Weeds in shells and beds	(PFM) Sunrise Landscape	
Entered Date: 6/20/2023				\$0.00
1460		Broken irrigation cover at Bright-wood Soccer field	(PFM) Sunrise Landscape	
Entered Date: 6/20/2023				\$0.00
1461		Weeds in beds by Brightwood outside gym area		
Entered Date: 6/20/2023				\$0.00
1463		Ruts in grass	(PFM) Sunrise Landscape	
Entered Date: 6/20/2023				\$0.00
1464		Weeds in bed		
Entered Date: 6/20/2023				\$0.00
1513		Dead palm in pool area	(PFM) Sunrise Landscape Riverfield Verandah	
Entered Date: 6/27/2023				\$0.00

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1516		Trees cut down and add new ones -11720 Richmond Trail	(PFM) Sunrise Landscape	
	Entered Date: 6/28/2023			\$0.00
1519		Adding landscape around ponds		
	Entered Date: 6/28/2023			\$0.00
1523		Broken Sprinkler head	(PFM) Sunrise Landscape	
	Entered Date: 6/29/2023			\$0.00
1544		Grass debris in Brightwood round about		
	Entered Date: 7/5/2023			
1545		Overgrowth on the median at the entrance of North River		
	Entered Date: 7/5/2023			
1546		Broken or uncovered cap	(PFM) Sunrise Landscape	
	Entered Date: 7/5/2023			\$0.00
1547		Dead grass patches at outside gym	(PFM) Sunrise Landscape	
	Entered Date: 7/5/2023			\$0.00
1582		Weeds in rock beds around pool	(PFM) Sunrise Landscape	
	Entered Date: 7/11/2023			\$0.00
1583		Tree down on round about by townhomes	(PFM) Sunrise Landscape	
	Entered Date: 7/11/2023			\$0.00
1609		Sprinklers spraying walking trail by moccasin wallow rd	(PFM) Sunrise Landscape Miscellaneous Common Area	
	Entered Date: 7/14/2023			\$0.00
1628		Weeds in plant beds at Brightwood Fire pit		
	Entered Date: 7/18/2023			\$0.00
1630		Weeds in the Shells in round about		
	Entered Date: 7/18/2023			\$0.00
1631		Weeds in plant beds inside Riverfield pool area	(PFM) Sunrise Landscape	
	Entered Date: 7/18/2023			\$0.00

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1633		Weeds in the beds at median at Riverfield	(PFM) Sunrise Landscape	
Entered Date: 7/18/2023				\$0.00
1634		Dead palm at river field playground		
Entered Date: 7/18/2023				
1717		missing mowing area- 9165 Royal River Circle	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 7/25/2023				\$0.00
1749		Weeds in round-about on Little River Way	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 7/27/2023				\$0.00
1754		Broken Landscaping water line	(PFM) Sunrise Landscape	
Entered Date: 7/28/2023				\$0.00
1769		Broken bubbler		
Entered Date: 8/1/2023				
1866		Dying plants need replacement- Annuals	(PFM) Sunrise Landscape	
Entered Date: 8/15/2023				\$0.00
1890		Tree Fallen on walking trail behind 8407 Canyon Creek Trail	(PFM) Sunrise Landscape	
Entered Date: 8/18/2023				\$0.00
2017		Tree Down around the round about	(PFM) Sunrise Landscape Brightwood Pavillion Round-a-bout	
Entered Date: 9/5/2023				\$0.00
3180		Weeds in mulch round about at TH	(PFM) Sunrise Landscape	
Entered Date: 9/19/2023				\$0.00
1196	04/18/2023	Little River Way Easement Mowing	(PFM) Sunrise Landscape	
Entered Date: 5/9/2023				\$0.00
1195	05/02/2023	Gallatin/Lamine Mowing	(PFM) Sunrise Landscape	
Entered Date: 5/9/2023				\$0.00
				<b>Landscaping Count: 0</b>

Maintenance/Handyman

**Work Order List**

North River Ranch Improvement Stewardship District

*Status Selected: Closed*

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1032	04/11/2023	Clogged Pipes in Bathroom from Paper Towels	Aqua Plumbing Riverfield Verandah	
Entered Date: 4/6/2023				\$0.00
1367		Playground Damages	Brightwood Playground	
Entered Date: 6/9/2023				\$0.00
1395		Missing stop sign on lamine and gallatin		
Entered Date: 6/13/2023				\$0.00
1409		Broken light under palm		
Entered Date: 6/13/2023				
1629		Leaning/impacted street signs Little river and gallitin		
Entered Date: 7/18/2023				\$0.00
1758		Broken Bathroom door- Brightwood	Brightwood Pavillion/Pool	
Entered Date: 7/28/2023				\$0.00
3590		Cap pulled from bar		
Entered Date: 11/14/2023				
4205	01/01/1900	Hole under dog park fence	Dog Park	
Entered Date: 1/30/2024				
3204		Pushed in game table leg		
Entered Date: 9/26/2023				
1131	04/18/2023	Clogged Toilet	(PFM) Aqua Plumbing & Air Services Brightwood Pavilion	
Entered Date: 4/25/2023				\$157.00
			<b>Maintenance/Handyman Count:</b>	<b>0</b>
<b>NR - Andy</b>				
3209		Dead Palm around TH playground		
Entered Date: 9/27/2023				\$0.00
3258		Riverfield Townhomes- Gate not shutting	Miscellaneous Common Area	
Entered Date: 10/6/2023				\$0.00

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
3698		Potholes on Grade River Parkway		
Entered Date: 11/27/2023				\$0.00
3765	01/01/1900	Screen door broken		
Entered Date: 12/5/2023				
3806	01/01/1900	Screen door not locking	Brightwood Game Room	
Entered Date: 12/12/2023				
NR - Andy Count:				0
NR - Bryan				
1199		Brightwood- Broken Window	Brightwood Pavillion/Pool	
Entered Date: 5/9/2023				\$0.00
1369		Brightwood Rock Beds	Miscellaneous Common Area	
Entered Date: 6/9/2023				\$0.00
1400		Brightwood- Screen door not shutting and broken concrete at Riverfield		
Entered Date: 6/13/2023				\$0.00
1465		Broken/missing concrete		
Entered Date: 6/20/2023				\$0.00
1750		Brightwood- Adding metal bracket to magnetic locks	Brightwood Pavillion/Pool	
Entered Date: 7/27/2023				\$0.00
3207		Brightwood- Fire Pit Maintenance	Brightwood Firepit	
Entered Date: 9/26/2023				\$0.00
3260		Brightwood Firepit gate not locking		
Entered Date: 10/6/2023				\$0.00
3295		Gate not shutting for large dog park		
Entered Date: 10/10/2023				\$0.00
3343		Brightwood- Light pulled out from ground		
Entered Date: 10/17/2023				\$0.00

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
3350		Dog park fountains leaking	Dog Park	
	Entered Date: 10/17/2023			\$0.00
3631		Ticks and Flea treatment	Dog Park	
	Entered Date: 11/20/2023			\$0.00
3936		Broken light by palm tree	Riverfield Verandah	
	Entered Date: 1/2/2024		8414 Arrow Creek Drive Parrish FL, 34219	
4158		New Drywall & Paint	Brightwood Gym	
	Entered Date: 1/25/2024			\$0.00
4159		Adding weight rack to Gym	Brightwood Gym	
	Entered Date: 1/25/2024			\$0.00
4433		Broken Screen Door- Brightwood game room	Brightwood Game Room	
	Entered Date: 2/28/2024			\$0.00
<b>NR - Bryan Count:</b>				<b>0</b>
<b>NR - Charles</b>				
1398		Noticed dying/dead grass	(PFM) Sunrise Landscape	
	Entered Date: 6/13/2023			\$0.00
1466		Riverfield TH- Dying tree along retention pond in RiverField TH side	(PFM) Sunrise Landscape	
	Entered Date: 6/20/2023			\$0.00
1512		Riverfield- Mulch Installation under bushes	(PFM) Sunrise Landscape Riverfield Verandah	
	Entered Date: 6/27/2023			\$0.00
1526		Drainage issue causing mess in homeowners lawn 9108 and 9109 Isabella Circle	(PFM) Sunrise Landscape Anthony Neese	
	Entered Date: 6/30/2023			\$0.00
1744		Drainage issue behind 9109 and 9108 Warm Spring Circle	(PFM) Sunrise Landscape	
	Entered Date: 7/26/2023			\$0.00
3174		Dying patch of grass by pond and outside gym and Dying grass between playground and game room	(PFM) Sunrise Landscape	



Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Entered Date: 9/19/2023				\$0.00
3175		Dying palm by pond and outside gym	(PFM) Sunrise Landscape	
Entered Date: 9/19/2023				\$0.00
3177		Dying patch of grass between playground and game room	(PFM) Sunrise Landscape	
Entered Date: 9/19/2023				\$0.00
3206		Broken Palm Tree	(PFM) Sunrise Landscape	
Entered Date: 9/26/2023				\$0.00
3734		Electrical issue with the pool	Brightwood Pavillion/Pool	
Entered Date: 11/30/2023				\$0.00
3739		Add 2 Dog stations	Miscellaneous Common Area	
Entered Date: 11/30/2023				\$0.00
3815		Shell Trail signs		
Entered Date: 12/13/2023				\$0.00
3816		Shell Trail Maintenance		
Entered Date: 12/13/2023				\$0.00
3465	02/16/2024	Soil Erosion Behind 11829 Catawba Cove	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 11/2/2023				\$0.00
3737	02/16/2024	8110 Trimble Terrace- add buffer landscape	Miscellaneous Common Area	
Entered Date: 11/30/2023				\$0.00
4024	02/16/2024	Common area Flooding- 9529 Weymouth Ter	Miscellaneous Common Area	
Entered Date: 1/12/2024				\$0.00
			<b>NR - Charles Count:</b>	<b>0</b>
PFM - Vanessa				
1366		Movatic Bike Maintenance	Miscellaneous Common Area	
Entered Date: 6/9/2023				\$0.00
1956		Replacing game room tables at Brightwood	Brightwood Game Room	

**Work Order List**

North River Ranch Improvement Stewardship District

*Status Selected: Closed*

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Entered Date: 8/25/2023				\$0.00
3193		Board Walk Stain		
Entered Date: 9/21/2023				\$0.00
3740		Remove trespassing signs at the trail head		
Entered Date: 11/30/2023				\$0.00
3741		Trash cans at mailboxes		
Entered Date: 11/30/2023				\$0.00
3956		Dying tree/no sprinklers	Miscellaneous Common Area	
Entered Date: 1/4/2024				\$0.00
3957		Park sprinklers over watering	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 1/4/2024				\$0.00
4059		Midge Fly report Pond 28- Behind sales office Brightwood	(PFM) Advanced Aquatic Brightwood Retention Ponds	
Entered Date: 1/17/2024				\$0.00
3742	02/16/2024	11720 Richmond Trail- Jeff cohen dead trees	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 11/30/2023				\$0.00
			<b>PFM - Vanessa Count:</b>	<b>0</b>
<b>Pond Maintenance</b>				
1687		midge fly in pond behind 11746 little river way	(PFM) Advanced Aquatic	
Entered Date: 7/21/2023				\$0.00
1993		dead fish in pond 30	(PFM) Advanced Aquatic Brightwood Retention Ponds	
Entered Date: 8/31/2023				\$0.00
			<b>Pond Maintenance Count:</b>	<b>0</b>
<b>Pool</b>				
1842		Riverfield pool motor blew	Riverfield Verandah	
Entered Date: 8/10/2023				\$0.00
			<b>Pool Count:</b>	<b>0</b>
<b>Preventative Maintenance</b>				

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1401	07/01/2024	Fire extinguisher needs serviced Piper fire protection 727-581-9339		
Entered Date: 6/13/2023				\$0.00
1404	07/01/2024	Fire extinguisher needs service at Riverfield		
Entered Date: 6/13/2023				\$0.00
<b>Preventative Maintenance Count:</b>				<b>0</b>
<b>Professional Services</b>				
993		Test Work Order	A & R Contracting and Cleaning LLC Brightwood Pavilion	
Entered Date: 3/29/2023				\$0.00
1399		Fire Pit Swingset- Needs Pressure Washing	Brightwood Firepit	
Entered Date: 6/13/2023				\$0.00
1402		Shuffle Board- Sand Filling		
Entered Date: 6/13/2023				\$0.00
1428		Rats	Brightwood Pavillion/Pool	
Entered Date: 6/15/2023				\$0.00
1459		Brightwood outside gym area. Fire ants		
Entered Date: 6/20/2023				\$0.00
1479		Stagnant water/ clogged drain. 11356 Gallatin Trail		
Entered Date: 6/21/2023				\$0.00
1511		Broken foosball table	Brightwood Game Room	
Entered Date: 6/27/2023				\$0.00
1515		Bees in bushes at Brightwood	Brightwood Pavillion/Pool	
Entered Date: 6/28/2023				\$0.00
1518		Backflow recertification		
Entered Date: 6/28/2023				\$0.00
1595		Bent street sign		
Entered Date: 7/12/2023				\$0.00

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1868		Ants in rock beds by Brightwood pool		
Entered Date: 8/15/2023				
2024		Pot Holes on Royal River Circle & Near Clubhouse		
Entered Date: 9/6/2023				
2155		Gym/Fit rev Maintenance		\$0.00
Entered Date: 9/15/2023				
3179		Loud sounds from treadmill when turned on		\$0.00
Entered Date: 9/19/2023				
1462		Yellow strip for drop off to playground		
Entered Date: 6/20/2023				
1923		Honey bees around Riverfield entrance		
Entered Date: 8/22/2023				
1192	05/21/2023 05/24/2023	Dog Waste Stations	Doody Free 941 North River Ranch ISD	
Entered Date: 5/9/2023				
				Professional Services Count: 0
<b>Project</b>				
1197		Riverfield Lockbox	Riverfield Verandah	
Entered Date: 5/9/2023				
				Project Count: 0
<b>TRIAD - Nova</b>				
1368		Riverfield Verandah Cushions Cleaning	Riverfield Verandah	
Entered Date: 6/9/2023				
1403		Brightwood- Water marks from AC leak. Wall has been painted but tile is stained		\$0.00
Entered Date: 6/13/2023				
1405		Algae build up in ponds	(PFM) Advanced Aquatic	\$0.00
Entered Date: 6/13/2023				
				\$0.00

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1478		Riverfield- Pool Discoloration	(PFM) S&G Pools Riverfield Verandah	
	Entered Date: 6/21/2023			\$0.00
1514		Riverfield- Missing plants- Need replaced	(PFM) Sunrise Landscape Riverfield Verandah	
	Entered Date: 6/27/2023			\$0.00
1867		Riverfield- Dead/dying bushes at Riverfield entrance	(PFM) Sunrise Landscape	
	Entered Date: 8/15/2023			\$0.00
1939		Missing mowing area behind 11717 Little River Way	(PFM) Sunrise Landscape	
	Entered Date: 8/23/2023			\$0.00
2156		Brightwood- Add mulch to playground		
	Entered Date: 9/15/2023			\$0.00
3176		Brightwood- Broken piece off of a bench by playground		
	Entered Date: 9/19/2023			\$0.00
3203		Brightwood- Dying bushes around palm tree	(PFM) Sunrise Landscape	
	Entered Date: 9/26/2023			\$0.00
3261		RFP new pool vendor		
	Entered Date: 10/6/2023			\$0.00
3344		Brightwood- Cut landscaping line	(PFM) Sunrise Landscape	
	Entered Date: 10/17/2023			\$0.00
3345		Out of dog waste bags		
	Entered Date: 10/17/2023			\$0.00
3394		Riverfield- New annuals have died	(PFM) Sunrise Landscape	
	Entered Date: 10/24/2023			\$0.00
3499		Riverfield Townhomes- Declining grass area	(PFM) Sunrise Landscape Miscellaneous Common Area	
	Entered Date: 11/3/2023			\$0.00
3509	01/01/1900	Plants need trimming		
	Entered Date: 11/6/2023			

Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
3693		Contract addendum to maintain 9109 Warm spring common area		
	Entered Date: 11/27/2023			\$0.00
3706	01/01/1900	Broken sprinkler or stuck valve		
	Entered Date: 11/28/2023			
3738		8423 Canyon Creek trail- Sprinkler flooding yard		
	Entered Date: 11/30/2023			\$0.00
3773		great book lane, Common area, who maintains	Miscellaneous Common Area	
	Entered Date: 12/7/2023			\$0.00
4279		Leaning tree	(PFM) Sunrise Landscape Brightwood Pavillion/Pool	
	Entered Date: 2/6/2024			\$0.00
4369	02/29/2024	Replacing chairs	Riverfield Verandah	
	Entered Date: 2/20/2024			\$0.00
4395		9136 Warm Spring Circle- Missing mowing area	Miscellaneous Common Area	
	Entered Date: 2/22/2024			\$0.00
4412		proposal for adding extra day to large dog park trash pick up	Dog Park	
	Entered Date: 2/26/2024			\$0.00
4419		Algae in pond behind Brightwood	(PFM) Advanced Aquatic Brightwood Retention Ponds	
	Entered Date: 2/27/2024			\$0.00
4422		Weeds in Riverfield median	(PFM) Sunrise Landscape Miscellaneous Common Area	
	Entered Date: 2/27/2024			\$0.00
4424		Potholes in Wildleaf roads		
	Entered Date: 2/27/2024			\$0.00
4427		Flooding/ wet soccer field		
	Entered Date: 2/27/2024			\$0.00
4443		Dog fountains not working		
	Entered Date: 2/29/2024			\$0.00

*Status Selected: Closed*

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
4486		Weeds in pavers, mulch beds, and rock beds	(PFM) Sunrise Landscape Brightwood Firepit	
Entered Date: 3/5/2024				\$0.00
4602	01/01/1900	Weeds	Brightwood Playground	
Entered Date: 3/19/2024				
4345	02/16/2024	Pressure washing sidewalks- Royal River- Thomas Faller/ Royal River	(PFM) Daystar Exterior Cleaning Miscellaneous Common Area	
Entered Date: 2/15/2024				\$0.00
4250	02/26/2024	9259 Royal River Circle- Trees need support	(PFM) Sunrise Landscape Miscellaneous Common Area	
Entered Date: 2/2/2024				\$0.00
<b>TRIAD - Nova Count:</b>				<b>0</b>
<b>Closed Count:</b>				<b>0</b>
<b>North River Ranch Improvement Stewardship District Count:</b>				<b>0</b>
<b>Estimate Total:</b>				<b>\$3,757.00</b>

**North River Ranch  
Improvement Stewardship District**

Lifestyle Report





**NORTH RIVER**  
RANCH

# Monthly Summary Report

## March 2024



**Submitted by:**  
Cori Morgan, Lifestyle Director of Fun  
Alex Murphy, Senior Regional Director



# PROGRAMMING

## Movie on the Lawn



**MOVIE ON THE LAWN**




Saturday, March 9th  
6:00-8:00pm  
\*movie will begin at dusk (approx. 6:45pm)\*  
Brightwood Pavilion Event Lawn  
Bring a blanket or chairs and watch a family friendly movie on the lawn.



*Come Watch with Us!*  
February Showing: Trolls Band Together  
Food Trucks: Wings n Things & Pelican Sno Balls

Over 12 families attended our 3rd Movie on the Lawn of the season. We will typically offer these in the cooler months from October-March. The District owns an inflatable screen that staff setup for these events.

## St Patty's Party



**ST. PADDY'S PARTY**

Friday, March 15th  
5:00-8:00pm  
Brightwood Event Lawn



DJ Padrino  
North River Pizza  
Edible Cookie Dough Cafe  
Why Jog when you can jig class  
Bounce House  
Kids Crafts & Activities  
Games & Prizes

We held our second annual St. Paddys Party in the park with over 200 residents in attendance. This year we added an Irish Jig class taught by one of our staff fitness instructors!

## Spring Break Cool Off



**Spring Break COOL OFF**



SATURDAY, MARCH 23RD  
2:00PM - 4:00PM  
BRIGHTWOOD PAVILION POOL

COLLECT MOMENTS

**LET'S CELEBRATE SPRING BREAK!**  
Complimentary Snow Cones, Games and Contests  
DK Eats Food Truck  
DJ Padrino

We kicked off Spring Break Week with this poolside event. Lifestyle Staff rented a Snow Cone Machine and served cool treats to participants and ran several contests such as best belly flop and cannon ball complete with Olympic style judging from fellow neighbors.

## Spring Saturday



**Spring SATURDAY!**

SATURDAY, MARCH 30TH  
10:00AM - 12:00PM

BRIGHTWOOD PAVILION EVENT LAWN  
Egg Hunt will begin promptly at 10:15am  
Petting Zoo - Crafts - Easter Bunny Meet and Greet - Face Painting  
Build your Own Stuffed Animal with Cuddle Creations

Food Trucks:  
Bubba D's BBQ, Kruse'N smoothies, & Jaime's Cake Creations





The 3rd annual Spring Saturday Event was held on Easter weekend. There were over 400 people for the egg hunt including several families under contract. While unfortunately our petting zoo cancelled very last minute, we overall had really great feedback on the event.

# EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Food Truck Friday	Every Friday	~60 attendees
BINGO	Friday, March 1st 6:00pm-8:00pm	~10 attendees
Movie on the Lawn	Saturday, March 9th 6:30pm-8:30pm	~50 attendees
St Paddy's Party	Friday, March 15th 5:00pm-8:00pm	~200 attendees
Spring Break Cool Off	Saturday, March 23rd 2:00pm-4:00pm	~60 attendees
New Resident Orientation	Wednesday, March 27th 6:00pm-7:00pm	~4 attendees
Trivia	Friday, March 29th 6:00pm-8:00pm	~8 attendees
Spring Saturday	Saturday, March 30th 10am-12pm	~400 attendees



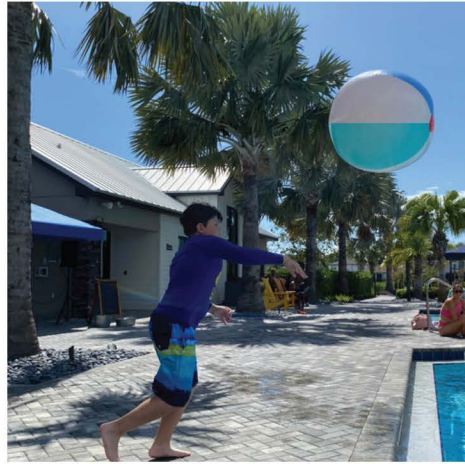
# EVENTS & PROGRAMMING HIGHLIGHTS



St Paddy's Party



St Paddy's Party



Spring Break Cool Off



Spring Break Cool Off



Spring Break Cool Off



Spring Saturday



Spring Saturday



Spring Saturday



Spring Saturday



Spring Saturday



# FEEDBACK

POSITIVE OR NEGATIVE	COMMENT	ACTION TAKEN
POSITIVE	<p>“Thank you so much for all that you do and for putting on this event!” (Regarding Spring Saturday)</p>	N/A
NEGATIVE	<p>“Hi. I live in the David Weekly homes. As I’ve used the pool more frequently, I’m noticing some things that have me concerned considering the amount of money I pay to live here. Last weekend after a child’s birthday party, I came to the pool the next day, only to find empty water bottles everywhere on the ground at Verandah pool. I came today, hoping to watch some basketball while I use the pool, and the remote is nowhere to be found. Additionally, there is a family here with their puppy in tow. Can you please remind me of the rules regarding pets at the pool?”</p>	<p>Emailed Resident: “Thank you for your email and sharing your concerns. We are starting to see increase usage at the amenities with the warmer weather. We do have limited staff on the weekends and part of their rounds are to check each amenity for litter and other daily tasks. Unfortunately, the amenities are not staffed at all times so there may be times where it is missed. However, we are constantly reevaluating our staffing needs as the volume of usage at the amenities continues to increase. Regarding the remote, we do not leave these out as they unfortunately tend to walk away. As for the puppy, pets are not allowed inside the gates of the amenities. We do always encourage all residents to remind their neighbors of the policies and help keep each other accountable.”</p>
NEGATIVE	<p>“Please can we aim some cameras at the fire pits to catch offenders and therefore save us all money?!? Also make the fire pits use to turn on with the key fob only that way there is double usage and upkeep on them” -Email from resident</p>	<p>Emailed Resident: “We completely understand your concerns and appreciate your recommendations! I will share these suggestions with the ISD and the Development Teams. I do not know the specific capabilities and costs associated with these two items but we will certainly share them and communicate with the security vendor on the possibility. Once we have a specific timeline and update, we will communicate that to the community!”</p>

# FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Fitness Circuit Classes: Zumba, Pilates, Circuit	Monday 5-6pm, Wednesday 6-7pm - Thursday 5:30-6:30pm
NRR Clubs: Resident Social Clubs including Soccer, Book, Football, Frisbee, Moms, Fishing and Homeschool	Varies
BINGO	4/5 6-8pm
Food Truck Fridays	Every Friday
Community Garage Sale	4/6 7am - 12pm
Giving Day	4/12 5-8pm
Party for the Planet	4/19 5-8pm
New Resident Orientation	4/24 6-7pm
Trivia	4/26 6-8pm

**THANK YOU.**

