

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **May 8, 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 April 10, 2024, Board of Supervisors' Meeting
 - 2) Mike Armstrong Landscaping – Drainage Install
 - 3) Mike Armstrong Landscaping – Sod Install
 - 4) Premier Outdoor Lighting – Longmeadow Monument Signs
 - 5) Maverick – CBU Lock Change
 - 6) Ron Litts – Tree Pruning at Amenity Center
 - 7) Steadfast – Trailer Buffering
 - 8) Mid-Florida Tree Service – Camp Creek Trail Tree Pruning
 - 9) Steadfast – Brazilian Pepper Removal
 - 10) Southern Land Services – Drainage Easement/Swale Work
 - 11) Mike Armstrong Landscaping – Common Area Near Lot 101 Drainage Install
 - 12) FEDCO – Bores for Backbone
 - 13) CRS – Mail Kiosk Shade Structures
 - 14) Clearview Land Design – Field Work CO No. 1
 - 15) FitRev – Brightwood Gym
 - 16) Aqua Plumbing & Air – A/C Repair
 - 17) Mend & Manage – Repaint Bathroom
 - 18) Bay Area Bobcat – Sidewalk Replacement
 - 19) Dex Imaging – Sales/Service Agreement
 - 20) Florida Environmental – Wetland Mitigation
 - 21) Payment Authorizations Nos. 073 – 075
 - 22) Funding Requests Nos. 402 – 409
 - 23) Series 2023 Neighborhood Infrastructure Requisitions Nos. 097 – 108



24) Series 2023B Requisitions Nos. 026 – 035

25) District Financial Statements (*provided under separate cover*)

Business Matters

2. Consideration of Resolution 2024-10, Designating a Date, Time, and Location for the 2024 Landowner's Meeting [*date of November 5, 2024*]
3. Letter from Supervisor of Elections, Manatee County
4. Consideration of Resolution 2024-11, Approving a Preliminary Budget for Fiscal Year 2025, and Setting a Public Hearing Date [*suggested date of August 14, 2024*]

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 April 10, 2024
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, April 10, 2024, at 1:15 p.m.

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

Board Members present via phone or in person:

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

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting – District Manager	
Venessa Ripoll	PFM Group Consulting – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting – ADM	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseny	Neal Land & Neighborhoods – Developer	(via phone)
Chris Fisher	Clearview Land Design, P.L.	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay LLC	
Jeff Ramer	Neal Land & Neighborhoods – Developer	(via phone)
Cori Morgan	Lifestyle Director	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:16 p.m. 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 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 2nd 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 2nd 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 2nd 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

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 23.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Avid Trails CO No. 1 for NRR Pump Track Construction

Mr. Panaseny noted that this Change Order would be for a total of \$56,151 for additional asphalt and a drain system for the Pump Track.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Avid Trails CO No. 1 for NRR Pump Track Construction.

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

Mr. Engel noted that this Change Order is for the development of a temporary trailer site. It would be an increase of \$95,695.06.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved RIPA CO No. 4 for NRR Phase IV-E & IV-F Roads & Utilities.

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

Mr. Engel noted that this Change Order would correct a previous Change Order with an increase of \$889,521.75 for a sidewalk that was previously left out.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved RIPA CO No. 5 for NRR Phase IV-E & IV-F Roads & Utilities.

Consideration of Clearview Land Design Inspection, Certification and Engineering Supervision Proposal

Mr. Fisher noted that this contract would be for the amenity center that is under construction for a total of \$65,000 for a lump sum and an hourly not to exceed \$10,000. He specified that it is for the underground utility installation and roadway construction.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Clearview Land Design Inspection, Certification and Engineering Supervision Proposal.

Consideration of Mike Armstrong Landscaping Camp Creek Trail Proposal

Mr. Panaseny stated that this is for roadway landscaping and buffering of the new amenity center. He noted that Armstrong was the preferred bidder at \$251,467.63.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Mike Armstrong Landscaping Camp Creek Trail Proposal.

Consideration of Securiteam ONE Virtual Security Guard Service – Sawyer Lane

Ms. Snow noted that this is for the Riverfield Townhomes. It allows for access control.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Securiteam ONE Virtual Security Guard Service – Sawyer Lane.

Consideration of Securiteam ONE Virtual Security Guard Service – Arrow Creek Dr.

Ms. Snow noted that this is the same as the previous proposal for a different location in Riverfield.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Securiteam ONE Virtual Security Guard Service – Arrow Creek Dr.

Consideration of Ameritt, Inc Proposal for NRR Phase IV-E & IV-F

Mr. Panaseny noted that this is to prepare the final plat which would identify roadways, conservation areas, and single family and townhouse lots.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Ameritt, Inc Proposal for NRR Phase IV-E & IV-F.

Discussion Regarding the Hiring of an Off-Duty Sheriff

Ms. Carvalho noted that to hire an off-duty sheriff it would be a \$65/hour cost for a minimum of three hours. The Board discusses doing this for traffic control options during the school year.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board authorized District staff to move forward with hiring an Off-Duty Sheriff.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho stated that the next regularly scheduled meeting will take place on May 8, 2024, which will also be the meeting at which the preliminary budget will be presented.

Field Manager – No report.

Lifestyle Manager – Ms. Snow introduced Ms. Cori Morgan as the new lifestyle director.

Audience Comments and Supervisor Requests

There were no further comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the April 10, 2024, Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:37 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch
Improvement Stewardship District**

Mike Armstrong Landscaping – Drainage Install

Mike Armstrong Landscaping Inc.

Palmetto, FL 34221

FORCDD - LNDSCPNG

Estimate

Date	Estimate #
4/4/2024	399

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

Project
NRR CAMP CREE...

Description	Qty	Rate	Total
INSTALLATION OF DRAINAGE FROM LARGE OAK TO POND BANK AT CAMP CREEK TRAIL. 80' -SOLID 6" DRAIN PIPE 2-12" SQUARE DRAIN BOXES 3-20LB BAGS RIVER ROCK	1	3,140.00	3,140.00
Total			\$3,140.00

Approved and accepted by:  _____
Pete Williams, Chairman

Date: 4/4/24

**North River Ranch
Improvement Stewardship District**

Mike Armstrong Landscaping – Sod Install

Mike Armstrong Landscaping Inc.

FORCDD-LNDSCPNG


Estimate

Palmetto, FL 34221

Date	Estimate #
4/4/2024	398

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

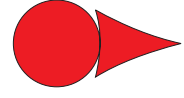
Project
NRR FORT HAME...

Description	Qty	Rate	Total
INSTALLATION OF ST. AUGUSTINE SOD AND IRRIGATION AT NRR FORT HAMER 2ND EXTENSION.	1	800.00	800.00
<p>Approved and accepted by:  _____ Date: <u>4/4/24</u> _____ Pete Williams, Chairman</p>			
Total			\$800.00

**North River Ranch
Improvement Stewardship District**

Premier Outdoor Lighting –
Longmeadow Monument Signs

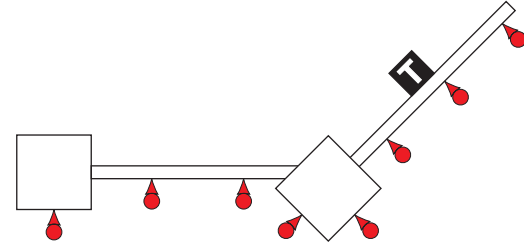
FORCDD- SIGNAGE AND STRIPING



- L.E.D. UPLIGHTING W.A.C. LIGHTING MODEL 5011-BZ-40

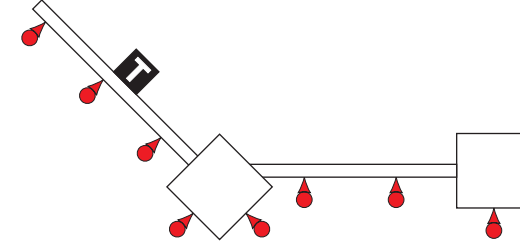


- 12V TRANSFORMER KICHLER LIGHTING MODEL 15CS300SS



Spruce River Way

Longmeadow Ave



Premier Outdoor Lighting, Inc. 813.672.4911
7818 US Hwy 301 S Riverview, FL 33578

Longmeadow Monument signs
Longmeadow Ave @ Spruce River Way Parrish
Jeff Ramer - 941.376.8496
jramer@nealland.com
4/10/2024



7818 US Hwy 301 S,
Riverview, FL 33578
813-672-4911
premieroutdoorlighting.com

LIGHTING PROPOSAL

CLIENT NAME: North River Ranch Stewardship District
CLIENT PROPERTY: Longmeadow @ Spruce River Parrish
CLIENT PHONE: Jeff Ramer – 941.376.8496
CLIENT EMAIL: jramer@nealland.com
DATE: 4/5/2024

Our lighting for the Longmeadow monument signs is proposed as follows:

Scope of Work: Installation of uplighting as shown in *red on lighting plan* dated 4/10/24. Includes installation of 2 stainless-steel 12v transformers. Includes all light fixtures, mounting stakes, wire, hardware, labor and sales tax.

PRICE: \$4,950.00

4% surcharge on all credit/debit card payments. To avoid these fees payment can be made via Zelle or Check

NOTE: Above pricing based on tying into adequate existing power. Any necessary electrical repair/replacement shall be performed on a time & material basis. (if applicable)

PRICE INCLUDES:

1. Professional consultation, design, plans and specifications.
2. Supervision of lighting installation and coordination of electrical work.
3. Equipment shall be commercial grade, energy-efficient lighting units, complete with all applicable transformers, lamps, filters, shields mounting devices and hardware.
4. Installation of the lighting fixtures and supplying of L.V. power to the lighting fixtures. This includes groundwork properly distributed per our

requirements, as well as any wiring, control devices and applicable permits for lighting installation.

5. All applicable federal, state and local sales and/or use taxes.

6. Fixture warranties on defects vary by manufacturer. Therefore, we offer a minimum of 1 year factory warranty on defective fixtures/parts/lamps including labor. After that, applicable factory warranties include parts only, labor excluded.

PRICE DOES NOT INCLUDE:

1. Any change or increase in the number of fixtures or service over and above the plan provided with this proposal.
2. Any problems pertaining to your existing electrical system.

TERMS OF PAYMENT:

The amount stated above shall be paid as follows: one-half (50%) \$ _____ upon acceptance of this contract, and the final half \$ _____ upon completion of the installation

A service/late fee of \$20.00 per month will be added to all accounts that are unpaid for 30 days or more after the invoice date.

*All credit card transactions will incur a 4% surcharge from our Merchant Servicer. We have Zelle for banking transfers or a check can be written.

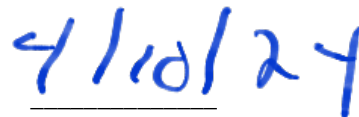
MISCELLANEOUS PROVISIONS:

1. Warranty covers labor and materials for replacement of factory defective or damaged parts only. This warranty does not apply to any equipment damaged or defective due to vandalism, acts of God, electrical problems or improper maintenance or to any equipment installed by others.
2. Owner agrees to properly maintain trees and landscape for optimum effects. Any loss of trees or changes in landscaping or design changes requested by Owner that would require relocation or changes of lighting or electrical equipment shall be considered a deviation from this proposal and thereby subject to extra charge for corrective work performed.
3. Owner shall assume the risk of loss or damage of equipment delivered to and/or stored on owner's premises.
4. Any lighting installation not completed within 30 days from start of installation due to circumstances beyond our control shall be subject to immediate payment for work as performed to date. Any installation requiring more than three trips to job site due to above circumstances shall be subject to an extra service charge per trip, beginning with the fourth trip.
5. Premier Outdoor Lighting, Inc. shall not be responsible to restore any landscape or structure to original condition should alteration be necessary to place lighting or to access required electrical work.
6. All work shall be completed in a workmanlike manner according to standard practices.

This proposal is subject to acceptance within 30 days and is void thereafter.

ACCEPTANCE OF PROPOSAL

Terms accepted and Permission granted to begin work:



Acceptance

Signature

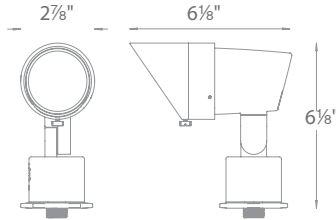
Date

ACCENT 12V

5011

WAC

LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 1W to 18W / 2VA - 23VA
Brightness: 50 lm to 1160 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp	Finish
5011	<i>Accent 12V</i>	27 2700K	BK <i>Black on Aluminum</i>
		30 3000K	BZ <i>Bronze on Aluminum</i>
		40 4000K	BBR <i>Bronze on Brass</i>

5011-_____

Example: **5011-30BBR**

wacighting.com

Phone (800) 526.2588

Fax (800) 526.2585

Headquarters/Eastern Distribution Center

44 Harbor Park Drive

Port Washington, NY 11050

Central Distribution Center

1600 Distribution Ct

Lithia Springs, GA 30122

Western Distribution Center

1750 Archibald Avenue

Ontario, CA 91760











ACCENT 12V

5011

WAC

LANDSCAPE LIGHTING

Accessories

Accent Snoot		5010-SNOOT-BK 5010-SNOOT-BZ 5010-SNOOT-BBR	Black on Aluminum Bronze on Aluminum Bronze on Brass	Shields lamp and reduces glare	
6" Long Shroud		5010-LSHR-BK 5010-LSHR-BZ 5010-LSHR-BBR	Black on Aluminum Bronze on Aluminum Bronze on Brass	Reduce glare. Ideal for downlighting application	
Additional Stake		9000-ST9-BZ	Bronze	Durable PVC stake	
Surface Mount Flange/Stake		5000-SCP-BZ 5000-SCP-BBR 5000-SCP-BK	Bronze on Aluminum Bronze on Brass Black on Aluminum	Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box	
Guardian Mount		9000-SP9-BZ	Stainless Steel	Heavy duty stainless steel spike to position fixture Formed from a single piece of metal	
Gutter Mount Bracket		5000-GM-BK	Stainless Steel	Stainless Steel universal mounting bracket for gutter mounting fixture	
Tree Mount Junction Box		5000-TCP-BZ 5000-TCP-BK	Bronze on Aluminum Black on Aluminum	Bronze on Aluminum box with Stainless steel mounting screws. Two 1/2" NPT threaded holes	
Optics		LENS-20-AMB LENS-20-GRN LENS-20-RED	Amber Green Red	LENS-20-BLU Blue LENS-20-FR Frosted LENS-20-SPR Spread	Enhances saturation of florals and foliage
Extension Rods		5000-X04-BZ 4 in 5000-X04-BK 4 in 5000-X08-BZ 8 in 5000-X08-BK 8 in 5000-X12-BZ 12 in 5000-X12-BK 12 in		5000-X18-BZ 18 in 5000-X18-BK 18 in 5000-X24-BZ 24 in 5000-X24-BK 24 in	Extends distance between Accent light and Surface Mount Canopy, Stake, or Tree Mount box
Rod L-Coupler		5000-LCO-BZ	Bronze		

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS
75W Max

9150-TRN-SS
150W Max

9300-TRN-SS
300W Max

9600-TRN-SS
600W Max



wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Contractor Series 300W Transformer Stainless Steel

15CS300SS (Stainless Steel)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating: Wet
www.kichler.com/warranty

Dimensions

Height: 5.50"
Length: 13.00"
Width: 5.50"

Electrical

Input Voltage: Dual (120/140)V
Operating Voltage Range: 120 VAC
Voltage: 120V

Primary Lamping

Lamp Included: Not Included

Product/Ordering Information

SKU: 15CS300SS
Finish: Stainless Steel
UPC: 783927539081

Compatible Accessories

Transformer Plug In Photocell 15534BK
Remote Black
Transformer Digital Timer 12V 15556WH
White
Transformer Mechanical Timer 15557BK
Black

Specifications

Material: STAINLESS STEEL

Additional Finishes

 Stainless Steel

Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:

1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®

Approved and accepted by: _____

Pete Williams, Chairman

Date: 4/10/24

**North River Ranch
Improvement Stewardship District**

Maverick – CBU Lock Change

CBU KEY REPLACEMENT ESTIMATE

NRR ISD

\$1,860.00
Estimate Total (USD)

BILL TO
North River Ranch Improvement
Stewardship District
Jeff Ramer
9413768496
Jramer@nealland.com

Estimate Number: 200
Estimate Date: April 2, 2024
Valid Until: May 2, 2024

ITEMS QUANTITY PRICE AMOUNT

CBU Key replacement locks 45 \$24.00 \$1,080.00
New lock and keys for CBU units from manufacture

CBU Lock and key Switch out 39 \$20.00 \$780.00
Removing and replacing current lock with new lock
and labeling keys with proper addressing for builder

Subtotal: \$1,860.00

Total: \$1,860.00

Estimate Total (USD): \$1,860.00

Notes / Terms

To initiate the project, a signature is required showing approval and the balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.



MAVERICK BUILDING SOLUTIONS
805 Charles Boulevard
Oldsmar, Florida 34677
United States

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

**North River Ranch
Improvement Stewardship District**

Ron Litts – Tree Pruning at Amenity Center

Quote

Ron Litts

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

FORCDD- LNDSCPNG

DATE: APRIL 10, 2024

JOB		
North River Ranch Amenity Center	Tree pruning	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Tree evaluation for pruning with Pictures and directions for each tree. Meeting with Mid Florida Tree, and 3 days on site supervising	5,280.00	5,280.00
			5,280.00

Approved and accepted by: _____



Pete Williams, Chairman

Date: 4/11/24

**North River Ranch
Improvement Stewardship District**

Steadfast – Trailer Buffering



FORCDD - LNDSCPNG

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

Neal Land & Neighborhoods
5824 Lakewood Ranch Blvd
Sarasota, FL 34240

Job Address:
11592 North River Ranch Trail

Print Date: 4-15-2024

Proposal for North River Ranch Construction Trailer Screening

Items	Description	Qty/Unit	Unit Price	Price
Temporary Irrigation	Connect to trailer potable water. Run 1" lateral line to pond edge. Install flex line with emitters to provide water to screening buffer. Install residential solar/battery timer to water buffer trees.	1	\$1,800.00	\$1,800.00
Areca Palms Areca Palm - 30G	30 gallon, 6'-8' Ht at installation. Installed on 5' centers in visual gap between natural buffers to screen amenity from across the pond	16 EA	\$270.00	\$4,320.00

Total Price: \$6,120.00

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

Signature:

Date:

Print Name:

Approved and accepted by: _____

Pete Williams, Chairman

Date: 4/15/24

**North River Ranch
Improvement Stewardship District**

Mid-Florida Tree Service –
Camp Creek Trail Tree Pruning



FORCDD-LNDSCPNG

Proposal

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

Nealland & Neighborhoods 20240229

Thursday, February 29, 2024

Nealland & Neighborhoods

5824 Lakewood Ranch Blvd N
 Sarasota, FL 34240

Work 941-328-1210 Office

Phone 727-207-1002 Ron Litts

Salesperson: Tom Conte

813-986-2258

treeinfo@midfloridatreeservice.com

Worksite: North River Ranch Improvement Stewardshi

11800 Camp Creek Trl

Duette, FL 34219

Jeff Ramer

941-376-8496

jramer@nealland.com

#	Description	Qtr	Unit Cost	Amount
1	Trimming Elevate and remove major deadwood (2" diameter and larger) and trim hanging vines. Cut numbs as shown, leave existing collars. Work to be shown by Ron Litts, consulting arborist. Specific trimming at different locations to be show by consulting arborist, Ron Litts. Haul away all debris.	1	\$12,600.00	\$12,600.00
2	Removal Add On- Remove fence post, Haul Away	1	\$1,000.00	\$1,000.00
3	Removal Add-On - Remove tree as shown by Ron Litts, Cut stump close to ground, Haul Away	1	\$2,000.00	\$2,000.00

Customer Signature _____

3/5/2024

Date _____

Subtotal: \$15,600.00

Total: \$15,600.00

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

Approved and accepted by: _____

Pete Williams, Chairman

Date: 4/15/24

**North River Ranch
Improvement Stewardship District**

Steadfast – Brazilian Pepper Removal



Steadfast Environmental, LLC


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

Proposal

Date 4/15/2024 **Proposal #** 1143

Customer Information		Project Information Longmeadow Brazilian Pepper Re...	
North River Ranch ISD Andy Richardson, Sr. Land Dev. Mgr. 5824 Lakewood Ranch Blvd Sarasota, FL 34240	Contact	Longmeadow Ave Brazilian Pepper Removal	
	Phone 941-724-2819		
	E-mail arichardson@nealland.com	Proposal Prepared By:	Joe Hamilton
	Account #	Type Of Work	Brazilian Pep

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

Description	Qty	Cost
Selective invasive vegetation removal (Brazilian Pepper) from 10115 - 9921 Longmeadow Ave. 10' into conservation from back of lot. All Brazilian Pepper to be flush cut at base, and stumps treated with Garlon 4A to prevent regrowth. Crew to haul off and dispose vegetation off-site.	1	3,380.00
 Approved and accepted by: _____ Pete Williams, Chairman Date: <u>4/16/24</u>		

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

Total	\$3,380.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

**North River Ranch
Improvement Stewardship District**

Southern Land Services –
Drainage Easement/Swale Work

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

PROPOSAL

NRR ISD - O AND M

Date	Proposal #
4/17/2024	041724-5

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

Job Location
Morgan's Glen

Quantity	Unit	Job Description	Additional Description	Unit Price	Total
		Swale work.	Crew with bobcat to add dirt and sod to low areas in swale behind houses on Trimbelle Terrace. Includes labor and 400 SF of bahia.	1,500.00	1,500.00



Approved and accepted by: _____
 Pete Williams, Chairman

Date: 4/17/24

Thank you for the opportunity.	Total	\$1,500.00
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Phone #	Fax #	E-mail
813-949-0049		info@southernlandsvc.com

Signature _____

Signature _____

**North River Ranch
Improvement Stewardship District**

Mike Armstrong Landscaping –
Common Area Near Lot 101 Drainage Install

Mike Armstrong Landscaping Inc.

Palmetto, FL 34221


Estimate

LANDCDDWL- STRMWTR

Date	Estimate #
4/19/2024	404

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

Project
NRR-WILDLEAF L...

Description	Qty	Rate	Total
<p>LABOR AND MATERIALS TO INSTALL DRAINAGE IN COMMON AREA TO THE NORTH OF LOT #101 IN WILDLEAF AS DISCUSSED BETWEEN TOM GOUGH AND JEFF RAMER. 4-12" DRAIN BOXES 200-6" SOLID DRAIN PIPE 1/2YD-RIVER ROCK</p> <p>NOTE: DOES NOT INCLUDE SOD REPLACEMENT IF NEEDED.</p> <p>Approved and accepted by:  _____ Pete Williams, Chairman</p> <p>Date: <u>4/22/24</u></p>	1	5,080.00	5,080.00
Total			\$5,080.00

**North River Ranch
Improvement Stewardship District**

FEDCO – Bores for Backbone

FEDCO Communications and Utilities, LLC.
1882 Porter Lake Dr #100 Sarasota FL 34240 · (941) 809-2914

DATE: 04/23/2024
PROPOSAL: DB-WL4C-01
AMOUNT: \$19,960.00

NORTH RIVER RANCH ISD
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO, FL 32817
ATTN: ANDY RICHARDSON

FORCDD - Conduit

PROPOSAL
NORTH RIVER RANCH
WILDLEAF
PH4C
MANATEE CO, FL

RE: MISC. BORES AT WILDLEAF 4C (SEE BORE PLAN AND WORKSHEET)

WE PROPOSE TO DO THE FOLLOWING WORK:

1) 18 PRECO, FRONTIER AND SPECTRUM BORES:	\$18,340.00
2) BORE PLANNING: 18X AT \$120 /BORE:	\$2,160.00
3) BORE PLANNING VOLUME DISCOUNT (25%)	-\$540.00

COST: \$19,960.00

PAYMENT TERMS: UPON COMPLETION



Allan S. Feder,

FEDCO COMMUNICATIONS AND UTILITIES, LLC

04/23/2024

DATE



NORTH RIVER RANCH ISD

4/23/24

23 APR 2024

DATE

INVOICING 18 BORES AT WILDLEAF - NORTH RIVER RANCH PH4C TO DEVELOPER: \$18,340.00

LOCATION #	FEDCO REF #	FOOTAGE	DESCRIPTION	RATE:	AMOUNT
1	PD2710-1	70'	4X2.5" BORE AT	\$24.50/FT:	\$ 1,715.00
2	PD2710-2	70'	2X1.25" BORE AT	\$14.50/FT:	\$ 1,015.00
3	PD2710-3	180'	1X2.5" BORE AT	\$12.50/FT:	\$ 2,250.00
4	PD2710-4	100'	2X2" BORE AT	\$15.50/FT:	\$ 1,550.00
5	PD2710-5	100'	1X2.5" BORE AT	\$12.50/FT:	\$ 1,250.00
6	PD2710-6	70'	1X2.5" BORE AT	\$12.50/FT:	\$ 875.00
7	PD2710-7	70'	1X2.5" BORE AT	\$12.50/FT:	\$ 875.00
8	PD2710-8	70'	1X2.5" BORE AT	\$12.50/FT:	\$ 875.00
9	PD2710-9	70'	1X2.5" BORE AT	\$12.50/FT:	\$ 875.00
10	PD2710-10	70'	1X2.5" BORE AT	\$12.50/FT:	\$ 875.00
11	PD2710-11	70'	1X1.25" BORE AT	\$11.50/FT:	\$ 805.00
12	PD2710-12	70'	1X2" BORE AT	\$11.50/FT:	\$ 805.00
13	PD2710-13	90'	1X2.5" BORE AT	\$12.50/FT:	\$ 1,125.00
14	PD2713-14	60'	1X1.25" BORE AT	\$11.50/FT:	\$ 690.00
15	PD2713-15	60'	1X1.25" BORE AT	\$11.50/FT:	\$ 690.00
16	PD2713-16	60'	1X1.25" BORE AT	\$11.50/FT:	\$ 690.00
17	PD2713-17	60'	1X1.25" BORE AT	\$11.50/FT:	\$ 690.00
18	PD2713-18	60'	1X1.25" BORE AT	\$11.50/FT:	\$ 690.00

M# 10010914
TOTAL CROSSING 35
1.25' HDPE

60' 1X1.25"
Frontier bore
FEDCO REF#
PD2713-16

60' 1X1.25"
Frontier bore
FEDCO REF#
PD2713-17

100' 1X2.5"
Preco bore
FEDCO REF#
PD2710-5

70' 1X2.5"
Preco bore
FEDCO REF#
PD2710-6

60' 1X1.25"
Frontier bore
FEDCO REF#
PD2713-14

60' 1X1.25"
Frontier bore
FEDCO REF#
PD2713-15

100' 2X2"
Spectrum Bore
FEDCO REF#
PD2710-4

70' 2X1.25"
Frontier bore
FEDCO REF#
PD2710-2

70' 4X2.5"
Preco bore
FEDCO REF#
PD2710-1

180' 1X2.5"
Preco bore
FEDCO REF#
PD2710-3

60' 1X1.25"
Frontier bore
FEDCO REF#
PD2713-18

90' 1X2.5"
Preco bore
(STORM DRAIN)
FEDCO REF#
PD2710-13

70' 1X1.25"
Frontier bore
FEDCO REF#
PD2710-11

70' 1X2.5"
Preco bore
FEDCO REF#
PD2710-10

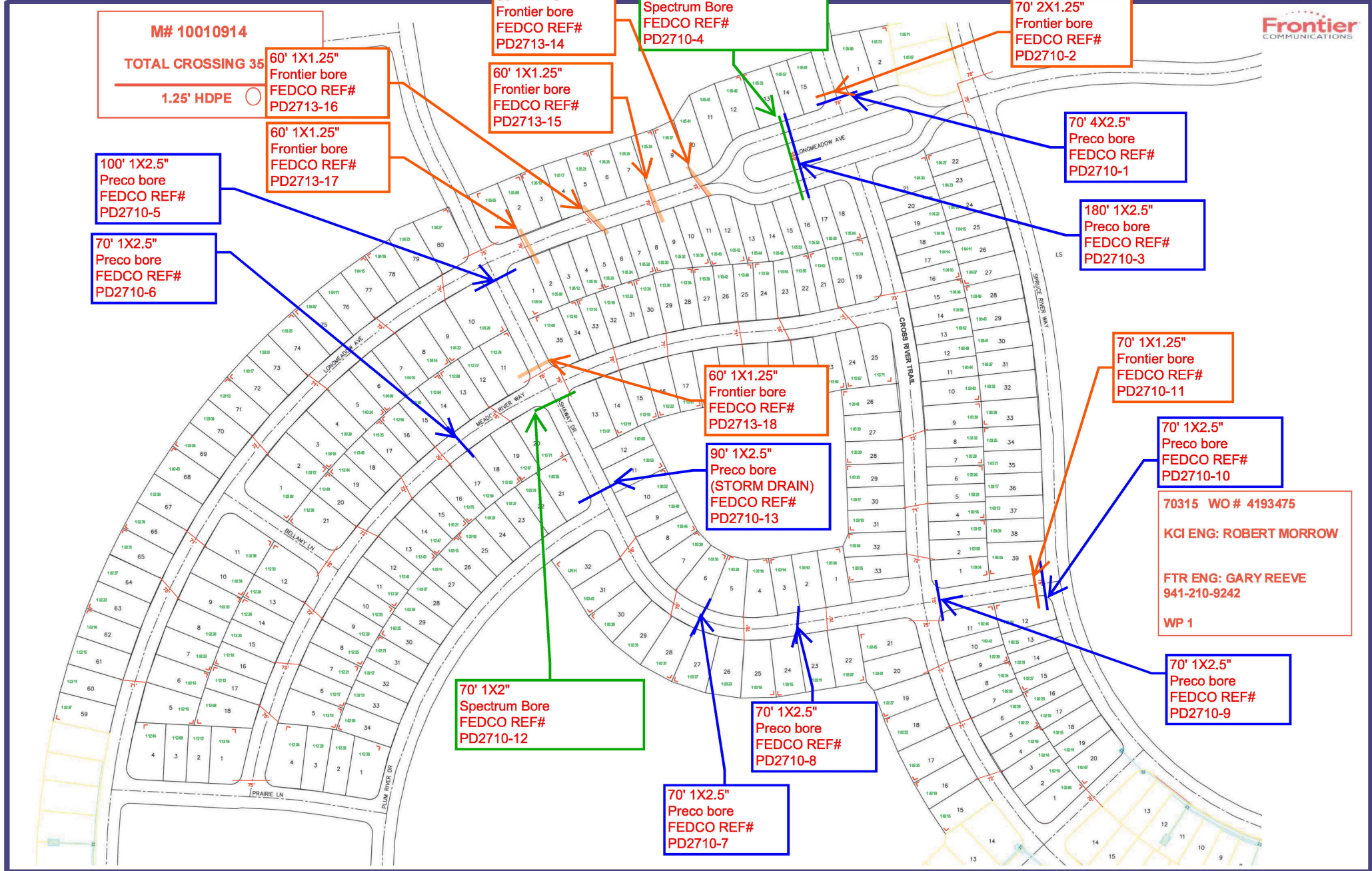
70315 WO # 4193475
KCI ENG: ROBERT MORROW
FTR ENG: GARY REEVE
941-210-9242
WP 1

70' 1X2.5"
Preco bore
FEDCO REF#
PD2710-9

70' 1X2"
Spectrum Bore
FEDCO REF#
PD2710-12

70' 1X2.5"
Preco bore
FEDCO REF#
PD2710-8

70' 1X2.5"
Preco bore
FEDCO REF#
PD2710-7



**North River Ranch
Improvement Stewardship District**

CRS – Mail Kiosk Shade Structures



650 SECOND AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33701

TEL 727-895-7500
WWW.CRSBUILDINGCORP.COM

GENERAL CONTRACTOR CGCO10350

LANCDDBW - Amenities Non-Entry

March 26, 2024

Andy Richardson
North River Ranch ISD
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817

RE: North River Ranch Shade Structures

Dear Andy,

Thank you for the opportunity to provide North River Ranch ISD with a proposal for the installation of two (2) new Mail Kiosk Shade Structures at the North River Ranch Entries, for the sum of **Six Thousand Seven Hundred and Nine and 50/100 Dollars (\$6,709.50)**.

Below for your information is an outline of the scope of work included:

Furnish all labor and prep, dig and pour the concrete, set all anchor bolts to install the footings and erect the steel structures, provided by others.

- 18' x 30' Mail Kiosk located at 11525 Little River Way
- 16' x 34' Mail Kiosk located at 11506 Little River Way
- Clean work area

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

Sincerely,
CRS Building Corporation

Craig R. Sas

Acceptance of Proposal/Agreement

Accepted this _____ day of _____, 2024.

Pete Williams, Chairman

Owner's Name

By: _____

Signature

**North River Ranch
Improvement Stewardship District**

Clearview Land Design – Field Work CO No. 1



REVISED: April 23, 2024
REVISED: April 1, 2024
March 6, 2023

FORCDD - Const Eng

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

**RE: North River Ranch Amenity Center
Engineering Supervision – Increase to Hourly NTE Amount**

Dear Mr. Panaseny:

PROJECT DESCRIPTION:

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

Description	Job No.	Billing Type	Amount
Engineering Supervision	CDD-NR-073	Hourly NTE	4/1/24 Increased to: \$20,000.00

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

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,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.
Project Manager
CMF

ACCEPTANCE:

**North River Ranch Improvement
Stewardship District**

By:

Title: Chairman

Date: 24 Apr 2024

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



2024 Fee Schedule

Effective 1/10/24

Employee Type	2024 Hourly Rate
Principal	\$ 270.00
Senior Professional Engineer	\$ 220.00
Professional Engineer	\$ 195.00
Design Engineer	\$ 180.00
Senior Field Engineer	\$ 160.00
Field Engineer	\$ 130.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 175.00
Landscape Designer	\$ 155.00
Senior Environmental Scientist	\$ 205.00
Environmental Scientist	\$ 135.00
Senior Entitlement Planner	\$ 195.00
Entitlement Planner	\$ 140.00
Senior Professional Surveyor & Mapper	\$ 175.00
GIS Specialist	\$ 180.00
Senior CADD Designer	\$ 160.00
CADD Designer	\$ 140.00
Senior Project Coordinator	\$ 155.00
Project Coordinator	\$ 135.00
Graphic Designer	\$ 130.00
Project CPA	\$ 190.00
Administrative Assistant	\$ 95.00

**North River Ranch
Improvement Stewardship District**

FitRev – Brightwood Gym



FITREV Inc.

7823 N Dale Mabry Hwy – STE 107

Phone: 813-870-2966

Fax: 813-870-2896

sales@fitrev.com

QUOTE

Sold to:

North River Ranch ISD
 Jorge Jimenez Orsini
 3501 Quadrangle Blvd, Suite 270
 Orlando, FL 32817
 407-723-5900

Ship to:

North River Ranch
 11510 Little River Way
 Parrish, FL 34219
 941-713-6707

Quote # AAAQ34488
Date 03/29/24
Sales Rep Guillermo Frizza

Qt	Manuf	Manuf #	Description	Unit Price	Ext. Price
CARDIO					
3	Precor	PHRCT631BG301130EN	TRM 631 Treadmill	\$7,095.00	\$21,285.00
2	Precor	PHRCE835BG306030EN	EFX® 835 Converging CrossRamp®, moving arms	\$9,445.00	\$18,890.00
1	Precor	PHRCS835BG30NA30EN	SCL 835 StairClimber	\$9,945.00	\$9,945.00
1	Precor	PHRCB835BG307030EN	RBK 835 Recumbent Cycle	\$5,045.00	\$5,045.00
1	Concept	2775	Tall RowErg, with PM5 monitor. 20" seat height (black)	\$1,155.00	\$1,155.00
STRENGTH					
1	Precor	PWSVSLC010NR9923EN	Leg Press/Calf Extension w/Black Upholstery	\$4,720.00	\$4,720.00
1	Precor	PWSVSLC027NR9923EN	Leg Extension/Curl w/Black Upholstery	\$4,380.00	\$4,380.00
1	Precor	PWSVSLC026NR9923EN	Pulldown Custom / Row w/Black Upholstery	\$4,260.00	\$4,260.00
1	Precor	PWSFTSGPR9923EN	FTS Glide Black Weight Plates	\$5,030.00	\$5,030.00
PLATE LOADED					
1	TAG	SMITH-B	Smith machine BLACK FRAME	\$3,398.00	\$3,398.00
1	TAG	BNCH-PB-B	TAG Preacher Bench-Black Frame	\$638.00	\$638.00
BENCHES & RACKS					
1	TAG	BNCH-DB-B	TAG Adjustable Decline Bench - Black Frame	\$798.00	\$798.00

Qt	Manuf	Manuf #	Description	Unit Price	Ext. Price
2	Precor	PWVBR6117B19923EN	Flat Incline Decline Bench	\$960.00	\$1,920.00
1	Precor	PWSVBR6805BKP	3 Tier 15 Pair Flat Tray	\$1,320.00	\$1,320.00

FREE WEIGHTS

1	TAG	RKETL-SET	TAG 12 Rubber Kettlebell Set 5/8/10/12/15/20/25/30/35/40/45/ 50	\$885.00	\$885.00
1	TAG	U8DB-5-50 set	Complete set 5-50lbs 8 Sided Ultrathane DB's (10 pairs)	\$2,299.00	\$2,299.00
2	TAG	ULT-SET	TAG Ultrathane Plate 255lb Set (2ea-2.5,10,25,35,45 & 4ea-5's)	\$1,014.90	\$2,029.80

FUNCTIONAL TRAINING

1	Prism	400-155-200	<p>Studio FTC Free Standing – 1 Bay Package - INCLUDES:</p> <p>(1) 1 Bay FTC with 3 Storage Trays, Rope Anchor, Mat Rack, and Pull Up Bar</p> <p>(1) Smart Stability Ball, 55cm (Black)</p> <p>(1) Smart Stability Ball, 65cm (Black)</p> <p>(1) Smart Stability Ball, 75cm (Black)</p> <p>(1) Smart Medicine Ball, 4lb (Gray)</p> <p>(1) Smart Medicine Ball, 6lb (Gray)</p> <p>(1) Smart Medicine Ball, 8lb (Gray)</p> <p>(1) Smart Medicine Ball, 10lb (Gray)</p> <p>(1) Smart Medicine Ball, 15lb (Gray)</p> <p>(4) Smart Mats, 16mm with Grommets (Black)</p> <p>(2) Smart Recovery Foam Rollers</p> <p>(1) Smart Straps Body Weight Training System</p> <p>(1) Smart Strength Band, Light, 25-80lb (Purple)</p> <p>(1) Smart Strength Band, Medium, 50-120lb (Green)</p> <p>(1) Smart Strength Band, Heavy,</p>	\$5,899.00	\$5,899.00
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Qt	Manuf	Manuf #	Description	Unit Price	Ext. Price
			60-150lb (Blue)		
			(1) Fitness Cable, 20lb (Purple)		
			(1) Fitness Cable, 40lb (Magenta)		
			(1) Fitness Cable, 60lb (Red)		
			(3) Smart Quick Flip Single Pocket Handle (Pair)		
			(2) Smart Speed Jump Ropes		
			(1) Conditioning Rope 30ft, 1.5" Diameter		
			(1) Smart Core Ab Wheel with Mat		

DISCOUNT

1	FITREV	Discount 1	Preferred Customer Discount & TRADE IN	-\$35,000.00	-\$35,000.00
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SERVICES

1	FITREV	Installation	Installation	\$3,500.00	\$3,500.00
1	FITREV	Freight	Shipping and Handling	\$2,900.00	\$2,900.00

SubTotal	\$65,296.80
Sales Tax	\$0.00
TOTAL	\$65,296.80

Terms and conditions:

Orders \$5000 or less must be PREPAID.

Orders more than \$5000 require a 50% deposit to order and remaining balance is due at installation or 30 days after equipment arrives, whichever comes first.

Purchase orders in lieu of initial payment must be provided before order can be processed.

Deposit and final payment at installation are required.

Flooring orders require a 50% deposit and remaining balance due before flooring ships.

Important Note: Equipment that is stored by FITREV or affiliate off location for more than 30 days after installation date is subject to separate storage charges.

Restocking Fee:

- 25% charge on all cancelled Cardio equipment plus shipping cost.
- 50% charge on all cancelled Strength equipment plus shipping cost.
- Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

*Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full.

This quote is valid for 90 days (unless otherwise stated).

This quote becomes an order with signature:

Signed:  _____

Name: P. Williams

Requested installation date: _____

**North River Ranch
Improvement Stewardship District**

Aqua Plumbing & Air – A/C Repair



PLUMBING & AIR

ELECTRICAL & WATER TREATMENT

8283 VICO COURT
 SARASOTA, FL 34240
 FL LICENSE #
 CFC1428223-CAC1816020-EC13009313
 366-7676 488-7374 747-8663
 WWW.AQUAPLUMBINGANDAIR.COM

DATE	04/19/24
DATE ORDERED	04/18/24
DATE ASSIGNED	04/19/24

CHECK LIST	QTY.	ITEM OR PART DESCRIPTION	PRICE	AMOUNT
<input type="checkbox"/> Compressor	1	REPIPE WITH SAFETY SWITCH	493.00	493.00
<input type="checkbox"/> Suction _____ PSI				
<input type="checkbox"/> Head _____ PSI	1	SAFETY SWITCH	0.00	0.00
<input type="checkbox"/> Volts _____ Amps				
<input type="checkbox"/> Electrical Connections	1	220V CONDENSATE PUMP	0.00	0.00
<input type="checkbox"/> Contacts Tight & Clean				
<input type="checkbox"/> Oil Level & Condition				
<input type="checkbox"/> Condenser Coil				
<input type="checkbox"/> Clean & Check Cond.				
<input type="checkbox"/> Ent _____ F Lvg _____ F				
<input type="checkbox"/> Refrigerant				
<input type="checkbox"/> Leak <input type="checkbox"/> Charge				
<input type="checkbox"/> Fan & Motor				
<input type="checkbox"/> Volts _____ Amps				
<input type="checkbox"/> Electrical Connections				
<input type="checkbox"/> Contacts Tight & Clean				
<input type="checkbox"/> Adjust Fan Pulley				
<input type="checkbox"/> Lube Bearings/Motor				
<input type="checkbox"/> Evaporator Coil				
<input type="checkbox"/> Clean & Check Cond.				
<input type="checkbox"/> ENT DB _____ F				
<input type="checkbox"/> LVG DB _____ F				
<input type="checkbox"/> ENT WB _____ F				
<input type="checkbox"/> LBG WB _____ F				
<input type="checkbox"/> Condensate Areas				
<input type="checkbox"/> Inspect & Clean Drain				
<input type="checkbox"/> Inspect & Clean Pan				
<input type="checkbox"/> Air Filters				
<input type="checkbox"/> Cleaned <input type="checkbox"/> Replaced				
<input type="checkbox"/> Heating Assembly				
<input type="checkbox"/> Burner & Exchanger				
<input type="checkbox"/> Fuel Supply & Pres.				
<input type="checkbox"/> Pilot Assembly				
<input type="checkbox"/> Flame Adjustment				
<input type="checkbox"/> Primary Relay & Flue				
<input type="checkbox"/> Fan & Limit Switch				
<input type="checkbox"/> Blower Assembly				
<input type="checkbox"/> RV Value				
<input type="checkbox"/> Strip Heat				
<input type="checkbox"/> Defrost Cycle				
<input type="checkbox"/> Electrical Components				
<input type="checkbox"/> Relays <input type="checkbox"/> Contactors				
<input type="checkbox"/> Overload <input type="checkbox"/> PSI Switch				
<input type="checkbox"/> Thermostat				
<input type="checkbox"/> O.K <input type="checkbox"/> Replace				
<input type="checkbox"/> Relocate				
Billing Auth. bfo		Billable		493.00
Check Number		Check		
Auth No.		Credit Card		
Cash	Prepaid	Warranty		
TIME	FILTER SIZE _____			
DEPARTED 11:50 AM	FILTER TYPE _____			
ARRIVED 1:16 PM	AGE _____			
COMPLETED 3:15 PM	CONDITION _____			
EMAIL LANEA@PFM.COM				
NO GUARANTEE ON EXISTING DRAIN LINES				

NAME PFM GROUP CONSULT/N RIVER **PHONE**(941) 236-1347
STREET 3501 QUADRANGLE BLVD #270 **WK. PHONE** (941) 713-6707
CITY ORLANDO **STATE** FL **ZIP** 32817
BRAND **MODEL** **SERIAL**
BRAND **MODEL** **SERIAL**
JOB LOCATION 11510 LITTLE RIVER WAY MECHANICAL ROOM

CORRECTION
 ARRIVED TO GYM AIR HANDLER FLOODING THE MECHANICAL ROOM. PERFORMED RECOMMENDED WORK ON LAST INVOICE. I ACCIDENTALLY SNAPPED THE PLASTIC OUTLET OFF THE OLD CONDENSATE PUMP SO I MOUNTED A NEW PUMP FREE OF CHARGE. INSTALLED NEW SAFETY SWITCH SO SYSTEM SHUTS DOWN ON DRAIN CLOG AND REPIPED DRAIN NEW SO FILTER CAN BE CHANGED. MAINTENANCE MAN IS ORDERING NEW 21-1/2 X 23-5/16 PLEATED FILTERS. UNIT BACK ONLINE

<input type="checkbox"/> T&M	<input type="checkbox"/> Flat	<input checked="" type="checkbox"/> Quoted	<input type="checkbox"/> Contract	<input type="checkbox"/> Silver	<input type="checkbox"/> Gold	<input type="checkbox"/> Warranty	<input type="checkbox"/> Platinum
TECH #1 ROWE JR, MARK - 149	HOURS	RATE	AMOUNT				
TECH #2	HOURS	RATE	AMOUNT				

TERM: DUE ON SERVICE. AFTER 30 DAYS 1.50% INTEREST PER MONTH (18% APR)		MATERIAL	493.00
I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND DO SO ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF. UPON FAILURE TO PAY ANY SUMS HEREUNDER, PURCHASER AGREES TO PAY COMPANY INTEREST AT THE RATE OF 1.5% PER MONTH (ANNUAL RATE OF 18%) ON ALL OUTSTANDING BALANCES.		SUB-TOTAL	493.00
		Fuel Charge	0.00
		Misc Materials	0.00
		OTHER	0.00
		TAX	0.00
		TOTAL	493.00

ABOVE ORDERED WORK HAS BEEN COMPLETED & I AGREE TO TERMS ABOVE

Handwritten signature and date: 04/21/24

Handwritten initials: RFO

**North River Ranch
Improvement Stewardship District**

Mend & Manage – Repaint Bathroom



Mend & Manage LLC

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

RECIPIENT:

North River Ranch (Nova Hicks)

11510 Little River Way
Parrish, Florida 34219

Quote #571

Sent on Mar 21, 2024

Total \$1,790.00

Product/Service	Description	Qty.	Unit Price	Total
Paint men's bathroom	labor only	1	\$895.00	\$895.00
Paint women's bathroom	labor only	1	\$895.00	\$895.00
Materials and delivery costs, TBD and added after purchase.		1	\$0.00	\$0.00

SAW 4/25/24

Total

\$1,790.00

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

**North River Ranch
Improvement Stewardship District**

Bay Area Bobcat – Sidewalk Replacement

ESTIMATE



Bay Area Bobcat

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

Estimate # 76
Date 04/26/2024

Description	MOCCDD - SidewalksTrails	Total
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Sidewalk replacement.		\$2,750.00
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Site Location: North River Ranch - Riverfield - Richmond Trail. Parrish Fl.
-North River Ranch stewardship district.

Site Work: Break up and remove several sidewalk panels with old anchor bolts from the temporary mailbox location.

- Remove sidewalk panels load into dump trailer haul away and dump.
- Grade out area, form up and repour new 4" sidewalk in location.

Total includes: Time, Labor, Equipment & Materials.
Thank you!

Subtotal	\$2,750.00
Total	\$2,750.00

Handwritten signature and date: JW 4/29/24

**North River Ranch
Improvement Stewardship District**

Dex Imaging – Sales/Service Agreement



Company Information

**North River Ranch Improvement
Stewardship District**

Bill To Address

**Headquarters
11645 Camp Creek Trail
Parrish, FL 34219**

Contacts

Dex Imaging Sales Representative

**Name: Jody Schultz
Phone: (941) 552-0680
Email: jgouge@deximaging.com**

A/P Contact

**Name: Janice Snow
Phone: 941-328-1983
Fax:
Email: jsnow@nealland.com**

A/P Contact is Amanda Lane

lanea@pfm.com

407-723-5925

INSTALLATION for North River Ranch Improvement Stewardship District

Standard

- Site survey by DEX personnel
- Equipment delivered, preloaded and connected to customer network
- Training via DEX YouTube channel

White Glove

- Site survey by DEX personnel
- Equipment delivered, preloaded and fully network integrated
- Hands on installation of required drivers and utilities
- Customization and testing of desired functionality with customer stakeholders
- Assistance with configuration of servers and infrastructure
- Customization of device or driver settings specific to customer workflow requirements
- Testing of the desired workflow and actively troubleshooting any workflow or integration challenges
- Training done by DEX personnel

NOTE : White Glove option does not apply to production units

THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS APPEARING HEREON AND ON THE REVERSE SIDE HEREOF, AND BUYER AGREES TO BE BOUND THEREBY. NO MODIFICATIONS OR ADDITIONS THERETO SHALL BE BINDING UPON SELLER UNLESS EXPRESSLY CONSENTED TO IN WRITING BY AN OFFICER OF THE CORPORATION. CREDIT WILL NOT BE ISSUED ON RETURNED SUPPLIES OF ANY OPEN PACKAGES. ALL ORDERS ARE SUBJECT TO FINAL ACCEPTANCE BY DEX IMAGING LLC.

TERMS AND CONDITIONS ON THE FOLLOWING PAGES ARE AN INTEGRAL PART OF THIS CONTRACT.



Sales Order / Service Agreement

Equipment Delivery Location

North River Ranch Improvement Stewardship District
 11645 Camp Creek Trail
 Parrish, FL 34219

Equip. Contact: Janice Snow
 Phone:941-328-1983
 Email:jsnow@nealland.com

Printer (Quarterly)

ESP	Quantity	Make/Model	B/W Base	BW Copies Included	BW Overage Rate	Color Base	Color Copies Included	Overage Rate
Yes	1	CPP Service	\$76.50	9000	0.0085	\$0.00	0	0.0650
Yes	1	Konica bizhub C360i A3 36ppm Color MFP- DF-714						
Yes	1	Digital QC 120/15 Surge Protector						
Yes	1	PC-416 Large Capacity Cassette - 2,500 Sheets/Letter Size Only-						
Yes	1	RU-513 Relay Unit						
Yes	1	FS-539 SD Booklet Fnshr -50 Sheets-plus manual Stplr						

Included: Parts, labor and supplies with exception of paper products, staples and freight

THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS APPEARING HEREON AND ON THE REVERSE SIDE HEREOF, AND BUYER AGREES TO BE BOUND THEREBY. NO MODIFICATIONS OR ADDITIONS THERETO SHALL BE BINDING UPON SELLER UNLESS EXPRESSLY CONSENTED TO IN WRITING BY AN OFFICER OF THE CORPORATION. CREDIT WILL NOT BE ISSUED ON RETURNED SUPPLIES OF ANY OPEN PACKAGES. ALL ORDERS ARE SUBJECT TO FINAL ACCEPTANCE BY DEX IMAGING, INC.

Special Instructions For This Location: Amenity Center



MFD (Multi-Function Device) Connectivity Support Agreement (MFD CSA)

DEX Imaging provides a Network Connectivity Support program to cover additional services not included in your Equipment Service Agreement. Today's MFD technology is complex. Loss of functionality can cause downtime. Examples of this are below but not limited to:

- Change of technology
- Software changes
- Infrastructure changes
- Operating system updates
- Authentication changes
- Antivirus software updates
- Firewall updates
- Internet service provider changes

Connectivity Support Agreement Details:

<u>Coverage</u>	<u>Charges</u>
Remote Support for Multi-Function Device(s)	1-5 Devices -> \$15/Device/Month
Unlimited Helpdesk Support	6-25 Devices -> \$12/Device/Month
Hours of coverage 8:00 AM to 7:00 PM (M-F)	26-50 Devices -> \$10/Device/Month
	51+ Devices -> \$8/Device/Month

Example of Support Functions Covered Under this Contract:

<u>Print/Scan Troubleshooting</u>	<u>Network issues/Key-Op</u>
1. Installing & updating the device print drivers on the customers PC/Laptop & Macs	2. Troubleshooting & resolving copy & print issues related to the device
3. Installing PC fax device drivers & troubleshooting fax related issues	4. Troubleshooting & reconfiguring device network settings due to networking infrastructure changes such as Internet Service provider change or new router
5. Enabling & configuring any type of account or job codes & installing the management software	6. Key-Op training the end users on basic & advanced functionality of device features
7. Quick & secure remote desktop phone support for PC/Mac	8. YouTube channel for easy access to procedures & PDF documentation available to be emailed upon request
1. Configuring/resolving issues with scan to email/folder on PC's or Mac	

Accept MFD CSA for ALL machines under DEX ESP: No

If this Connectivity Support Agreement is **DECLINED**, it is understood that **ANY** support not related to the mechanical function of the device will be charged at DEX Imaging's Published rates.

Address: 11645 Camp Creek Trail

City: Parrish

State: FL

Zip: 34219

Phone Number: 941-328-1983

Email: jsnow@nealland.com

Name: *Pete Williams*

Title: *CMR*

Signature: *[Handwritten Signature]*

Date: *4/26/24*



EQUIPMENT SERVICE AGREEMENT TERMS AND CONDITIONS

SCOPE OF COVERAGE

This Agreement covers both labor and material for adjustments, repairs, and replacement of parts as necessitated by normal use of the equipment except for normal key operator responsibilities and others as herein provided. Damage to the equipment and/or its parts arising from misuse, abuse, negligence, or causes beyond DEX imaging, LLC's control (including acts of God or natural disasters) is not covered. In addition, DEX imaging, LLC may terminate this Agreement in the event that the equipment is modified, damaged, altered, or serviced by personnel other than those employed or authorized by DEX imaging, LLC, or if parts, accessories, or components not authorized by DEX imaging, LLC are fitted to the equipment.

DEX Industry Best

Guaranteed 4 Hour Response Time

BUSINESS HOURS FOR SERVICE

Maintenance services shall be provided hereunder only during DEX imaging, LLC normal business hours, which shall consist of 8:00 AM to 5:00 PM, Monday through Friday, exclusive of DEX imaging, LLC holidays and subject to change by DEX imaging, LLC.

EXTENT OF LABOR SERVICES, REPAIR, AND REPLACEMENT PARTS

Labor performed during a service call includes lubrication and cleaning of the equipment and the adjustments, repair, or replacement of parts. All parts necessary to the normal operation of the equipment will be furnished free of charge. In the event that the equipment is interfaced to a computer or computer network, this Agreement covers only the labor, parts, software, and updates that are provided by the equipment manufacturer which are necessary to interface the connected product. We are not responsible for your network. It is agreed that if our support technician can connect a laptop computer directly to the equipment and print a test page, then the network communication functions of the equipment are considered operational. Any other network support to include re-establishing your network settings and/or connections after you have had computer work done or changed ISP's will be charged at prevailing IT rates.

TERM

This Agreement shall become effective upon receipt and acceptance by DEX imaging, LLC and shall continue for 39 months, following date of first invoice. It shall be automatically renewed for successive one year periods.

AUTOMATIC RENEWAL This Agreement is subject to annual increase during the initial term and shall be automatically renewed upon the expiration of the initial term for successive renewal terms. In no case will the renewal or annual increase exceed a 14% price increase over the prior period.

TERMINATION The Initial Term of this Agreement shall be as set forth above. In the event that DEX imaging, LLC terminates this Agreement due to uncured Customer breach, or if the Customer elects to terminate Maintenance prior to the expiration of the Initial Term, or any subsequent Renewal Term, without cause, Customer will be responsible for the payment of early termination charges which shall be calculated as the average of the three (3) most recent billing periods, total billing multiplied by the number of months remaining in the unexpired Initial Term or Renewal Term.

CUSTOMER METER READING AND REPORTING OBLIGATIONS

Customer agrees to provide DEX IMAGING, LLC with accurate and timely meter readings at the end of each applicable billing period through the use of a DEX IMAGING, LLC provided DCA(Data Collection Agent) during the Initial Term and all subsequent Renewal Terms. If a DEX IMAGING, LLC Patrol Box is installed, it must be returned upon termination of this Agreement or the Customer will be billed \$125.00. If DEX IMAGING, LLC Patrol WiFi units are deployed, they must be returned upon termination of this Agreement or Customer will be billed \$60 per unit. If Customer does not allow the use of a DEX provided DCA, or if DEX provided DCA cannot detect a meter, then Customer is responsible for the manual reporting of meters on a timely basis.. If Customer does not report meters as required, DEX MPS will dispatch a representative to secure them at a rate of \$120 per hour.

CHARGES

The charge for maintenance under this Agreement shall be the amount set forth on the reverse side hereof. The charge with respect to any 12-month Renewal Term will be the charge in effect at the time of renewal. Customer agrees to pay the total of all charges for maintenance during the Term and any Renewal Term within fifteen (15) days of the date of invoice date for such charges. A copy/print is 8.5" x 11". DEX imaging, LLC reserves the right to add a fuel surcharge of \$10 per month per device if the average cost per gallon of regular gas exceeds \$4.00.

CUSTOMER CHANGES

Any Customer changes, alterations, attachments, or print coverage in excess of 8% may require a change in the charges set forth herein. DEX imaging, LLC also reserves the right to terminate this Agreement in the event that it shall determine that such changes, alterations, or attachments make it impractical for DEX imaging, LLC to continue to service the Equipment. Customer must advise DEX imaging, LLC of any equipment movements not performed by DEX imaging, LLC via the portal at www.deximaging.com. This can be completed by selecting machine movement found within the service dropdown located on the site.

ADDITIONAL EQUIPMENT

Any equipment added by Customer, subsequent to the commencement of this Agreement, will be added at the discretion of DEX imaging, LLC.

EQUIPMENT REPLACEMENT

DEX imaging, LLC, at its sole discretion, reserves the right to replace any equipment covered by this Agreement with a comparable or appropriate model. Additional equipment supplied by DEX imaging, LLC will be governed by the contract type as delineated below.

CONTRACT TYPES

COPIER – Service and Supplies
PREMIER – Service and Supplies for existing Customer devices. Replacement units supplied at the Customer expense.
PLATINUM – Service and Supplies for existing Customer devices as well as newly refurbished DEX imaging, LLC provided devices. Additional devices and replacement devices not deemed to be at end of life require a minimum number of prints in addition to the originally contracted base. DEX imaging, LLC supplied equipment will be added per the following schedule:

B/W Speed	Minimum Prints	Color Speed	Minimum Prints
11 to 22 PPM	1,000 / Month	10 – 30 PPM	250 / Month
23 to 50 PPM	2,000 / Month	Over 30 PPM	500 / Month
Over 50 PPM	5,000 / Month		

PLATINUM+ – Service and Supplies utilizing OEM toner and parts for existing Customer devices as well as new DEX imaging, LLC provided devices.
PLATINUM/PLATINUM+ Contracts Only: All equipment delivered by DEX imaging, LLC remains the property of DEX imaging, LLC. Any printer removed from service by DEX imaging, LLC, deemed to have reached the end of its useful life, will be replaced with a model of equal or greater value.

Upon termination of this Agreement, printers owned by DEX imaging, LLC must be purchased by Customer within thirty (30) days at a mutually agreed upon price or Customer must deliver the equipment to DEX imaging, LLC in good condition and repair to a location designated by DEX imaging, LLC within sixty (60) days. Any printers owned by DEX imaging, LLC which are not returned will be billed to the customer at replacement value.

POWER REQUIREMENTS

Equipment under this Agreement must have a DEX imaging, LLC approved surge protector/power filter. Customer agrees to provide the power recommended by the equipment manufacturer. Customer understands that service or parts required as a result of improper power, telephone lines, or computer cabling not supplied by DEX imaging, LLC or an authorized agent of DEX imaging, LLC may not be covered under this Agreement.

WAIVER OF JURY TRIAL

CUSTOMER HEREBY EXPRESSLY WAIVES TRIAL BY JURY AS TO ANY AND ALL ISSUES ARISING OUT OF, OR IN ANY WAY RELATED TO THIS EQUIPMENT ORDER.

BREACH OR DEFAULT

If the Customer does not pay all charges for maintenance, parts, or supplies as provided hereunder, promptly when due, or removes or disables Patrol Monitoring Appliances: (1) DEX imaging, LLC may (a) refuse to service the equipment, (b) furnish service on a C.O.D. "per call" basis at published rates, or invoice the customer for early termination charges in accordance with the termination paragraph, and (2) the Customer agrees to pay DEX imaging, LLC cost and expense of collecting including the maximum attorney's fees permitted by law.

If the equipment is moved to a new service zone, DEX imaging, LLC shall have the option to charge, and the Customer agrees to pay, the difference in published maintenance charges between current zone and new zone, assessed on a pro rata basis. If equipment is moved beyond DEX imaging, LLC's service zone, Customer agrees to pay a fair and reasonable up charge for continued service under this Agreement, taking into account the distance to Customer's new location and DEX imaging, LLC published rates for service on a "per call" basis.

NO WARRANTY

Other than the obligations set forth herein, DEX imaging, LLC DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY, FITNESS FOR USE, OR FITNESS FOR A PARTICULAR PURPOSE. DEX imaging, LLC SHALL NOT BE RESPONSIBLE FOR DIRECT, INDIRECT, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES ARISING OUT OF THE USE OR PERFORMANCE OF THE EQUIPMENT OR THE LOSS OF THE EQUIPMENT.

CONSUMABLES

Toner cartridges will be shipped via electronic alerts generated by a DEX IMAGING, LLC approved Managed Print System. Manual orders can be placed for any units that do not report via the DEX IMAGING, LLC approved Managed Print System. A freight charge, in accordance with market conditions, will be added to the per impression rates shown on the front of this agreement. In a cost per impression contract, all unused consumable items remain the property of DEX. At contract termination, all unused consumable items, toner cartridges, developer, drums, etc. must be promptly returned to DEX IMAGING, LLC.

MISCELLANEOUS

This Agreement shall be governed by and construed according to the laws of the State of Florida and is applicable to agreements wholly negotiated, executed, and performed in the State. It constitutes the entire Agreement between the parties and may not be modified except in writing, signed by duly authorized officers of DEX imaging, LLC.

Initials: 

Special Instructions

[Empty box for Special Instructions]

DEX Imaging, LLC Sales Associate

Name: Jody Schultz

Date: 4/12/2024

Approvals

I have read and agree to all terms and conditions contained in this 7 page document.

DEX Imaging, LLC.

North River Ranch Improvement Stewardship District

DEX Imaging, LLC. Authorized Representative



Customer's Authorized Representative

Name:

Name: Pete Williams

Date:

Title: Chair

Date:

4/20/24

MASTER AGREEMENT



AGREEMENT NO.:

CUSTOMER ("YOU" OR "YOUR")

FULL LEGAL NAME: **North River Ranch Improvement Stewardship District** FEDERAL TAX ID #: **N/A**

ADDRESS: **11645 Camp Creek Trail** **Parrish FL 34219**

EQUIPMENT AND PAYMENT TERMS

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES SEE ATTACHED SCHEDULE

1 Konica Minolta Bizhub C360

EQUIPMENT LOCATION: **11645 Camp Creek Trail Parrish, FL 34219**

TERM IN MONTHS: **39** MONTHLY PAYMENT AMOUNT*: **\$416.30** (*PLUS TAX)

SECURITY DEPOSIT:

END OF TERM PURCHASE OPTION

INDICATE PURCHASE OPTION - IF NO PO IS INDICATED OR IF MORE THAN ONE IS INDICATED, YOUR PURCHASE OPTION WILL BE FAIR MARKET VALUE.

PURCHASE OPTION (FAIR MARKET VALUE (FMV) OR \$1.00 (\$1) FMV)

CONTRACT

THIS AGREEMENT IS NON-CANCELABLE AND IRREVOCABLE. IT CANNOT BE TERMINATED. PLEASE READ CAREFULLY BEFORE SIGNING. YOU AGREE THAT THIS AGREEMENT AND ANY CLAIM RELATED TO THIS AGREEMENT SHALL BE GOVERNED BY THE INTERNAL LAWS OF THE STATE IN WHICH OUR (OR, IF WE ASSIGN THIS AGREEMENT, OUR ASSIGNEE'S) PRINCIPAL PLACE OF BUSINESS IS LOCATED AND ANY DISPUTE CONCERNING THIS AGREEMENT WILL BE ADJUDICATED IN A FEDERAL OR STATE COURT IN SUCH STATE. YOU HEREBY CONSENT TO PERSONAL JURISDICTION AND VENUE IN SUCH COURTS AND WAIVE TRANSFER OF VENUE. EACH PARTY WAIVES ANY RIGHT TO A JURY TRIAL.

CUSTOMER'S AUTHORIZED SIGNATURE

BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED AND READ THE ADDITIONAL TERMS AND CONDITIONS APPEARING ON THE SECOND PAGE OF THIS TWO-PAGE AGREEMENT. THIS AGREEMENT IS BINDING UPON OUR ACCEPTANCE HEREOF.

(As Stated Above)  **Pete Williams, Chair** **4/26/2024**
CUSTOMER SIGNATURE PRINT NAME & TITLE DATE

LESSOR ("WE", "US", "OUR")

Dex Imaging, LLC
LESSOR SIGNATURE PRINT NAME & TITLE DATE
5109 W Lemon St Tampa, FL 33609-1102

ADDITIONAL TERMS AND CONDITIONS

1. **AGREEMENT.** You want us to now provide you the equipment and/or software referenced herein, together with all replacements, parts, repairs, additions and accessions incorporated therein or attached thereto, excluding equipment marked as not financed under this Agreement ("Equipment") and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date. This Agreement is binding upon our acceptance hereof and will begin on the date the Equipment is delivered to you or any later date we designate. We may charge you a one-time origination fee of \$75.00. If any amount payable to us is past due, you will pay a late charge equal to: 1) the greater of seven (7) cents for each dollar overdue or 2) the highest lawful charge, if less. Any security deposit will be returned upon full performance. We may charge you a fee of up to \$50.00 for filing, searching and/or titling costs required under the Uniform Commercial Code (UCC) or other laws. If for any reason your check is returned for nonpayment, you will pay us a bad check charge of \$30 or, if less, the maximum charge allowed by law.
2. **NET AGREEMENT. THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU AGREE THAT YOU ARE UNCONDITIONALLY OBLIGATED TO PAY ALL AMOUNTS DUE UNDER THIS AGREEMENT FOR THE ENTIRE TERM. YOU ARE NOT ENTITLED TO REDUCE OR SET-OFF AGAINST AMOUNTS DUE UNDER THIS AGREEMENT FOR ANY REASON.**
3. **EQUIPMENT USE.** You will keep the Equipment in good working order, free and clear of all liens and claims, use it for business purposes only and not modify or move it from its initial location without our consent. You agree that you will not take the Equipment out of service and have a third party pay (or provide funds to pay) the amounts due hereunder. You will comply with all laws, ordinances, regulations, requirements and rules relating to the use and operation of the Equipment. We will have the right, at any reasonable time, to inspect the Equipment and any documents relating to its use, maintenance and repair.
4. **SERVICES/SUPPLIES.** If we have entered into a separate arrangement with you for maintenance, service, supplies, etc. with respect to the Equipment, payments under this Agreement may include amounts owed under that arrangement, which amounts may be invoiced as one payment for your convenience. You agree that you will look solely to us for performance under any such arrangement and for the delivery of any applicable supplies.
5. **SOFTWARE/DATA.** Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement. You are solely responsible for protecting and removing any confidential data/images stored on the Equipment prior to its return for any reason.
6. **LIMITATION OF WARRANTIES. EXCEPT TO THE EXTENT THAT WE HAVE PROVIDED YOU A WARRANTY IN WRITING, WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU CHOSE ANY/ALL THIRD-PARTY SERVICE PROVIDERS BASED ON YOUR JUDGMENT. YOU MAY CONTACT US OR THE MANUFACTURER FOR A STATEMENT OF THE WARRANTIES, IF ANY, THAT THE MANUFACTURER IS PROVIDING. WE ASSIGN TO YOU ANY WARRANTIES GIVEN TO US.**
7. **ASSIGNMENT.** You may not sell, assign, or sublease the Equipment or this Agreement without our written consent. We may sell or assign this Agreement and our rights in the Equipment, in whole or in part, to a third party without notice to you. You agree that if we do so, our assignee will have our assigned rights under this Agreement but none of our obligations and will not be subject to any claim, defense, or set-off that may be assertable against us or anyone else.
8. **LOSS OR DAMAGE.** You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. Any insurance proceeds received relating to insurance you obtain will be applied, at our option, to repair or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our booked residual, both discounted at 2% per annum. Except for claims, losses, or damages caused by our gross negligence or willful misconduct, you agree to indemnify and defend (with counsel acceptable to us and our assignee) us and our assignee, if applicable, against any claims, losses or damages, including attorney fees, in any way relating to the Equipment or data stored on it. In no event will we be liable for any consequential, exemplary, or indirect damages.
9. **INSURANCE.** You agree to maintain commercial general liability insurance acceptable to us and to include us as an additional insured on the policy. You also agree to: 1) keep the Equipment fully insured against loss at its replacement cost, with us named as lender's loss payee; and 2) provide proof of insurance satisfactory to us no later than 30 days following the commencement of this Agreement, and thereafter upon our written request. If you fail to maintain property loss insurance satisfactory to us and/or you fail to timely provide proof of such insurance, we have the option, but not the obligation, to do so as provided in either (A) or (B) as follows, as determined in our discretion: (A) We may secure property loss insurance on the Equipment from a carrier of our choosing in such forms and amounts as we deem reasonable to protect our interests. If we secure insurance on the Equipment, we will not name you as an insured party, your interests may not be fully protected, and you will reimburse us the premium (and an insurance fee) which may be higher than the premium you would pay if you obtained insurance and an insurance fee, and which may result in a profit to us through an investment in reinsurance or otherwise. If you are current in all of your obligations under the Agreement at the time of loss, any insurance proceeds received relating to insurance we obtain pursuant to this subsection (A) will be applied, at our option, to repair or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our booked residual, both discounted at 2% per annum. (B) We may charge you a monthly property damage surcharge of up to .0035 of the Equipment cost as a result of our credit risk administrative costs or other costs, as would be further described on a letter from us to you. We may make a profit on this program. NOTHING IN THIS SECTION WILL RELIEVE YOU OF YOUR RESPONSIBILITY FOR LIABILITY INSURANCE ON THE EQUIPMENT. You authorize us to sign on your behalf and appoint us as your attorney-in-fact to endorse in your name any insurance drafts or checks issued due to loss or damage to the Equipment.
10. **OWNERSHIP/TAXES.** Unless the \$1.00 Purchase Option is selected, we own the Equipment. You will pay when due, either directly or by reimbursing us, all taxes and fees relating to the Equipment and this Agreement, including estimated final-year personal property tax. If we pay any taxes or other expenses that you owe hereunder, you agree to reimburse us when we request and to pay us a processing fee for each expense or charge we pay on your behalf. Sales or use tax due upfront will be payable over the term with a finance charge. If the \$1.00 Purchase Option is selected, you acknowledge that 1) the Agreement shall be deemed to be a conditional sales contract, 2) any ownership we have in the Equipment will be deemed transferred to you upon the commencement of the Agreement, and 3) you agree to file any required personal property tax returns relating to the Equipment. If this Agreement is deemed to be a secured transaction, you hereby grant us a security interest in the Equipment (and all additions thereto, replacements thereof, and proceeds) to secure your obligations under the Agreement and any other agreement with us, to be released at the end of the term provided you have performed all of your obligations under this Agreement. You authorize us to record UCC financing statements to protect our interests in the Equipment. You also agree to indemnify us on an after-tax basis against the loss of any tax benefits anticipated by us at the commencement of this Agreement arising out of your acts or omissions.
11. **END OF TERM.** At the end of the term of this Agreement (or any renewal term) (the "End Date"), this Agreement will renew month to month unless a) we receive written notice from you, at least 30 but no more than 120 days prior to the End Date, of your intent to purchase or return the Equipment, and b) you timely purchase or return the Equipment to the location designated by us, at your expense. If the Fair Market Value Purchase Option is selected and you are not in default on the End Date, you may purchase the Equipment from us "AS IS" for its Fair Market Value. If the returned Equipment is not immediately available for use by another without need of repair, you will reimburse us for all repair costs. You cannot pay off this Agreement or return the Equipment prior to the End Date without our consent. If we consent, we may charge you, in addition to other amounts owed, an early termination fee equal to 5% of the price of the Equipment. Agreements with a \$1.00 Purchase Option selected will not renew.
12. **DEFAULT/REMEDIES.** You will be in default if: (a) you do not pay any payment or other sum due to us or any other person when due or if you fail to perform in accordance with the covenants, terms and conditions of this Agreement or any other agreement with us or any of our affiliates or any material agreement with any other entity, (b) you make or have made any false statement or misrepresentation to us, (c) you or any guarantor dies, dissolves or terminates existence, (d) you or any guarantor hereof file or have filed against you a petition for relief under the federal Bankruptcy Code or any similar federal or state law, or if there occurs a material adverse change in your or any guarantor's financial, business, or operating condition, or (e) any guarantor defaults under any guaranty for this Agreement. If you are ever in default, at our option, we can terminate this Agreement and we may require that you return the Equipment to us at your expense and pay us: 1) all past due amounts and 2) all remaining payments for the unexpired term, plus our booked residual, both discounted at 2% per annum; and we may disable or repossess the Equipment, require you to stop using any software and use all other legal remedies available to us. You agree to pay all costs and expenses (including reasonable attorney fees and repossession costs) we incur in any dispute with you related to this Agreement. You agree to pay us 1.5% interest per month on all past due amounts. Any delay or failure to enforce our rights under this Agreement will not prevent us from enforcing any rights at a later time. If interest is charged or collected in excess of the maximum lawful rate, we will refund such excess to you, which will be your sole remedy.
13. **UCC.** If we assign rights in this Agreement for financing purposes, you agree that this Agreement, in the hands of our assignee, is, or shall be treated as, a "Finance Lease" as that term is defined in Article 2A of the Uniform Commercial Code ("UCC"). You agree to forgo the rights and remedies provided under sections 507-522 of Article 2A of the UCC.
14. **LIMITATION ON CHARGES.** This section controls over every other part of this Agreement and over all documents now or later pertaining to the Agreement. We both intend to comply with all applicable laws. In no event will we charge or collect any amounts in excess of those allowed by applicable law. Any part of this Agreement that could, but for this section, be read under any circumstance to allow for a charge higher than that allowable under applicable legal limit, is limited and modified by this section to limit the amounts chargeable under the Agreement to the maximum amount allowed under the legal limit. If in any circumstance, any amount in excess of that allowed by law is charged or received, any such charge will be deemed limited by the amount legally allowed and any amount received by us in excess of that legally allowed will be applied by us to the payment of amounts legally owed under the Agreement, or refunded to you.
15. **MISCELLANEOUS.** All indemnities in this Agreement shall survive the termination of this Agreement. This Agreement is the entire agreement between you and us relating to our providing and your use of the Equipment and supersedes any prior representations or agreements, including any purchase orders. Any fees and amounts payable under this Agreement, including any estimated tax payments, may include a profit to us. The parties agree that this Agreement and any related documents hereto may be authenticated by electronic means. The parties agree that the sole original hereof for enforcement and perfection purposes, and the sole "record" constituting "chattel paper" under the UCC, is the paper copy hereof bearing (i) the original or a copy of either your manual signature or an electronically applied indication of your intent to enter into this Agreement, and (ii) our original manual signature. You agree not to raise as a defense to the enforcement of this Agreement or any related documents that you executed or authenticated such documents by electronic or digital means or that you used facsimile or other electronic means to transmit your signature on such documents. Notwithstanding anything to the contrary herein, we reserve the right to require you to sign this Agreement or any related documents hereto manually. If a court finds any provision of this Agreement unenforceable, the remaining terms of this Agreement shall remain in effect. You authorize us to either insert or correct your legal name, the Agreement number, serial numbers, model numbers, beginning date, and signature date. All other modifications to the Agreement must be in writing signed by each party. Within 30 days after our, or if assigned, our assignee's request, you will deliver all requested information (including current financial statements and/or tax returns) which we deem reasonably necessary to determine your current financial condition and faithful performance of the terms hereof. You authorize us or our assignee to (a) obtain credit reports or make credit inquiries in connection with this Agreement, and (b) provide your credit application and information regarding your account to credit reporting agencies, potential assignees, and parties having an economic interest in this Agreement and/or the Equipment. To help the government fight the funding of terrorism and money laundering activities, U.S. Federal law requires financial institutions to obtain, verify and record information that identifies each person (individuals or businesses) who opens an account. What this means for you: when you open an account or add any additional service, we will ask for your name, address, federal employer identification number and other information that will allow us to identify you. We may also ask to see other identifying documents.


NON-APPROPRIATION ADDENDUM

This is an addendum (“Addendum”) to and part of that certain agreement between Dex Imaging, LLC (“we”, “us”, “our”) and North River Ranch Improvement Stewardship District (“Governmental Entity”, “you”, “your”), which agreement is identified in our records as agreement number 1975342 (“Agreement”). All capitalized terms used in this Addendum which are not defined herein shall have the meanings given to such terms in the Agreement.

APPLICABLE TO GOVERNMENTAL ENTITIES ONLY

You hereby represent and warrant to us that as of the date of the Agreement: (a) the individual who executed the Agreement had full power and authority to execute the Agreement on your behalf; (b) all required procedures necessary to make the Agreement a legal and binding obligation against you have been followed; (c) the Equipment will be operated and controlled by you and will be used for essential government purposes for the entire term of the Agreement; (d) that all payments due and payable for the current fiscal year are within the current budget and are within an available, unexhausted, and unencumbered appropriation; (e) you intend to pay all amounts payable under the terms of the Agreement when due, if funds are legally available to do so; (f) your obligations to remit amounts under the Agreement constitute a current expense and not a debt under applicable state law; (g) no provision of the Agreement constitutes a pledge of your tax or general revenues; and (h) you will comply with any applicable information reporting requirements of the tax code, which may include 8038-G or 8038-GC Information Returns. If funds are not appropriated to pay amounts due under the Agreement for any future fiscal period, you shall have the right to return the Equipment and terminate the Agreement on the last day of the fiscal period for which funds were available, without penalty or additional expense to you (other than the expense of returning the Equipment to the location designated by us), provided that at least thirty (30) days prior to the start of the fiscal period for which funds were not appropriated, your Chief Executive Officer (or Legal Counsel) delivers to us a certificate (or opinion) certifying that (a) you are a state or a fully constituted political subdivision or agency of the state in which you are located; (b) funds have not been appropriated for the applicable fiscal period to pay amounts due under the Agreement; (c) such non-appropriation did not result from any act or failure to act by you; and (d) you have exhausted all funds legally available for the payment of amounts due under the Agreement. You agree that this paragraph shall only apply if, and to the extent that, state law precludes you from entering into the Agreement if the Agreement constitutes a multi-year unconditional payment obligation.

The undersigned, as a representative of the Governmental Entity, agrees that this Addendum is made a part of the Agreement.

GOVERNMENTAL ENTITY'S AUTHORIZED SIGNATURE			
(As Stated Above)	X 	Pete Williams, Chair	4/26/24
	SIGNATURE	PRINT NAME & TITLE	DATE
OUR SIGNATURE			
Dex Imaging, LLC			
	SIGNATURE	PRINT NAME & TITLE	DATE

**North River Ranch
Improvement Stewardship District**

Florida Environmental – Wetland Mitigation

LANCDDBW-FINAL TO

PROPOSAL NO.

491

SHEET NO.

DATE

4/30/24

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME North River Ranch Improvement Stewardship District	ADDRESS Grand Reserve Phase 1,w-40a,40b,40c
ADDRESS	
	DATE OF PLANS To be determined upon approval
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of nuisance exotics vegetation removal from wetlands 40a,40b and 40c located within The Grand Reserve community. The scope of work and cost is as follows. Floridian Environmental will manually cut Brazilian peppertrees, cattails, primrose willow from the wetlands interiors. Cut material will be loaded and hauled off to a composting facility. Cut stumps will be chemically treated. Herbaceous nuisance vegetation will be foliar herbicide treated and left to die and decompose naturally. The above detailed scope of work can be done for a set fee of \$5,900.

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

Approved and accepted
by: 

Pete Williams, Chairman

Date: 5/1/24

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 (\$ 5,900) with payments to be made as follows.

Invoicing will be done as jobs are completed. Invoices may be paid 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, FL. 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 _____

**North River Ranch
Improvement Stewardship District**

Payment Authorizations Nos. 073 – 075

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 073 - 75

PA #	Description	Amount	Total
73	Advanced Aquatic Services	\$ 6,528.00	
	Apex Workplace Solutions	\$ 130.53	
	Aqua Plumbing & Air	\$ 163.00	
	Ballenger Landcare	\$ 750.00	
	Bill Dundas	\$ 250.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Daystar Exterior Cleaning	\$ 800.00	
	Doody Free 941	\$ 487.50	
	Frontier	\$ 742.25	
		\$ 202.01	
	Great Lakes Petroleum	\$ 903.21	
		\$ 32.38	
	Jan-Pro of Manasota	\$ 195.00	
		\$ 870.70	
		\$ 1,342.50	
	Jones & Sons	\$ 400.00	
	Kutak Rock	\$ 2,209.60	
	McClatchy	\$ 163.80	
	PFM Group Consulting	\$ 8,750.00	
		\$ 6,416.67	
		\$ 2,083.33	
		\$ 23.52	
		\$ 38.58	

		\$	8.09	
	Securiteam	\$	450.00	
		\$	450.00	
	Spectrum Business	\$	149.61	
	Stantec Consulting Services	\$	2,580.00	
	Steadfast Maintenance	\$	4,500.00	
		\$	335.00	
	Sunrise Landscape	\$	1,250.00	
		\$	1,336.05	
		\$	398.77	
		\$	1,103.90	
	Supervisor Fees 4/10/24			
	Dale Weidemiller	\$	200.00	
	John Leinaweaver	\$	200.00	
	Pete Williams	\$	200.00	
	Janice Snow	\$	200.00	
	John Blakley	\$	200.00	
	United Rentals	\$	1,583.00	
		\$	353.62	
	Valley National Bank	\$	3,547.65	
	VGlobalTech	\$	300.00	
		\$	150.00	
	Westcoast Landscape & Lawns	\$	369.80	
	WTS International	\$	2,031.25	
		\$	3,257.53	
				\$58,721.85
74	Aqua Plumbing & Air	\$	493.00	
	Clearview Land Design	\$	111.22	
		\$	266.36	
		\$	204.97	
	Cori Morgan	\$	6.69	

	Manatee County Utilities Department	\$ 275.00	
	Premier Portables	\$ 1,120.00	
	Spectrum Business	\$ 134.56	
	Steadfast Maintenance	\$ 1,477.00	
	Synergy Equipment	\$ 1,427.80	
			\$5,516.60
75	Daystar Exterior Cleaning	\$ 990.00	
		\$ 315.00	
			\$1,305.00
		Total	\$65,543.45

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 073
4/12/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services April Lake Maintenance	10553394	\$ 6,528.00	FY 2024
2	Apex Workplace Solutions Office Supplies	2554316-0	\$ 130.53	FY 2024
3	Aqua Plumbing & Air HVAC Inspection	595048	\$ 163.00	FY 2024
4	Ballenger Landcare April Central Control Monitoring	24206	\$ 750.00	FY 2024
5	Bill Dundas Musical Entertainment for Earth Day Event	2024.04.10	\$ 250.00	FY 2024
6	Clean Sweep Parking Lot Maintenance Power Sweeping on March 5, 2024	54302	\$ 85.00	FY 2024
7	Daystar Exterior Cleaning April Veranda Cleaning	21006	\$ 800.00	FY 2024
8	Doody Free 941 April Dog Station Maintenance	28277	\$ 487.50	FY 2024
9	Frontier 8414 Arrow Creek Drive (Riverfield Telephone & Security) 04/03/2024 - 05/02/2024 11854 Camp Creek Trail (Camp Creek Amenity) 03/27/2024 - 04/26/2024	Acct: 941-776-0433-093021-5 Acct: 941-776-9333-102723-5	\$ 742.25 \$ 202.01	FY 2024 FY 2024
10	Great Lakes Petroleum Gasoline: 251.3 Gals Convenience Fee	2269853-IN M046312-IN	\$ 903.21 \$ 32.38	FY 2024 FY 2024 FY 2024
11	Jan-Pro of Manasota April Construction Lot Janitorial Services April Riverfield Verandah Janitorial Services April Brightwood Pavilion Janitorial Services	80868 80957 80992	\$ 195.00 \$ 870.70 \$ 1,342.50	FY 2024 FY 2024 FY 2024
12	Jones & Sons Flea and Tick Treatment	11534	\$ 400.00	FY 2024
13	Kutak Rock General Counsel Through 02/29/2024	3368567	\$ 2,209.60	FY 2024
14	McClatchy Legal Advertising on 03/06/2024, 03/14/2024 (Ads: IPL01618360, IPL01629730)	243544	\$ 163.80	FY 2024
15	PFM Group Consulting Quarterly Disclosure 01/01/2024 - 03/31/2024 April DM Fee April Field Service Fee January Reimbursables February Reimbursables March Reimbursables	130029 DM-04-2024-36 DM-04-2024-37 OE-EXP-01-2024-33 OE-EXP-02-2024-28 OE-EXP-03-2024-13	\$ 8,750.00 \$ 6,416.67 \$ 2,083.33 \$ 23.52 \$ 38.58 \$ 8.09	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
16	Securiteam April Brightwood Security April Riverfield Security	18181 18182	\$ 450.00 \$ 450.00	FY 2024 FY 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 073
4/12/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
17	Spectrum Business 11510 Little River Way Services 03/28/2024 - 04/27/2024	125330032824	\$ 149.61	FY 2024
18	Stantec Consulting Services District Engineering Services Through 03/29/2024	2217323	\$ 2,580.00	FY 2024
19	Steadfast Maintenance April Landscape Maintenance March Irrigation Inspection	SM-11582 SM-11645	\$ 4,500.00 \$ 335.00	FY 2024 FY 2024
20	Sunrise Landscape Sod Replacement - Rear of 8680 Canyon Creek Irrigation Repairs - Replaced Valve, Decoders and Solenoids Irrigation Repairs - Replaced Valve box, Popup and Solenoid Irrigation Repairs - Replaced Decoder and Solenoid	16057 16673 16759 16781	\$ 1,250.00 \$ 1,336.05 \$ 398.77 \$ 1,103.90	FY 2024 FY 2024 FY 2024 FY 2024
21	Supervisor Fees - 04/10/2024 Meeting Dale Weidemiller John Leinaweaver Pete Williams Janice Snow John Blakley	-- -- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
22	United Rentals Office Trailer Rental 04/08/2024 - 05/06/2024 Waste Holding Tank Rental 04/01/2024 - 04/29/2024	230233049-004 230969745-003	\$ 1,583.00 \$ 353.62	FY 2024 FY 2024
23	Valley National Bank Purchase Card: 03/01/2024 - 03/31/2024	Acct: 9466	\$ 3,547.65	FY 2024
24	VGlobalTech 2024.Q2 ADA Audit April Website Maintenance	5970 6103	\$ 300.00 \$ 150.00	FY 2024 FY 2024
25	Westcoast Landscape & Lawns March Inspection Repairs	17530	\$ 369.80	FY 2024
26	WTS International April Management Payroll - Pay Period Ending 03/31/2024	12393898 12395157	\$ 2,031.25 \$ 3,257.53	FY 2024 FY 2024

TOTAL \$ 58,721.85

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 074
4/19/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Aqua Plumbing & Air BW Air Conditioning Repair	595932	\$ 493.00	FY 2024
2	Clearview Land Design Engineering Services Through 03/08/2024 Reimbursables Through 03/08/2024 Reimbursables Through 04/05/2024	24-10687 24-10688 24-10902	\$ 111.22 \$ 266.36 \$ 204.97	FY 2024 FY 2024 FY 2024
3	Cori Morgan Reimbursement for Dollar Tree Purchase for Giving Day	--	\$ 6.69	FY 2024
4	Manatee County Utilities Department Deposit	Acct: 100212010	\$ 275.00	FY 2024
5	Premier Portables Holding Tank 04/11/2024 - 05/08/2024	A-185388	\$ 1,120.00	FY 2024
6	Spectrum Business 8414 Arrow Creek Drive TV Services Through 05/14/2024	126098041524	\$ 134.56	FY 2024
7	Steadfast Maintenance Replacement Material for Existing Plants/Trees	SM-11412	\$ 1,477.00	FY 2024
8	Synergy Equipment Generator	920229-0002	\$ 1,427.80	FY 2024

TOTAL \$ 5,516.60

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 075

4/26/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Daystar Exterior Cleaning April Cleaning - Pool, Amenity, Window, Walkways	21061	\$ 990.00	FY 2024
		21136	\$ 315.00	FY 2024

TOTAL \$ 1,305.00

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

RECEIVED
By Amanda Lane at 1:42 pm, Apr 29, 2024

**North River Ranch
Improvement Stewardship District**

Funding Requests Nos. 402 – 409

Funding Requests 402 - 409

FR #	Description	Amount	Total
402			
Phase 2	Atlantic TNG	\$ 8,664.95	
		\$ 13,520.40	
		\$ 9,159.90	
		\$ 4,976.10	
		\$ 3,903.55	
		\$ 8,210.85	
		\$ 3,682.50	
		\$ 1,100.00	
			\$53,218.25
403			
Phase 2	RIPA & Associates	\$ 143,728.63	
			\$143,728.63
404			
Phase Ft Hamer	Bay Area Bobcat	\$ 2,250.00	
	Clearview Land Design	\$ 1,775.00	
	Floridian Environmental Landscape	\$ 5,400.00	
			\$9,425.00
405			
Jon M Hall Dispute	Kutak Rock	\$ 11,994.33	
		\$ 10,473.75	
			\$22,468.08
406			
Phase 2	Atlantic TNG	\$ 10,609.60	
		\$ 7,125.00	
		\$ 7,484.10	
		\$ 3,120.75	
		\$ 10,972.50	
		\$ 6,752.60	
		\$ 8,679.20	
		\$ 2,589.70	
		\$ 11,410.45	
		\$ 7,746.30	
		\$ 12,134.35	
		\$ 5,640.15	
			\$94,264.70
407			
Phase 4	Steadfast Environmental	\$ 3,380.00	
			\$3,380.00
408			
Bike Park	Avid Trails	\$ 231,141.71	
			\$231,141.71
409			
Phase Ft Hamer	Both Design Group	\$ 2,759.03	
			\$2,759.03
			Grand Total
			\$560,385.40

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 402

4/12/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 2				
1	Atlantic TNG			
	Phase 2 Construction Materials	154015	\$ 8,664.95	FY 2024
	Phase 2 Construction Materials	154014	\$ 13,520.40	FY 2024
	Phase 2 Construction Materials	154032	\$ 9,159.90	FY 2024
	Phase 2 Construction Materials	154064	\$ 4,976.10	FY 2024
	Phase 2 Construction Materials	154065	\$ 3,903.55	FY 2024
	Phase 2 Construction Materials	154090	\$ 8,210.85	FY 2024
2	Stantec Consulting Services			
	Phase 2 Roadway and Utility Infrastructure Services Through 03/29/2024	2216910	\$ 3,682.50	FY 2024
	Phase 2 Infrastructure Services Through 03/29/2024	2217307	\$ 1,100.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 53,218.25

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 403

4/19/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	RIPA & Associates Pay Application #4 for Phase 2 MG Through 03/31/2024	23-2204-04	\$ 143,728.63	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 143,728.63

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 404

4/19/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE FT HAMER</u>				
1	Bay Area Bobcat Ft. Hamer 2nd Extension Painting Control Structures	111	\$ 2,250.00	FY 2024
2	Clearview Land Design Ft. Hamer 2nd Extension Services Through 03/08/2024	24-10690	\$ 1,775.00	FY 2024
3	Floridian Environmental Landscape Ft. Hamer Extension Segment C Planting	754398	\$ 5,400.00	FY 2024
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 9,425.00	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 405

4/19/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>JON M HALL DISPUTE</u>				
1	Kutak Rock			
	Jon M Hall Construction Dispute Counsel Through 11/30/2023	3327608	\$ 11,994.33	FY 2024
	Jon M Hall Construction Dispute Counsel Through 02/29/2024	3380493	\$ 10,473.75	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 22,468.08

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT


Funding Request No. 406

4/26/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 2				
1	Atlantic TNG			
	Phase 2 Direct Purchases	154333	\$ 10,609.60	FY 2024
	Phase 2 Direct Purchases	154399	\$ 7,125.00	FY 2024
	Phase 2 Direct Purchases	154398	\$ 7,484.10	FY 2024
	Phase 2 Direct Purchases	154180	\$ 3,120.75	FY 2024
	Phase 2 Direct Purchases	154112	\$ 10,972.50	FY 2024
	Phase 2 Direct Purchases	154140	\$ 6,752.60	FY 2024
	Phase 2 Direct Purchases	154211	\$ 8,679.20	FY 2024
	Phase 2 Direct Purchases	154265	\$ 2,589.70	FY 2024
	Phase 2 Direct Purchases	154289	\$ 11,410.45	FY 2024
	Phase 2 Direct Purchases	154457	\$ 7,746.30	FY 2024
	Phase 2 Direct Purchases	154486	\$ 12,134.35	FY 2024
	Phase 2 Direct Purchases	154509	\$ 5,640.15	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 94,264.70

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

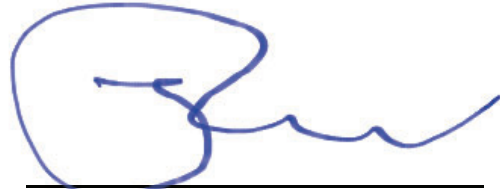
Funding Request No. 407

4/26/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 4				
1	Steadfast Environmental Wildleaf 4B Invasive Vegetation Removal	SE-24062	\$ 3,380.00	FY 2024
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 3,380.00	

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 407

4/26/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Avid Trails Pump Track Construction	NRR Pump Track-02	\$ 231,141.71	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 231,141.71

Venessa Ripoll
Secretary / Assistant Secretary


Board Member


**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 409

4/26/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1 D	Booth Design Group 2nd Extension Services Through 04/22/2024	3916	\$ 2,759.03	FY 2024
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 2,759.03	


Secretary / Assistant Secretary


Board Member

**North River Ranch
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure
Requisitions Nos. 097 – 108

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 97

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
97	Ferguson Waterworks	\$ 32,420.54	Please wire the funds per the instructions on page(s) 5-6 of the .pdf file and reference invoice(s) on page 3.	Via wire
Total		\$ 32,420.54		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 98-108

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
98	Ameritt	\$ 985.00	Please reference invoice(s) 24 086 on the payment.	Ameritt, Inc. 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
99	Atlantic TNG	\$ 23,474.50	Please include a copy of page(s) 8 of the .pdf file with the payment.	Atlantic TNG PO Box 729 Sarasota, FL 34230
100	Driggers Engineering Services	\$ 4,253.00	Please reference invoice(s) SAL16651 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
101	Ferguson Waterworks	\$ 589,043.87	Please wire the funds per the instructions on page(s) 25-26 of the .pdf file and reference invoice(s) on page 27.	Via wire
102	Premier Outdoor Lighting	\$ 2,475.00	Please reference invoice(s) 34206 on the payment.	Premier Outdoor Lighting, Inc. 7818 US Highway 301 S Riverview, FL 33578
103	Rayco Electric	\$ 33,775.00	Please reference invoice(s) 63744 and 63745 on the payment.	Rayco Electric, Inc. 603 18th Ave. W. Bradenton, FL 34205-8323
104	RIPA & Associates	\$ 282,435.64	Please wire the funds per the instructions on page(s) 79-80 of the .pdf file and reference invoice(s) 23-2187-5 with the wire.	Via wire
105	Bay Area Bobcat	\$1,350.00	Please wire the funds per the instructions on page(s) 90 of the .pdf file and reference invoice(s) 112 with the wire.	Via wire
106	Clearview Land Design	\$ 34,231.25	Please reference invoice(s) 24-10683, 24-10684, 24-10685, 24-10689, 24-10897, 24-10898, 24-10899, 24-10900 and 24-10904 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
107	Driggers Engineering Services	\$ 14,552.50	Please reference invoice(s) SAL16649 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
108	RIPA & Associates	\$ 356,996.06	Please wire the funds per the instructions on page(s) 122-123 of the .pdf file and reference invoice(s) 01-2136-14 with the wire.	Via wire

Total \$ 1,343,571.82

**North River Ranch
Improvement Stewardship District**

Series 2023B Requisitions Nos. 026 – 035

North River Ranch ISD
Series 2023B
Summary of Requisition(s): 26

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
26	LRK	\$ 7,372.50	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 04.20020.10 29 with the wire.	Via Wire
Total		\$ 7,372.50		

North River Ranch ISD
Series 2023B
Summary of Requisition(s): 27-35

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
27	Bay Area Bobcat	\$ 900.00	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 114 with the wire.	Via wire
28	Driggers Engineering Services	\$ 300.50	Please reference invoice(s) SAL16650 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
29	Final Approach Consulting	\$ 4,000.00	Please reference invoice(s) 1437 on the payment.	Final Approach Consulting, LLC 509 S. Bayshore Dr Madeira Beach, FL 33708
30	RIPA & Associates	\$ 231,310.42	Please wire the funds per the instructions on page(s) 19-20 of the .pdf file and reference 01-2137-15 with the wire.	Via Wire
31	Ron Litts	\$ 7,730.00	Please reference invoice(s) 424003 and 424012 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
32	Steadfast Contractors Alliance	\$ 96,330.00	Please wire the funds per the instructions on page(s) 35 of the .pdf file and reference invoice(s) SCA-17526 with the wire.	Via Wire
33	Steadfast Environmental	\$ 5,800.00	Please reference invoice(s) SE-23762 on the payment.	Steadfast Environmental 12231 Main Street #1196 San Antonio, FL 33576
34	Clearview Land Design	\$ 3,840.00	Please reference invoice(s) 24-10686, 24-10901 and 24-10903 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
35	Mid-Florida Tree Service	\$ 15,600.00	Please reference invoice(s) 16105 on the payment.	Mid-Florida Tree Service, Inc. 11704 Jackson Rd. Thonotosassa, FL 33592
Total		\$ 365,810.92		

**North River Ranch
Improvement Stewardship District**

District Financial Statements
(provided under separate cover)

**North River Ranch
Improvement Stewardship District**

Resolution 2024-10,
Designating a Date, Time and Location
for the 2024 Landowner's Meeting
[date of November 5, 2024]

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday after the first Monday in November, which shall be noticed pursuant to Chapter 2020-191(5), Laws of Florida.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Dale Weidemiller	11/2024
2	Janice Snow	11/2026
3	John Leinaweaver	11/2026
4	John Blakley	11/2024
5	Pete Williams	11/2024

This year, Seat 1, currently held by Dale Weidemiller, Seat 4, currently held by John Blakley, and Seat 5, currently held by Pete Williams, are subject to election by landowners on November 5, 2024. The three candidates receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon termination of the current Supervisor seat.

2. **LANDOWNERS’ ELECTION.** In accordance with Chapter 2020-191(5), Laws of Florida, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on November 5, 2024, at _____ .m. at _____.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Chapter 2020-191(5), Laws of Florida.

4. **FORMS.** A sample notice of landowners' meeting and election, proxy, ballot form and instructions are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, PFM Group Consulting, LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF MAY, 2024.

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS
OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**

Notice is hereby given to the public and all landowners within North River Ranch Improvement Stewardship District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 2,001 acres, located within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. **Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.**

DATE: Tuesday, November 5, 2024
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: _____ .M.

LOCATION: _____

Pursuant to Chapter 2020-191(5)(2)(b), Laws of Florida, after the North River Ranch Improvement Stewardship District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Chapter 2020-191(5)(2)(b), Laws of Florida.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. Each candidate shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon termination of the current applicable seat.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the North River Ranch Improvement Stewardship District to be held at the offices of _____, on Tuesday, November 5, 2024, at _____ .m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

By: _____
Title: _____

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: * Pursuant to Chapter 2020-191(5)(2)(b), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024

For Election (3 Supervisors): The three (3) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for each successful candidate commencing upon termination of the current applicable seat.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the North River Ranch Improvement Stewardship District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
4. _____	_____
5. _____	_____

Date: _____

Signed: _____

Printed Name: _____

**North River Ranch
Improvement Stewardship District**

Letter from Supervisor of Elections,
Manatee County



JAMES SATCHER
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

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

Dear Ms. Carvalho:

We are in receipt of your request for the number of registered voters in the North River Ranch Improvement Stewardship District as of April 15, 2024. According to our records, there were 1389 persons registered in the North River Ranch Improvement Stewardship District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher
Supervisor of Elections

JS/sas

**North River Ranch
Improvement Stewardship District**

Resolution 2024-11,
Approving a Preliminary Budget for Fiscal Year
2025 and Setting a Public Hearing Date
[suggested date of August 14, 2024]

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT APPROVING PROPOSED BUDGETS FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the North Rive Ranch Improvement Stewardship District (“**District**”) prior to July 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2024

TIME: _____

LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF MAY, 2024.

ATTEST:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
North River Ranch Improvement SD
FY 2025 Proposed O&M Budget

	Actual Through 3/27/2024	Anticipated 4/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 1,473,850.15	\$ 72,204.50	\$ 1,546,054.65	\$ 1,546,054.65	\$ 1,716,956.69
Off-Roll Assessments	369,710.32	340,331.13	710,041.45	710,041.45	1,362,003.43
Developer Contribution	-	5,250.00	5,250.00	-	5,000.00
Other Income & Other Financing Sources	9,040.34	9,040.34	18,080.68	45,920.00	35,880.00
Carryforward Cash	-	-	-	60,000.00	60,000.00
Net Revenues	\$ 1,852,600.81	\$ 426,825.97	\$ 2,279,426.78	\$ 2,362,016.10	\$ 3,179,840.12
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 6,800.00	\$ 6,000.00	\$ 12,800.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	8,080.00	-	8,080.00	8,588.00	9,292.00
Trustee Services	14,604.69	11,410.31	26,015.00	26,015.00	26,015.00
District Management	38,500.02	38,499.98	77,000.00	77,000.00	77,000.00
Field Management	12,499.98	12,500.02	25,000.00	25,000.00	25,000.00
Engineering	20,506.25	20,506.25	41,012.50	60,000.00	60,000.00
Disclosure	6,250.00	13,750.00	20,000.00	20,000.00	25,000.00
District Counsel	7,382.50	7,382.50	14,765.00	22,000.00	22,000.00
Assessment Administration	20,000.00	-	20,000.00	20,000.00	25,000.00
Reamortization Schedules	250.00	2,250.00	2,500.00	2,500.00	2,500.00
Audit	-	3,800.00	3,800.00	17,000.00	5,000.00
Arbitrage Calculation	-	3,000.00	3,000.00	3,000.00	3,000.00
Travel and Per Diem	904.01	904.01	1,808.02	4,000.00	-
Telephone	589.52	589.52	1,179.04	600.00	1,100.00
Postage & Shipping	1,322.58	1,322.58	2,645.16	5,000.00	4,000.00
Copies	1,852.78	1,852.78	3,705.56	3,000.00	4,000.00
Legal Advertising	403.34	403.34	806.68	5,000.00	5,000.00
Miscellaneous	24,181.95	24,181.95	48,363.90	15,860.00	50,000.00
Office Supplies	-	-	-	2,500.00	2,500.00
Property Taxes	94.96	-	94.96	300.00	300.00
Web Site Maintenance	1,200.00	1,800.00	3,000.00	3,000.00	3,000.00
Holiday Decorations	6,312.50	-	6,312.50	15,000.00	40,000.00
Dues, Licenses, and Fees	175.00	-	175.00	775.00	175.00
Maintenance Staff	-	60,000.00	60,000.00	60,000.00	118,000.00
Lifestyle Staff	37,363.74	37,363.74	74,727.48	158,818.00	214,021.60 *
Resident Services	30,953.67	30,953.67	61,907.34	60,977.00	45,648.40 *
Total General & Administrative Expenses	\$ 240,227.49	\$ 278,470.65	\$ 518,698.14	\$ 627,933.00	\$ 779,552.00

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$427,505. The remaining 35% is paid by the developer.

North River Ranch Improvement SD
FY 2025 Proposed O&M Budget

	Actual Through 3/27/2024	Anticipated 4/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Field Operations					
Electric	\$ 110.66	\$ 110.66	\$ 221.32	\$ 10,000.00	\$ 10,000.00
Water Reclaimed	-	-	-	21,000.00	21,000.00
Wetland Monitoring	-	-	-	10,000.00	10,000.00
Stormwater - Repair and Maintenance	-	12,500.00	12,500.00	25,000.00	25,000.00
Wetland Mitigation	-	-	-	1,200.00	1,200.00
Equipment Rental	-	4,170.00	4,170.00	8,340.00	2,500.00
General Insurance	9,878.00	-	9,878.00	10,498.00	12,347.50
Property & Casualty Insurance	36,065.00	-	36,065.00	36,801.00	45,081.25
Other Insurance	-	-	-	2,000.00	2,000.00
Irrigation	39,493.30	39,493.30	78,986.60	55,000.00	70,000.00
Lake Maintenance	38,699.00	33,468.00	72,167.00	68,400.00	68,400.00
Landscape Maintenance & Material	198,614.14	240,012.94	438,627.08	500,000.00	550,000.00
Landscape Improvements / Replacement	132,606.97	132,606.97	265,213.94	150,000.00	200,000.00
Fertilizer / Pesticides	26,349.70	26,349.70	52,699.40	50,000.00	60,000.00
Contingency	89,730.69	89,730.69	179,461.38	159,641.00	200,000.00
Equipment Repair and Maintenance	2,990.24	2,990.24	5,980.48	8,400.00	8,400.00
Pest Control	-	-	-	-	6,000.00
Capital Expenditures	8,862.35	8,862.35	17,724.70	96,000.00	96,000.00
Street, Sidewalk, and Curb Maintenance	15,425.00	15,425.00	30,850.00	26,000.00	33,500.00
Lighting	5,944.79	5,944.79	11,889.58	1,000.00	6,000.00
Streetlight Leasing	48,128.60	48,128.60	96,257.20	109,175.00	175,175.00
Shared Bike Maintenance	3,918.00	3,918.00	7,836.00	15,000.00	15,000.00
Dog Park	-	-	-	-	15,000.00
Monument Maintenance	-	-	-	-	8,000.00
Bridge and Boardwalk Maintenance	-	-	-	-	2,500.00
Total Field Operations	\$ 656,816.44	\$ 663,711.24	\$ 1,320,527.68	\$ 1,363,455.00	\$ 1,643,103.75
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 5,056.99	\$ 5,056.99	\$ 10,113.98	\$ 15,000.00	\$ 15,000.00
Clubhouse Water	19,512.48	19,512.48	39,024.96	20,000.00	20,000.00
Clubhouse Phone	-	-	-	250.00	-
Amenity - Cable TV / Internet / Wi-Fi	4,701.49	4,701.49	9,402.98	13,000.00	13,000.00
Amenity - Landscape Maintenance	15,769.65	15,769.65	31,539.30	50,000.00	50,000.00
Amenity - Irrigation Repairs	7,968.70	7,968.70	15,937.40	20,000.00	20,000.00
Amenity - Pool Maintenance	9,450.00	9,450.00	18,900.00	10,800.00	21,285.00
Pool Equipment Repair/Replacement	3,500.00	3,500.00	7,000.00	1,500.00	7,000.00
Amenity - Exterior Cleaning	9,629.68	9,629.68	19,259.36	15,000.00	-
Amenity - Interior Cleaning	73.08	73.08	146.16	20,000.00	-
Amenity - Cleaning	-	-	-	-	18,510.00
Amenity - Pest Control	290.00	290.00	580.00	1,000.00	2,500.00
Amenity - Fitness Equipment Leasing	3,709.50	3,709.50	7,419.00	9,540.00	25,107.72
Amenity - Security Monitoring	4,050.00	4,050.00	8,100.00	10,411.08	10,400.00
Firepits	1,408.44	1,408.44	2,816.88	6,000.00	6,000.00
Capital outlay	11,729.25	11,729.25	23,458.50	14,000.00	40,000.00
Miscellaneous	74.00	74.00	148.00	1,025.00	1,025.00
A/C Maintenance and Equipment	-	-	-	-	1,500.00
Playground Maintenance	-	-	-	-	2,500.00
Total Brightwood Pavilion - Amenity Expenses	\$ 96,923.26	\$ 96,923.26	\$ 193,846.52	\$ 207,526.08	\$ 253,827.72

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$427,505. The remaining 35% is paid by the developer.

North River Ranch Improvement SD
FY 2025 Proposed O&M Budget

	Actual Through 3/27/2024	Anticipated 4/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 3,129.82	\$ 3,129.82	\$ 6,259.64	\$ 9,000.00	\$ 9,000.00
Clubhouse Water	2,329.79	2,329.79	4,659.58	5,000.00	5,000.00
Clubhouse Phone	-	-	-	200.00	-
Amenity - Cable TV / Internet / Wi-Fi	5,211.21	5,211.21	10,422.42	11,000.00	12,000.00
Amenity - Landscape Maintenance	4,832.95	4,832.95	9,665.90	13,000.00	13,000.00
Amenity - Irrigation Repairs	4,301.85	4,301.85	8,603.70	2,000.00	10,000.00
Amenity - Pool Maintenance	7,345.80	7,345.80	14,691.60	8,400.00	16,550.00
Pool Equipment Repair/Replacement	-	-	-	1,500.00	6,000.00
Amenity - Exterior Cleaning	5,499.77	5,499.77	10,999.54	8,244.00	-
Amenity - Interior Cleaning	-	-	-	11,000.00	-
Amenity - Cleaning	-	-	-	-	12,848.40
Amenity - Pest Control	160.00	160.00	320.00	500.00	2,000.00
Amenity - Security Monitoring	2,875.00	2,875.00	5,750.00	4,326.00	10,400.00
Gate Access and Maintenance	529.94	529.94	1,059.88	32,998.00	35,498.00
Capital outlay	-	-	-	2,100.00	25,000.00
Miscellaneous	-	-	-	4,000.00	4,000.00
Total Riverfield Verandah - Amenity Expenses	\$ 36,216.13	\$ 36,216.13	\$ 72,432.26	\$ 113,268.00	\$ 161,296.40
Camp Creek - Amenity					
Clubhouse Electric	\$ -	\$ -	\$ -	\$ 3,750.00	\$ 30,000.00
Clubhouse Water	-	-	-	5,000.00	40,000.00
Clubhouse Phones (x4)	-	-	-	400.00	-
Amenity - Cable TV / Internet / Wi-Fi	1,071.05	1,071.05	2,142.10	3,250.00	26,000.00
Amenity - Landscape Maintenance	-	-	-	12,500.00	100,000.00
Amenity - Irrigation Repairs	-	-	-	5,000.00	40,000.00
Amenity - Pool Maintenance	-	-	-	2,700.00	42,570.00
Pool Equipment Repair/Replacement	-	-	-	375.00	14,000.00
Amenity - Exterior Cleaning	-	-	-	3,750.00	-
Amenity - Interior Cleaning	-	-	-	5,000.00	-
Amenity - Cleaning	-	-	-	-	37,020.00
Amenity - Pest Control	-	-	-	250.00	5,000.00
Amenity - Security Monitoring	-	-	-	2,602.77	20,800.00
Firepits	-	-	-	1,500.00	-
Capital outlay	4,500.00	-	4,500.00	3,500.00	10,000.00
Miscellaneous	-	-	-	256.25	256.25
Office Equipment Leasing	-	-	-	-	12,000.00
Bike Pump Park Maintenance	-	-	-	-	1,000.00
Pickleball Maintenance	-	-	-	-	1,250.00
Total Camp Creek - Amenity Expenses	\$ 5,571.05	\$ 1,071.05	\$ 6,642.10	\$ 49,834.02	\$ 379,896.25
Total Expenses	\$ 1,035,754.37	\$ 1,076,392.33	\$ 2,112,146.70	\$ 2,362,016.10	\$ 3,217,676.12
Other Income (Expenses)					
Interest Income	\$ 17,222.63	\$ -	\$ 17,222.63	\$ -	\$ 37,836.00
Total Other Income (Expenses)	\$ 17,222.63	\$ -	\$ 17,222.63	\$ -	\$ 37,836.00
Net Income (Loss)	\$ 834,069.07	\$ (649,566.36)	\$ 184,502.71	\$ -	\$ -

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$427,505. The remaining 35% is paid by the developer.



North River Ranch Improvement Stewardship District
 FY 2025
 Proposed Assessment Schedule

<u>Phase</u>	<u>Unit Type</u>	<u>O&M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>Debt</u> <u>Assessment</u> <u>(Gross)</u>	<u>Total (Gross)</u>
Series 2019 (Brightwood)				
1A	SF 40'	1,165.27	1,042.60	\$ 2,207.87
1A	SF 50'	1,456.58	1,211.10	\$ 2,667.68
1B	SF 40'	1,165.27	1,000.47	\$ 2,165.74
1B	SF 50'	1,456.58	1,128.56	\$ 2,585.14
1C	SF 40'	1,165.27	1,000.47	\$ 2,165.74
1C	SF 50'	1,456.58	1,128.56	\$ 2,585.14
1D (West)	SF 60'	1,747.90	1,421.72	\$ 3,169.62
1D (East)	SF 60'	1,747.90	1,421.72	\$ 3,169.62
Series 2019-Morgan's Glen (Riverfield)				
1	SF 50'	1,456.58	1,129.03	\$ 2,585.61
2	SF 40'/45'/50'	1,456.58	1,021.51	\$ 2,478.09
3	Townhome	1,019.61	930.11	\$ 1,949.72
Series 2020 (Wildleaf)				
4A - 4B	Attached Villa 35'	1,019.61	1,005.33	\$ 2,024.94
4A - 4B	SF 45'	1,310.92	1,170.92	\$ 2,481.84
4A - 4B	SF 50'	1,456.58	1,348.34	\$ 2,804.92
4A - 4B	SF 57'	1,660.50	1,596.71	\$ 3,257.21
Series 2023 (1)				
4C-1	SF 40'	696.09	1,319.59	\$ 2,015.68
4C-1	SF 50'	868.16	1,649.48	\$ 2,517.64
4C-1	SF 60'	1,040.23	1,979.38	\$ 3,019.61
4E	Paired Villa	617.88	1,171.13	\$ 1,789.01
4E	Townhome (24')	414.53	791.75	\$ 1,206.28
4F	SF 45'	782.13	1,484.54	\$ 2,266.67
3 (TH)	Townhome (20')	344.14	659.80	\$ 1,003.94
Series 2023 (2)				
1	Villa 33	573.56	-	\$ 573.56
1	Single Family 40	695.22	-	\$ 695.22
1	Single Family 50	869.03	-	\$ 869.03
1	Single Family 64	1,112.36	-	\$ 1,112.36
2	Villa 33	573.56	-	\$ 573.56
2	Single Family 40	695.22	-	\$ 695.22
2	Single Family 50	869.03	-	\$ 869.03
2	Single Family 64	1,112.36	-	\$ 1,112.36
3	Villa 33	573.56	-	\$ 573.56
3	Single Family 40	695.22	-	\$ 695.22
3	Single Family 50	869.03	-	\$ 869.03
3	Single Family 64	1,112.36	-	\$ 1,112.36
Future Development				
1, 2, 3, 4, Amenity	Unplatted Acres	201.18	-	\$ 201.18

O&M = Operations and Maintenance

**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

(1)



Firepit Area

Work Order#4425 for ant bed treatment.
Ants have been treated.

(2)



Firepit Area

(3)



Brightwood

Work order# 4479 for painting women and men bathroom.
Waiting on Board approval

Work Order # 4725 for flooding at Weymouth and Trail entrance.
Area was reviewed and no flooding was seen. Will keep reviewing area.

Work Order # 4758 for dead plant at Brightwood entrance.
Waiting on proposal from vendor.

(4)



Brightwood



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

Email: PFMFieldServices@TRIADassocmgmt.com
Title: North River

(5)



Playground

(6)



Playground

(7)



Pond

(8)



Pond



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

Email: PFMfieldservices@TRIADassocmgmt.com
Title: North River

(9)



Pond

(10)



Pond

(11)



Fitpod

(12)



Brightwood



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

Email: PFMFieldServices@TRIADassocmgmt.com
Title: North River

(13)



Game room

(14)



Game room

(15)



Brightwood

(16)



Brightwood



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

Email: PFMFieldServices@TRIADassocmgmt.com
Title: North River

(17)



Pond

(18)



Trailhead

(19)



Pond

(20)



Dog Park



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

Email: PFMFieldServices@TRIADassocmgmt.com
Title: North River

(21)



Dog Park

(22)



Dog Park

(23)



(24)



Shell trail

Work Order# 4423 for shell trail maintenance.
waiting on proposal from vendor.

Work order #4705 for weeds in shell trail.
Vendor has advised the weeds have been sprayed.



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

Email: PFMfieldservices@TRIADassocmgmt.com
Title: North River

(25)



Pond

(26)



Riverfield Verandah

Work Order # 4344 for Riverfield pilar lights not working.
Waiting on proposal from vendor.

(27)



Riverfield

(28)



Riverfield Verandah

Work Order# 4489 for weeds in beds.
Vendor has advised the weeds have been sprayed.

Work Order# 4704 for weeds in rock beds at second entrance.
the vendor has advised the weeds have been sprayed.



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

Email: PFMfieldservices@TRIADassocmgmt.com
Title: North River

(29)



(30)



(31)



**North River Ranch
Improvement Stewardship District**

Lifestyle Report



NORTH RIVER
RANCH

Monthly Summary Report

April 2024



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

PROGRAMMING

Giving Day

GIVING DAY NRR FunDay
APRIL 12, 2024 | 5PM - 8PM
BRIGHTWOOD EVENT LAWN

LIVE MUSIC FT. RICH ALLEN MUSIC

SAMPLES BEER FT. MOTORWORKS BREWING

RAFFLE PRIZES

FOOD

COLLECTING DONATIONS FOR: MEALS ON WHEELS & STEP UP SUNCOAST

YARD GAMES

BE SURE TO BRING YOUR DONATIONS, LAWN CHAIRS AND BLANKETS FOR A FRIDAY HANGOUT!

We held our second annual Giving Day in the park with around 150 people in attendance. This year we collected food for Meals on Wheels and school supplies for StepUp Suncoast. For every item that the residents donated - they received a raffle ticket which would then enter them into the raffle drawing for prizes later in the evening.

Earth Day

NRR NORTH RIVER RANCH

Earth Day PARTY FOR THE PLANET

This Friday, the 19th
from 5-8pm
at the Brightwood Pavilion
Event Lawn

Live Music from Bill Dundas

Litter Pluck
Begin at 6pm. Create a team and race to pick-up the most litter. Win a \$75 gift card to Dick's Sporting Goods! Garbage bags, gloves & grabbers provided.

Eco-Friendly Vendors
Shop local AND sustainable

Food Trucks

Kids Craft
Decorate biodegradable pots and get a free plant

Kids Scavenger Hunt
Find the plants around the event lawn

*Parents AND Kids get a prize if you finish BOTH activities!

This is the second year that we have hosted an Earth Day Event in the park. About 200 residents gathered around to shop market vendors, listen to live music, decorate pots, do a plant scavenger hunt and more. Lowes, off of 301, donated over 100 plants to add to the kids crafted pots.

New Resident Orientation

NRR NORTH RIVER RANCH

New Resident Orientation

Wednesday, April 24th
6:00pm
Brightwood Pavilion Game Room

- Meet the Lifestyle Director & HOA Manager
- Receive important information about your new community and hometown
- Learn how to get involved
- Connect with your neighbors
- No RSVP Required

We had a great turnout for this month's orientation with 5 couples. The new homeowners had great questions for Katelyn (HOA) and I and everyone seemed very excited to be living within North River Ranch.

Trivia

FOOD TRUCK FRIDAY AND GAME NIGHT NRR NORTH RIVER RANCH

TRIVIA: Harry Potter
Friday, April 26th, 6-7pm
Brightwood Pavilion Game Room
with the Lifestyle Director

Food Truck Friday: Curvian
Friday, April 26th, 5-8pm
Brightwood Pavilion Event Lawn

This month's trivia night was Harry Potter themed. We had a fun group with four separate teams. We laughed, snacked, and I handed out prizes at the end. I cannot wait for next month's game nights!

EVENTS & PROGRAMMING

PROGRAM	DATE	ATTENDANCE
Food Truck Friday	Every Friday	attendee number varies
Giving Day	Friday, April 12th 5-8pm	~150 attendees
Earth Day	Friday, April 19th 5-8pm	~200 attendees
New Resident Orientation	Wednesday, April 24th 6-7pm	10 attendees
Trivia	Friday, April 26th 6-7pm	11 attendees

EVENTS & PROGRAMMING HIGHLIGHTS



Giving Day



Giving Day



Giving Day



Earth Day



Earth Day



Earth Day



Earth Day



New Resident Orientation



Trivia



Trivia Night Snacks/Prizes

FEEDBACK

POSITIVE OR NEGATIVE	COMMENT	ACTION TAKEN
POSITIVE	<p>“The events have been amazing - thank you for all that you do!” (resident in regards to Earth Day)</p>	N/A
NEGATIVE	<p>“Thanks Cori, Also - congratulations on the new role!</p> <p>Since I am thinking of it - and not to be a tattler, but I am in the gym almost every day... there are an awful lot of little kids under 12 that are playing on the equipment. Also, young teens who bring their own boomboxes. It would be super cool if we had a little table or shelf to set keys, backpacks, etc. on while we workout...</p> <p>Thanks, John”</p>	<p>Emailed Resident: “Hi John – Thank you for the congratulations! I am very excited to be on board! I have gotten a lot of emails about the children and teenagers being in the gym unsupervised as well as emails about residents not using headphones. Unfortunately, since the amenities are not fully staffed at this time – there is not a lot we can do when we are not there to see it happen. We do have maintenance staff during the week and I do have an attendant during the weekends that both do rounds throughout their shifts but again, if the violation is happening when they are not there – we cannot address it.</p> <p>If you have noticed, I have put a bullet point on the weekly email that goes out to the community in relation to these issues and when I am in the gym and see these things happening – I address it. We also have the rules clearly posted in the gym for residents to see and abide by.</p> <p>At this time, that is all that I can do in regards to these issues. We always encourage residents to say something if they see something but I do know that that is not always easy to do. Feel free to call me at 941-236-1347 next time you see these things happening and if I am in the office and free – I will come down and address the issue myself.</p> <p>In regards to the shelf/table request – I have forwarded this to the District as they are the ones that manage all amenities within North River Ranch. I think that this is a great idea but we will see what they say.</p> <p>Let me know if you have any other concerns/comments or anything that I can help you with.”</p>

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
NRR Clubs: Resident Social Clubs including Soccer, Book, Football, Frisbee, Moms, Fishing and Homeschool	Varies
Cinco de Mayo	5/3 5:30-8pm
Mother's Day Garden Party	5/11 9am -12pm
Last Day of School	5/24 3-8pm
New Resident Orientation	5/29 6-7pm
Trivia	5/31 6-7pm

THANK YOU.

