

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 **June 12, 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

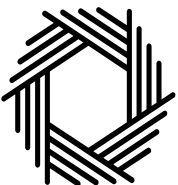
Participant Code: 2536 634 0209

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 May 8, 2024, Board of Supervisors' Meeting
 - 2) Ratification of Sunrise Landscape Proposal for Bismarck Palms at the Brightwood Amenity Center
 - 3) Ratification of Armstrong Landscaping, Inc. Proposal for Phase IV E-F
 - 4) Ratification of Steadfast CO North River Ranch Pump Track
 - 5) Ratification of Maverick Building Solutions Proposal for NRR Sign Repair 2 Quote
 - 6) Ratification of Pickleball Courts Estimate
 - 7) Ratification of Welch Tennis Courts, Inc. CO # 3
 - 8) Ratification of Bay Area Bobcat Proposal
 - 9) Ratification of Welch Tennis Courts, Inc. CO # 4
 - 10) Ratification of Traffic Guard Round Post Bollard
 - 11) Ratification of Mike Armstrong Landscaping 4C1 Buffer Area CO # 1
 - 12) Ratification of Government Obligation Contract between KS State Bank and the District
 - 13) Ratification of FEDCO Feeder Longmeadow Conduit
 - 14) Ratification of Frontier Camp Creek Amenity Center DIA 1GB 60 mo.
 - 15) Payment Authorizations Nos. 076 – 079
 - 16) Funding Requests Nos. 410 – 415
 - 17) Series 2023 Neighborhood Infrastructure Requisitions Nos. 109 – 124
 - 18) Series 2023B Requisitions Nos. 036 – 047
 - 19) District Financial Statements

Business Matters



pfm

2. Review and Consideration of Revised Preliminary Budget for Fiscal Year 2025 (under separate cover)
3. Review and Consideration of FEDCO Communications and Utilities, LLC Proposal for Phase 4C1Conduit
4. Review and Consideration of Maverick Building Solutions for NRR Phase 4E, 4F Signage
5. Review and Consideration of Various Easement on ISD Land
6. Review and Consideration of Bike Park Fence
7. Review and Consideration Jan Pro Cleaning Services Areas Contract
8. Review and Consideration of Additional Pool Pump Motors for the Riverfield and Verandah Pools
9. Review and Consideration of Armstrong Landscaping Buffer Trees Sod & Irrigation
10. Review and Consideration of Perimeter Tiger Hinges Little River Way and Arrow Creek Drive
11. Review and Consideration of Woodruff & Sons CO #10 for the Fort Hamer Road Extension
12. Review and Consideration of RIPA Fort Hamer 1st Extension Bid
13. Review and Consideration of FEDCO Communication and Utilities, LLC Proposal Phase 4C1
14. Review and Consideration of the Stantec Consulting Services Inc. CO # 9 to Work Authorization No. 1 for the JMH Lawsuit Support

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 May 8, 2024, Board of
Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, May 8, 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)
Amanda Lane	PFM Group Consulting – District Accountant	(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)

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 1:19 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 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 and Air – A/C Repair**
- 17) Mend and Manage – Repaint Bathroom**
- 18) Bay Area Bobcat – Sidewalk Replacement**
- 19) Dex Imaging – Sales/Service Agreement**
- 20) Florida Environmental – Wetland Mitigation**
- 21) Aqua Plumbing and Air – Trailer Hook Up Proposal**
- 22) Payment Authorizations Nos. 073-075**
- 23) Funding Requests Nos. 402-409**
- 24) Series 2023 Neighborhood Infrastructure Requisitions Nos. 097-108**

25) Series 2023B Requisitions Nos. 026-035
26) District Financial Statements

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Agenda, Items 1 - 26.

SECOND ORDER OF BUSINESS

Business Matters

**Consideration of Resolution 2024-10,
Designating a Date, Time, and Location
for the 2024 Landowner's Meeting**

Ms. Carvalho stated this is their second Landowner's Election. Therefore, it has to be held on November 5th, 2024. The proposed time is 11:30am at the same location.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2024-10.

**Letter from Supervisor of Elections,
Manatee County**

Ms. Carvalho stated this letter outlined the number of registered voters within the District.

Mr. Williams asked for clarification on what the numbers were for years and registered voters, for the Stewardship District, that must be reached before transitioning.

Ms. Carvalho stated according to the letter, as of April 15th, there are 1,389 registered voters.

Mr. Jimenez stated the first transition of general election seat, triggers at 3,463 qualified electors.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Letter from Supervisor of Elections, Manatee County.

**Consideration of Resolution 2024-11,
Approving a Preliminary Budget for
Fiscal Year 2025, and Setting Public
Hearing Date**

Ms. Carvalho stated the suggested date for the Public Hearing is August 14th, 2024, to coincide with regular Board of Supervisors Meeting. This can be adjusted based on the need for quorum. The packet given included the Resolution, Exhibit A - the Actual Proposed O&M Budget, the Debt Service Budget, and the Assessment Schedule. Once the Public Hearing date is finalized, it will be filled in on Section 2 of the Resolution. The Actual Proposed O&M Budget kicks off the O&M Process. If the current number was approved at \$3.1 million at this meeting, that cannot be exceeded at the Public Hearing. The Debt Service Budget includes all of the obligations that the Stewardship District has, in relation to Bonds, that have been issued, and the different Bond payments that are held in May and November. The Assessment Schedule is based on, if the Board were to propose the specified amount, what the O&M Assessment would be by the various phases on both O&M and the Debt Obligation. In looking at Exhibit A, this budget has been vetted and reviewed by PFM and representatives from the Developer. Ms. Carvalho asked for any comments or questions.

Ms. Snow stated she believed this was a final draft of the budget.

As there was no other update from the Board Ms. Carvalho stated that Ms. Lane would follow up with Kevin regarding the Debt Services Assessment column and get the information to the Board via email. The motion to approve the Proposed Preliminary Budget for FY 2025 for a Total Net Revenue of \$3,174,156.52.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2024-11, the Preliminary Budget for Fiscal Year 2025 with a Total Net Revenue of \$3,174,156.52 and the Public Hearing Date for August 14, 2024, at 1:15PM at this location.

**Consideration of Mike Armstrong
Landscaping Proposal for NRR-4C-1**

Mr. Panaseny stated this is for the Longmeadow Neighborhood, Phase 4C-1. It is for the landscaping in front of model homes, at the entry, and along the main collector road that comes into the community. This is based on competitive pricing, and he recommended the bid be awarded to Mike Armstrong Landscaping for \$278,446.98.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Mike Armstrong Landscaping Proposal for NRR-4C-1.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel –** Mr. Johnson stated that the local bill was transmitted to the government for the Boundary Amendment, and it is expected to be signed and approved.
- District Engineer –** No report.
- District Manager –** Ms. Carvalho stated that the next regularly scheduled meeting will take place on June 12, 2024, at 1:15pm, at the same location.
- Field Manager –** Ms. Ripoll stated there is a meeting at the upcoming Friday to go over pending items, but everything has been on track that has been tasked.
- Lifestyle Manager –** Ms. Snow gave a brief update on Corey’s position, as she was on vacation. She stated the first month was training and implementation of an inherited calendar. A marketing retreat and planning are set for June. She confirmed most events are well attended.

Audience Comments and Supervisor Requests

There were no further comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the May 8th, 2024, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:39 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch
Improvement Stewardship District**

Ratification of Sunrise Landscape Proposal
for Bismarck Palms at the Brightwood
Amenity Center



Proposal Prepared for:

North River Ranch
Grand River Parkway
Parrish, Florida 34219
Contact: Charles Varah
Email: cvarah@nealland.com

Prepared by:

Niles Badgerow
Email:
nbadgerow@sunriselandscape.com
Proposal Date: 5/8/2024
Proposal #: 11198

Bismark Palm Pruning Brightwood Amenity

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

Labor, equipment, disposal of debris to prune seed pods and dead fronds from (13) Bismark Palms in the Brightwood Amenity Center.

PROJECT TOTAL: \$1,375.00

Terms and Conditions:

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

such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



Niles Badgerow

Date

5/8/2024

Sunrise Landscape

By



Date


5/5/24

North River Ranch

**North River Ranch
Improvement Stewardship District**

Ratification of Armstrong Landscaping, Inc.
Proposal for Phase IV E-F

MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<u>CHANGE ORDER #1</u>	
	Project: NRR PHASE IV E-F CAMP CREEK TRAIL	
Proposed to: NRR Stewardship district 5800 Lakewood Ranch Blvd	Plan Rev: CO Date: 05-08-24 County: MANATEE Contact:	

Project: Vistera

Delete						
KEY	COMMON NAME		Spec	QTY	Unit Price	Totals
	SILVER SAW PALMETTO		15 GAL	185	\$ (200.00)	\$ (37,000.00)
Total deleted:						\$ (37,000.00)
ADD						
Common Name			Spec	QTY	Unit Price	Totals
SILVER SAW PALMETTO			7 GAL	185	\$ 95.00	\$ 17,575.00
Total Add:						\$ 17,575.00
TOTAL – CHANGE ORDER						\$ (19,425.00)

Acceptance of Proposed Change Order:
Neal Communities
Representative: _____ **Title** _____ **Date** _____



Approved and accepted by: _____
 Pete Williams, Chairman
 Date: 5/9/24

**North River Ranch
Improvement Stewardship District**

Ratification of Steadfast CO North River Ranch
Pump Track



Printed: May 8, 2024
 30435 Commerce Drive Unit 102, San Antonio, FL 33576
 Fax: 813-501-1432
 Phone: 844-347-0702

NRR ISD- O AND M

Change Order

Owner Info

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

Job Info

11510 Little River Way
 parrish, fl 34219

Change Order ID

CO-SCA03179-0001

SCA03179 North River Ranch Pump Track

CO ID	Created / Approved Date	Price
CO-SCA03179-0001	Created: May 8, 2024	\$3,000.00

Description

Interim Landscape Maintenance
 Every-other-week mowing of bahia in pump track and spraying of weeds.

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Interim Landscape Maintenance Landscape Maintenance		Bi-weekly mowing of all sodded areas within Pump Track project limits. Line trim/push mow steep slopes. Check irrigation once per month. Spray post emergent weeds in beds.	6 SVC	\$500.00	\$3,000.00

Status	Signature	Date
Approved by: _____		___/___/___

Approval Comments

Please Note: A signature of Approval OR **Electronic Acceptance** is required before change order is effective. This change order becomes part of the existing contract.

Approved and accepted by: _____ TOTAL AMOUNT OF CHANGE ORDER: \$3,000.00

Pete Williams, Chairman

Date: 5/9/24

**North River Ranch
Improvement Stewardship District**

Ratification of Maverick Building Solutions
Proposal for NRR Sign Repair 2 Quote

NRR SIGN REPAIR 2 QUOTE

Removal and replacing Decorative signage in Phase 4c-1

Amount Due (USD)

\$600.00

BILL TO
North River Ranch Improvement
Stewardship District
Jeff Ramer

FORCDD-SIGNS /STRIPING

Invoice Number: 187

Invoice Date: May 11, 2024

Payment Due: May 11, 2024

9413768496
Jramer@nealland.com

ITEMS	QUANTITY	PRICE	AMOUNT
Sign repairs re-moving and re-placing in concrete 7 signs that were dug up by other contractors in the Long Meadow Intersections that were repoured as well as re-straightening of multiple signs throughout Phase 4c-1.	1	\$600.00	\$600.00

Subtotal: \$600.00

Total: \$600.00

Amount Due (USD): \$600.00

Approved and accepted by: _____

Pete Williams, Chairman

Date: 5/13/24

Pay this invoice online at:

link.waveapps.com/s8ym3a-jbyc9n



Notes / Terms

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

Maverick Building Solution s



MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information

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

**North River Ranch
Improvement Stewardship District**

Ratification of Pickleball Courts Estimate

PICKLE BALL COURTS ESTIMATE

12x24 T- Frame Shade Structure for Pickle Ball Courts at NRR

Estimate Total (USD)
\$21,660.00

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

9413768496
Jramer@nealland.com

Forcdd- Amenities /Non Entry

Estimate Number: 226

Estimate Date: May 19, 2024

Valid Until: June 18, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
T frame Style Fabric Shelter T-Style 12x24 Quick and easy Turnbuckle Tensioning, powder coat, Fabric covered shelter 2 pole structure. Direct Embedment poles for concrete pad. Price covers all shipping and delivery fees as well as any additional engineer sealed stamping needed from original drawings.	1	\$10,910.00	\$10,910.00
Permitting fees Covers all engineering stamping, and permitting fees associated with project for city/municipality.	1		
Concrete Footers Concrete needed for footers for designated shade structures. Footers will be 5ft x 5ft at 30" deep needing 5-1/2yds of concrete. Footers will incorporate #6 rebar matts and framed out.	1	\$1,700.00	\$1,700.00
Installation Covers full installation of 2 Sunguard T style 12x24 Shade Structure. Covers all materials and miscellaneous items needed outside of 2 concrete footers at 2-1/4yds each of 3000 psi concrete and rebar matt and any changes needed to make during installation process.	1	\$6,400.00	\$6,400.00



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

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

PICKLE BALL COURTS ESTIMATE

12x24 T- Frame Shade Structure for Pickle Ball Courts at NRR

Estimate Total (USD)
\$21,660.00

ITEMS	QUANTITY	PRICE	AMOUNT
Concrete Pad This covers all materials and labor needed for framing, pouring, dressing, and permits needed of 20ft x 10ft 3500 psi Concrete pad for Pickle ball court area .	1	\$1,450.00	\$1,450.00

Approved and accepted by: 
Date: 5/21/24
Pete Williams, Chairman

Subtotal:	\$21,660.00
Total:	\$21,660.00
Estimate Total (USD):	\$21,660.00

Notes / Terms

To initiate the project, a 50% invoice payment is required upon proposal approval, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.



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**

Ratification of Welch Tennis Courts, Inc. CO # 3



Welch Tennis Courts, Inc.

P.O. Box 7770
Sun City FL 33586
(813) 641-7787

FORCDD-PARKS

Change Order

Order#: 3
Order Date: 05/20/2024
Job Number: 230225

To: North River Ranch Improvement Stewardship District
Neal Land and Neighbors-North River Ranch
5824 Lakewood Ranch Blvd
Sarasota FL 34240
Project: North River Ranch 3PB
11645 Camp Creek Trl
Parrish FL 34219

Description of Work	Amount
Material Price Increase	4,880.00

Notes

Additional Pricing for asphalt cost increase.

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

Requested Amount of Change

4,880.00

The original Contract Sum was	120,480.00
Net change by previous Change Orders	1,305.00
The Contract Sum prior to this Change Order	121,785.00
The Contract Sum will be changed by this Change Order	4,880.00
The new Contract Sum including this Change Order will be	126,665.00
The Contract Time will be changed by	0 Days

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

Owner: _____ Date: _____
Contractor: _____ Date: _____

Approved and accepted by: 
Pete Williams, Chairman

Date: 5/20/24

**North River Ranch
Improvement Stewardship District**

Ratification of Bay Area Bobcat Proposal

ESTIMATE



NRR ISD - O&M

Bay Area Bobcat

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

Estimate # 77
Date 05/20/2024

Description	Total
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Sell nature trail refresh North River Ranch Stewardship District.	\$1,850.00
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Site location: North River Ranch - Parrish, Fl.
Wildleaf to Weymoth shell nature trail.

- Site work: Add roughly 1" layer of fresh beach shell to the top of the existing shell nature trail.
- The length of trail is approximately 1,450' long.
 - As Andy's email reads at 1" we should need 36 cubic yards of material.
 - This will be a very light layer of shell being spread down. We will do the best we can with the material provided to make it look freshly done.
 - Please provide the shell material at the end of trail in the wildleaf side.
 - Please have the shell material pile placed the day before we come to do the job on site.
 - I will reach out to Andy or Jeff to line up the pile delivery and job date.
 - We will clean and rake up as much material as we can in the empty lot where the pile was placed when we are finished.

Total = \$1,850.00 1 day.
Total includes -Time, Laor& Equipment.

Thank you!

Subtotal	\$1,850.00
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Total	\$1,850.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

**North River Ranch
Improvement Stewardship District**

Ratification of Welch Tennis Courts, Inc. CO # 4



Welch Tennis Courts, Inc.

P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 4
Order Date: 05/23/2024
Job Number: 230225

FORCDD- PARKS

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

Project: North River Ranch 3PB
11645 Camp Creek Trl
Parrish FL 34219

Description of Work	Amount
Site grading and compaction	1,720.00

Notes

Grade and compact site in the area of the new pickleball courts.

Approved and accepted by: _____
Pete Williams, Chairman

Date: 5/23/24

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

Requested Amount of Change

1,720.00

The original Contract Sum was	120,480.00
Net change by previous Change Orders	6,185.00
The Contract Sum prior to this Change Order	126,665.00
The Contract Sum will be changed by this Change Order	1,720.00
The new Contract Sum including this Change Order will be	128,385.00
The Contract Time will be changed by	0 Days

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

Owner: _____ Date: _____
Contractor: _____ Date: _____

**North River Ranch
Improvement Stewardship District**

Ratification of Trafficguard Round Post Bollard

Project Quotation



TrafficGuard® Inc.
PO Box 201, Geneva, Illinois 60134
www.trafficguard.net
sales@trafficguard.net
877-727-7347 FAX: 800-814-7194

FORCDD - Striping/Signage

Created Date 5/31/2024 Quote Number 24-18343
Project Name ISD-North River Ranch Amenity Center

Materials

Product	Product Description	Sales Price	Quantity	Total Price
RP 3504	Round Post Internal Key Dead Bolt Lock Bollard (US Patents 7,472,891 & 7,722,285 Canadian Patent 2,623,426) with 4" (4.5 OD), .237 wall 36" tall without flange, "Heavy Traffic" Hot Dipped Galvanized, 12 inch tall ground sleeve (.3125 wall) with welded in place stop pins, and hot dipped galvanized ground sleeve plug. Furnished with 1 key. Post weight 40 lbs. Color: Safety Yellow.	\$1,017.00	8.00	\$8,136.00
SR4-4	Storage Rack - 4 Unit	\$334.00	2.00	\$668.00

Subtotal \$8,804.00
Shipping and Handling \$568.00
Grand Total \$9,372.00

This bid is valid 30 days

We accept Visa, MasterCard & American Express

Ben 6/3/24

This bid is valid 30 days and cannot be extended without expressed written confirmation from the manufacturer. Above prices do not include installation, site restoration or other site preparation necessary for a safe installation. Sales tax, if applicable is not included. No **retentions** allowed.


**North River Ranch
Improvement Stewardship District**

Ratification of Mike Armstrong Landscaping 4C1
Buffer Area CO # 1

CHANGE ORDER

FORCDD - Landscaping

MIKE ARMSTRONG LANDSCAPING INC.


8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705 Proposed to: NRR ISD 5800 Lakewood Ranch Blvd Sarasota FL	CHANGE ORDER #1		
	Project: NRR PHASE 4 C-1 Plan Rev: 12/15/23 CO Date: 06/03/24 County: Manatee Contact: Andy Richardson		

Project: NRR 4C-1 BUFFER AREA

Delete						
KEY	Common Name	Spec	QTY	Unit Price	Totals	
	FLORIDA PRIVETT	3GAL	108	\$ 14.00	\$	1,512.00
	FIREBUSH	3GAL	170	\$ 14.00	\$	2,380.00
	PLUMBAGO	3GAL	85	\$ 14.00	\$	1,190.00
				\$ -	\$	-
Total deleted:					\$	5,082.00
ADD						
KEY	Common Name	Spec	QTY	Unit Price	Totals	
	VIBURNUM ORDOR	15GAL	183	\$ 95.00	\$	17,385.00
Total Add:					\$	17,385.00
TOTAL - CHANGE ORDER					\$	12,303.00

Acceptance of Proposal:

NRRISD

Representative:  Title CHA. F Date 6/3/24

Michael I. Armstrong: _____ Date _____

Mike Armstrong Landscaping, Inc.

**North River Ranch
Improvement Stewardship District**

Ratification of Government Obligation Contract
between KS StateBank and the District

DOCUMENTATION INSTRUCTIONS

The instructions listed below should be followed when completing the enclosed documentation. ***Please sign in blue ink and print on single sided paper only.*** Documentation completed improperly will delay funding. If you have any questions regarding the Conditions to Funding, instructions or the documentation, please call us at (877) 587-4054.

I. Attached Documentation

1. Government Obligation Contract

- ◆ An authorized individual that is with the Obligor should sign on the first space provided. ***All original signatures are required for funding.***
- ◆ A second authorized individual that is with the Obligor should attest the previous signature on the space provided.

2. Exhibit A – Description of Equipment

- ◆ Review equipment description. Complete serial number/VIN if applicable.
- ◆ List the location where the equipment will be located after delivery/installation.

3. Exhibit B – Payment Schedule

- ◆ Sign and print name and title

4. Exhibit C - Payment Request & Equipment Acceptance Form

- ◆ Do Not Return until you need to request funds from the Vendor Payable Account.

5. Exhibit D - Signature Card

- ◆ Sign and print name and title
- ◆ An additional individual may sign as an authorized individual, if desired.

6. Exhibit E - Obligor Acknowledgement

- ◆ Complete information as indicated.

7. Insurance Requirements

- ◆ Complete insurance company contact information where indicated.

8. Debit Authorization – (Required)

- ◆ Complete form and attach a voided check

9. 8038GC IRS Form

- ◆ Please read 8038 Review Form
- ◆ In Box 2, type Employer Identification Number
- ◆ Sign and print name and title

II. Condition to Funding

If, for any reason: (i) the required documentation is not returned by September 10, 2024, is incomplete, or has unresolved issues relating thereto, or (ii) on, or prior to the return of the documentation, there is a change of circumstance, including but not limited to changes in the federal corporate income tax rate or reducing/capping the tax-exempt interest benefit, which adversely affects the expectations, rights or security of the Obligee or its assignees; then Obligee or its assignees reserve the right to withdraw/void its offer to fund this transaction in its entirety. *Neither KS StateBank nor Baystone Government Finance is acting as an advisor to the municipal entity/obligated person and neither owes a fiduciary duty pursuant to Section 15B of the Exchange Act of 1934.*

All documentation should be returned to:

KS StateBank
2627 KFB Plaza, STE 110E
Manhattan, Kansas 66503



GOVERNMENT OBLIGATION CONTRACT

Obligor

North River Ranch Improvement Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Obligee

KS StateBank
1010 Westloop, P.O. Box 69
Manhattan, Kansas 66505-0069

Dated as of May 10, 2024

This Government Obligation Contract dated as of the date listed above is between Obligee and Obligor listed directly above. Obligee desires to finance the purchase of the Equipment described in Exhibit A to Obligor and Obligor desires to have Obligee finance the purchase of the Equipment subject to the terms and conditions of this Contract which are set forth below.

I. Definitions

Section 1.01 Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

"Additional Schedule" refers to the proper execution of additional schedules to Exhibit A and Exhibit B, as well as other exhibits or documents that may be required by the Obligee all of which relate to the financing of additional Equipment.

"Budget Year" means the Obligor's fiscal year.

"Commencement Date" is the date when Obligor's obligation to pay Contract Payments begins.

"Contract" means this Government Obligation Contract and all Exhibits attached hereto, all addenda, modifications, schedules, refinancings, guarantees and all documents relied upon by Obligee prior to execution of this Contract.

"Contract Payments" means the payments Obligor is required to make under this Contract as set forth on Exhibit B.

"Contract Term" means the Original Term and all Renewal Terms.

"Exhibit" includes the Exhibits attached hereto, and any "Additional Schedule", whether now existing or subsequently created.

"Equipment" means all of the items of Equipment listed on Exhibit A and any Additional Schedule, whether now existing or subsequently created, and all replacements, restorations, modifications and improvements.

"Government" as used in the title hereof means a State or a political subdivision of the State within the meaning of Section 103(a) of the Internal Revenue Code of 1986, as amended ("Code"), or a constituted authority or district authorized to issue obligations on behalf of the State or political subdivision of the State within the meaning of Treasury Regulation 1.103-1(b), or a qualified volunteer fire company within the meaning of section 150(e)(1) of the Code.

"Obligee" means the entity originally listed above as Obligee or any of its assignees.

"Obligor" means the entity listed above as Obligor and which is financing the Equipment through Obligee under the provisions of this Contract.

"Original Term" means the period from the Commencement Date until the end of the Budget Year of Obligor.

"Partial Prepayment Date" means the first Contract Payment date that occurs on or after the earlier of (a) the twenty-four month (24) anniversary of the Commencement Date or (b) the date on which Obligor has accepted all the Equipment and all amounts have been disbursed from the Vendor Payable Account to pay for the Equipment.

"Purchase Price" means the total cost of the Equipment, including all delivery charges, installation charges, legal fees, financing costs, recording and filing fees and other costs necessary to vest full, clear legal title to the Equipment in Obligor, subject to the security interest granted to and retained by Obligee as set forth in this Contract, and otherwise incurred in connection with the financing of this Equipment.

"Renewal Term" means the annual term which begins at the end of the Original Term and which is simultaneous with Obligor's Budget Year and each succeeding Budget Year for the number of Budget Years necessary to comprise the Contract Term.

"State" means the state which Obligor is located.

"Surplus Amount" means any amount on deposit in the Vendor Payable Account on the Partial Prepayment Date.

"Vendor Payable Account" means the separate account of that name established pursuant to Section X of this Contract.

II. Obligor Warranties

Section 2.01 Obligor represents, warrants and covenants as follows for the benefit of Obligee or its assignees:

(a) Obligor is an "issuer of tax exempt obligations" because Obligor is the State or a political subdivision of the State within the meaning of Section 103(a) of the Internal Revenue Code of 1986, as amended, (the "Code") or because Obligor is a constituted authority or district authorized to issue obligations on behalf of the State or political subdivision of the State within the meaning of Treasury Regulation 1.103-1(b), or a qualified volunteer fire company within the meaning of section 150(e)(1) of the Code.

(b) Obligor has complied with any requirement for a referendum and/or competitive bidding.

(c) Obligor has complied with all statutory laws and regulations that may be applicable to the execution of this Contract; Obligor, and its officer executing this Contract, are authorized under the Constitution and laws of the State to enter into this Contract and have used and followed all proper procedures of its governing body in executing and delivering this Contract. The officer of Obligor executing this Contract has the authority to execute and deliver this Contract. This Contract constitutes a legal, valid, binding and enforceable obligation of the Obligor in accordance with its terms.

(d) Obligor shall use the Equipment only for essential, traditional government purposes.

(e) Should the IRS disallow the tax-exempt status of the interest portion of the Contract Payments as a result of the failure of the Obligor to use the Equipment for governmental purposes, or should the Obligor cease to be an issuer of tax exempt obligations, or should the obligation of Obligor created under this Contract cease to be a tax exempt obligation for any reason, then Obligor shall be required to pay additional sums to the Obligee or its assignees so as to bring the after tax yield on this Contract to the same level as the Obligee or its assignees would attain if the transaction continued to be tax-exempt.

(f) Obligor has never non-appropriated funds under a contract similar to this Contract.

(g) Obligor will submit to the Secretary of the Treasury an information reporting statement as required by the Code.

(h) Upon request by Obligee, Obligor will provide Obligee with current financial statements, reports, budgets or other relevant fiscal information.

(i) Obligor shall retain the Equipment free of any hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et. seq. as amended and supplemented.

(j) Obligor hereby warrants the General Fund of the Obligor is the primary source of funds or a backup source of funds from which the Contract Payments will be made.

(k) Obligor presently intends to continue this Contract for the Original Term and all Renewal Terms as set forth on Exhibit B hereto. The official of Obligor responsible for budget preparation will include in the budget request for each Budget Year the Contract Payments to become due in such Budget Year, and will use all reasonable and lawful means available to secure the appropriation of money for such Budget Year sufficient to pay the Contract Payments coming due therein. Obligor reasonably believes that moneys can and will lawfully be appropriated and made available for this purpose.

(l) Obligor has selected both the Equipment and the vendor(s) from whom the Equipment is to be purchased upon its own judgment and without reliance on any manufacturer, merchant, vendor or distributor, or agent thereof, of such equipment to the public.

(m) Obligor has not and will not, during the Contract Term, create, permit, incur or assume any levies, liens or encumbrances of any kind with respect to the Equipment except those created by this Contract.

(n) Obligor warrants, as applicable, the purchase of any telecommunications and video surveillance services or equipment financed hereunder complies with 2 CFR § 200.216 and 2 CFR § 200.471.

(o) Obligor warrants that it understands and has complied with 2 CFR § 200.322 in relation to domestic preferences for procurements, as applicable.

Section 2.02 Escrow Agreement. In the event both Obligee and Obligor mutually agree to utilize an Escrow Account, then immediately following the execution and delivery of this Contract, Obligee and Obligor agree to execute and deliver and to cause Escrow Agent to execute and deliver the Escrow Agreement. This Contract shall take effect only upon execution and delivery of the Escrow Agreement by the parties thereto. Obligee shall deposit or cause to be deposited with the Escrow Agent for credit to the Equipment Acquisition Fund the sum of N/A, which shall be held, invested and disbursed in accordance with the Escrow Agreement.

III. Acquisition of Equipment, Contract Payments and the Purchase Option Price

Section 3.01 Acquisition and Acceptance. Obligor shall be solely responsible for the ordering of the Equipment and for the delivery and installation of the Equipment. The Payment Request and Equipment Acceptance Form must be signed by the same authorized individual(s) who signed the Signature Card, Exhibit D. By making a Contract Payment after its receipt of the Equipment pursuant to this Contract, Obligor shall be deemed to have accepted the Equipment on the date of such Contract Payment for purposes of this Contract. All Contract Payments paid prior to delivery of the Payment Request and Equipment Acceptance Form shall be credited to Contract Payments as they become due as shown on the Contract Payment Schedule attached as Exhibit B hereto.

Section 3.02 Contract Payments. Obligor shall pay Contract Payments exclusively to Obligees or its assignees in lawful, legally available money of the United States of America. The Contract Payments shall be sent to the location specified by the Obligees or its assignees. The Contract Payments shall constitute a current expense of the Obligor and shall not constitute an indebtedness of the Obligor. Nothing herein shall constitute a pledge by Obligor of any ad valorem taxes to the payment of Contract Payments or any other amount coming due hereunder. The Contract Payments, payable without notice or demand, are due as set forth on Exhibit B. Obligees shall have the option to charge interest at the highest lawful rate on any Contract Payment received later than the due date for the number of days that the Contract Payment(s) were late, plus any additional accrual on the outstanding balance for the number of days that the Contract Payment(s) were late. Obligees shall also have the option, on monthly payments only, to charge a late fee of up to 10% of the monthly Contract Payment that is past due. Furthermore, Obligor agrees to pay any fees associated with the use of a payment system other than check, wire transfer, or ACH. Once all amounts due Obligees hereunder have been received, Obligees will release any and all of its rights, title and interest in the Equipment.

SECTION 3.03 CONTRACT PAYMENTS UNCONDITIONAL. Except as provided under Section 4.01, THE OBLIGATIONS OF OBLIGOR TO MAKE CONTRACT PAYMENTS AND TO PERFORM AND OBSERVE THE OTHER COVENANTS CONTAINED IN THIS CONTRACT SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS WITHOUT ABATEMENT, DIMINUTION, DEDUCTION, SET-OFF, OR SUBJECT TO DEFENSE OR COUNTERCLAIM.

Section 3.04 Purchase Option Price. Upon thirty (30) days written notice, Obligor shall have the option to pay, in addition to the Contract Payment, the corresponding Purchase Option Price which is listed on the same line on Exhibit B. This option is only available to the Obligor on the Contract Payment date and no partial prepayments are allowed. If Obligor chooses this option and pays the Purchase Option Price to Obligees then Obligees will transfer any and all of its rights, title and interest in the Equipment to Obligor.

Section 3.05 Contract Term. The Contract Term shall be the Original Term and all Renewal Terms until all the Contract Payments are paid as set forth on Exhibit B except as provided under Section 4.01 and Section 9.01 below. If, after the end of the budgeting process which occurs at the end of the Original Term or any Renewal Term, Obligor has not non-appropriated as provided for in this Contract then the Contract Term shall be extended into the next Renewal Term and the Obligor shall be obligated to make all the Contract Payments that come due during such Renewal Term.

Section 3.06 Disclaimer of Warranties. OBLIGEE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR ANY OTHER WARRANTY WITH RESPECT TO THE EQUIPMENT. OBLIGEE IS NOT A MANUFACTURER, SELLER, VENDOR OR DISTRIBUTOR, OR AGENT THEREOF, OF SUCH EQUIPMENT; NOR IS OBLIGEE A MERCHANT OR IN THE BUSINESS OF DISTRIBUTING SUCH EQUIPMENT TO THE PUBLIC. OBLIGEE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGE ARISING OUT OF THE INSTALLATION, OPERATION, POSSESSION, STORAGE OR USE OF THE EQUIPMENT BY OBLIGOR.

IV. Non-Appropriation

Section 4.01 Non-Appropriation. If insufficient funds are available in Obligor's budget for the next Budget Year to make the Contract Payments for the next Renewal Term, then Obligor may non-appropriate the funds to pay the Contract Payments for the next Renewal Term. Such non-appropriation shall be evidenced by the passage of an ordinance or resolution by the governing body of Obligor specifically prohibiting Obligor from performing its obligations under this Contract and from using any moneys to pay the Contract Payments due under this Contract for a designated Budget Year and all subsequent Budget Years. If Obligor non-appropriates, then all obligations of the Obligor under this Contract regarding Contract Payments for all remaining Renewal Terms shall be terminated at the end of the then current Original Term or Renewal Term without penalty or liability to the Obligor of any kind provided that if Obligor has not delivered possession of the Equipment to Obligees as provided herein and conveyed to Obligees or released its interest in the Equipment by the end of the last Budget Year for which Contract Payments were paid, the termination shall nevertheless be effective but Obligor shall be responsible for the payment of damages in an amount equal to the amount of the Contract Payments thereafter coming due under Exhibit B which are attributable to the number of days after such Budget Year during which Obligor fails to take such actions and for any other loss suffered by Obligees as a result of Obligor's failure to take such actions as required. Obligor shall immediately notify the Obligees as soon as the decision to non-appropriate is made. If such non-appropriation occurs, then Obligor shall deliver the Equipment to Obligees as provided below in Section 9.04. Obligor shall be liable for all damage to the Equipment other than normal wear and tear.

V. Insurance, Damage, Insufficiency of Proceeds

Section 5.01 Insurance. Obligor shall maintain both property insurance and liability insurance at its own expense with respect to the Equipment. Obligor shall be solely responsible for selecting the insurer(s) and for making all premium payments and ensuring that all policies are continuously kept in effect during the period when Obligor is required to make Contract Payments. Obligor shall provide Obligees with a certificate of insurance which lists the Obligees and/or assigns as a loss payee and an additional insured on the policies with respect to the Equipment.

- (a) Obligor shall insure the Equipment against any loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State and any other risks reasonably required by Obligees in an amount at least equal to the then applicable Purchase Option Price of the Equipment. Alternatively, Obligor may insure the Equipment under a blanket insurance policy or policies.
- (b) The liability insurance shall insure Obligees from liability and property damage in any form and amount satisfactory to Obligees.
- (c) Obligor may self-insure against the casualty risks and liability risks described above. If Obligor chooses this option, Obligor must furnish Obligees with a certificate and/or other documents which evidences such coverage.
- (d) All insurance policies issued or affected by this Section shall be so written or endorsed such that the Obligees and its assignees are named additional insureds and loss payees and that all losses are payable to Obligor and Obligees or its assignees as their interests may appear. Each policy issued or affected by this Section shall contain a provision that the insurance company shall not cancel or materially modify the policy without first giving thirty (30) days advance notice to Obligees or its assignees. Obligor shall furnish to Obligees certificates evidencing such coverage throughout the Contract Term.

Section 5.02 Damage to or Destruction of Equipment. Obligor assumes the risk of loss or damage to the Equipment. If the Equipment or any portion thereof is lost, stolen, damaged, or destroyed by fire or other casualty, Obligor will immediately report all such losses to all possible insurers and take the proper procedures to obtain all insurance proceeds. At the option of Obligees, Obligor shall either (1) apply the Net Proceeds to replace, repair or restore the Equipment or (2) apply the Net Proceeds to the applicable Purchase Option Price. For purposes of this Section and Section 5.03, the term Net Proceeds shall mean the amount of insurance proceeds collected from all applicable insurance policies after deducting all expenses incurred in the collection thereof.

Section 5.03 Insufficiency of Net Proceeds. If there are no Net Proceeds for whatever reason or if the Net Proceeds are insufficient to pay in full the cost of any replacement, repair, restoration, modification or improvement of the Equipment, then Obligor shall, at the option of Obligees, either (1) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds or (2) apply the Net Proceeds to the Purchase Option Price and pay the deficiency, if any, to the Obligees.

Section 5.04 Obligor Negligence. Obligor assumes all risks and liabilities, whether or not covered by insurance, for loss or damage to the Equipment and for injury to or death of any person or damage to any property whether such injury or death be with respect to agents or employees of Obligor or of third parties, and whether such property damage be to Obligor's property or the property of others (including, without limitation, liabilities for loss or damage related to the release or threatened release of hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or similar or successor law or any State or local equivalent now existing or hereinafter enacted which in any manner arise out of or are incident to any possession, use, operation, condition or storage of any Equipment by Obligor), which is proximately caused by the negligent conduct of Obligor, its officers, employees and agents.

Section 5.05 Reimbursement. Obligor hereby assumes responsibility for and agrees to reimburse Obligees for all liabilities, obligations, losses, damages, penalties, claims, actions, costs and expenses (including reasonable attorneys' fees) of whatsoever kind and nature, imposed on, incurred by or asserted against Obligees that in any way relate to or arise out of a claim, suit or proceeding, based in whole or in part upon the negligent conduct of Obligor, its officers, employees and agents, or arose out of installation, operation, possession, storage or use of any item of the Equipment, to the maximum extent permitted by law.

VI. Title

Section 6.01 Title. Title to the Equipment shall vest in Obligor when Obligor acquires and accepts the Equipment. Title to the Equipment will automatically transfer to the Obligees in the event Obligor non-appropriates under Section 4.01 or in the event Obligor defaults under Section 9.01. In such event, Obligor shall execute and deliver to Obligees such documents as Obligees may request to evidence the passage of legal title to the Equipment to Obligees and Obligor will peaceably surrender possession of the Equipment to Obligees.

VII. Assignment

Section 7.01 Assignment by Obligees. All of Obligees's rights, title and/or interest in and to this Contract may be assigned and reassigned in whole or in part to one or more assignees or sub-assignees by Obligees at any time without the consent of Obligor. No such assignment shall be effective as against Obligor until the assignor shall have filed with Obligor written notice of assignment identifying the assignee. Obligor shall pay all Contract Payments due hereunder relating to such Equipment to or at the direction of Obligees or the assignee named in the notice of assignment. Obligor shall keep a complete and accurate record of all such assignments.

Section 7.02 Assignment, Sale or Transfer by Obligor. None of Obligor's right, title and interest under this Contract and/or in the Equipment may be assigned, sold or transferred by Obligor unless Obligees approves of such assignment, sale or transfer in writing before such assignment, sale or transfer occurs and only after Obligor first obtains an opinion from nationally recognized counsel stating that such assignment, sale or transfer will not jeopardize the tax-exempt status of the obligation.

VIII. Maintenance of Equipment

Section 8.01 Equipment. Obligor shall keep the Equipment in good repair and working order, and as required by manufacturer's and warranty specifications. If Equipment consists of copiers, Obligor is required to enter into a copier maintenance/service agreement. Obligees shall have no obligation to inspect, test, service, maintain, repair or make improvements or additions to the Equipment under any circumstances. Obligor will be liable for all damage to the Equipment, other than normal wear and tear, caused by Obligor, its employees or its agents. Obligor shall pay for and obtain all permits, licenses and taxes related to the ownership, installation, operation, possession, storage or use of the Equipment. If the Equipment includes any titled vehicle(s), then Obligor is responsible for obtaining such title(s) from the State. Obligor shall not use the Equipment to haul, convey or transport hazardous waste as defined in the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et. seq. Obligor agrees that Obligees or its Assignee may execute any additional documents including financing statements, affidavits, notices, and similar instruments, for and on behalf of Obligor which Obligees deems necessary or appropriate to protect Obligees' interest in the Equipment and in this Contract. Obligor shall allow Obligees to examine and inspect the Equipment at all reasonable times.

IX. Default

Section 9.01 Events of Default defined. The following events shall constitute an "Event of Default" under this Contract:

- (a) Failure by Obligor to pay any Contract Payment listed on Exhibit B for fifteen (15) days after such payment is due according to the Payment Date listed on Exhibit B.
- (b) Failure to pay any other payment required to be paid under this Contract at the time specified herein and a continuation of said failure for a period of fifteen (15) days after written notice by Obligees that such payment must be made. If Obligor continues to fail to pay any payment after such period, then Obligees may, but will not be obligated to, make such payments and charge Obligor for all costs incurred plus interest at the highest lawful rate.
- (c) Failure by Obligor to observe and perform any warranty, covenant, condition, promise or duty under this Contract for a period of thirty (30) days after written notice specifying such failure is given to Obligor by Obligees, unless Obligees agrees in writing to an extension of time. Obligees will not unreasonably withhold its consent to an extension of time if corrective action is instituted by Obligor. Subsection (c) does not apply to Contract Payments and other payments discussed above.
- (d) Any statement, material omission, representation or warranty made by Obligor in or pursuant to this Contract which proves to be false, incorrect or misleading on the date when made regardless of Obligor's intent and which materially adversely affects the rights or security of Obligees under this Contract.
- (e) Any provision of this Contract which ceases to be valid for whatever reason and the loss of such provision would materially adversely affect the rights or security of Obligees.
- (f) Except as provided in Section 4.01 above, Obligor admits in writing its inability to pay its obligations.
- (g) Obligor defaults on one or more of its other obligations.
- (h) Obligor becomes insolvent, is unable to pay its debts as they become due, makes an assignment for the benefit of creditors, applies for or consents to the appointment of a receiver, trustee, conservator, custodian, or liquidator of Obligor, or all or substantially all of its assets, or a petition for relief is filed by Obligor under federal bankruptcy, insolvency or similar laws, or is filed against Obligor and is not dismissed within thirty (30) days thereafter.

Section 9.02 Remedies on Defaulter Non-Appropriation. Whenever any Event of Default or Non-Appropriation exists, Obligees shall have the right to take one or any combination of the following remedial steps:

- (a) With or without terminating this Contract, Obligees may declare all Contract Payments and other amounts payable by Obligor hereunder to the end of the then current Budget Year to be immediately due and payable.
- (b) Upon written request by Obligees, Obligor shall, within a reasonable timeframe established by Obligees, use its best efforts to sell the Equipment in a commercially reasonable manner. Alternatively, Obligees may require Obligor at Obligor's expense to redeliver any or all of the Equipment to Obligees as provided below in Section 9.04. Such delivery shall take place within fifteen (15) days after the Event of Default occurs. Obligees may allow additional time for Obligor to deliver the Equipment provided Obligor is making a good faith effort to deliver the Equipment as quickly as possible. Upon receipt of the Equipment Obligees shall use its best efforts to sell the Equipment in a commercially reasonable manner. Upon sale of the Equipment by either Obligor or Obligees as provided herein, all proceeds of sale shall be applied: (i) first, to pay the reasonable costs of such sale including without limitation, amounts payable under Section 9.02(c), (ii) then, to pay any Contract Payments due and owing; and (iii) then pay the applicable Purchase Option Price. Any proceeds of sale remaining in excess of items (i), (ii) and (iii) above shall be paid to Obligor. If Obligor fails to deliver the Equipment to Obligees as provide herein, Obligees shall have the right to collect additional Contract Payments from the Obligor during the period of such failure in the exact amounts and on the dates due as set forth on Exhibit B of the Agreement and Obligor hereby pledges to make these additional Contract Payments from all available revenue sources of Obligor excepting only revenues obtained from ad valorem taxes. If the Obligor does not make such additional Contract Payments as provided for herein, then Obligees shall have the right to obtain a judgement against Obligor for an amount that is not less than the applicable Purchase Option Price, provided that any funds to pay the judgement shall come from all available revenue sources of Obligor excepting only revenues obtained from ad valorem taxes.
- (c) Obligees may take whatever action at law or in equity that may appear necessary or desirable to enforce its rights. Obligor shall be responsible to Obligees for all costs incurred by Obligees in the enforcement of its rights under this Contract including, but not limited to, reasonable attorney fees.

Section 9.03 No Remedy Exclusive. No remedy herein conferred upon or reserved to Obligees is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or shall be construed to be a waiver thereof.

Section 9.04 Return of Equipment and Storage.

- (a) **Surrender:** When required hereunder, the Obligor shall, at its own expense, surrender the Equipment and all required documentation to evidence transfer of title from Obligor to the Obligees by delivering the Equipment to the Obligees to a location accessible by common carrier and designated by Obligees. In the case that any of the Equipment consists of software, Obligor shall destroy all intangible items constituting such software and shall deliver to Obligees all tangible items constituting such software. At Obligees' request, Obligor shall also certify in a form acceptable to Obligees that Obligor has complied with the above software return provisions and that they will immediately cease using the software and that they shall permit Obligees and/or the vendor of the software to inspect Obligor's locations to verify compliance with the terms hereto.
- (b) **Delivery:** When required hereunder, the Equipment shall be delivered to the location designated by the Obligees by a common carrier unless the Obligees agrees in writing that a common carrier is not needed. When the Equipment is delivered into the custody of a common carrier, the Obligor shall arrange for the shipping of the item and its insurance in transit in accordance with the Obligees' instructions and at the Obligor's sole expense. Obligor at its expense shall completely sever and disconnect the Equipment or its component parts from the Obligor's property all without liability to the Obligees. Obligor shall pack or crate the Equipment and all of the component parts of the Equipment carefully and in accordance with any recommendations of the manufacturer. The Obligor shall deliver to the Obligees the plans, specifications, operation manuals or other warranties and documents furnished by the manufacturer or vendor on the Equipment and such other documents in the Obligor's possession relating to the maintenance and methods of operation of such Equipment!.
- (c) **Condition:** When the Equipment is surrendered to the Obligees it shall be in the condition and repair required to be maintained under this Contract. It will also meet all legal regulatory conditions necessary for the Obligees to sell or lease it to a third party and be free of all liens. If Obligees reasonably determines that the Equipment or an item of the Equipment, once it is returned, is not in the condition required hereby, Obligees may cause the repair, service, upgrade, modification or overhaul of the Equipment or an item of the Equipment to achieve such condition and upon demand, Obligor shall promptly reimburse Obligees for all amounts reasonably expended in connection with the foregoing.
- (d) **Storage:** Upon written request by the Obligees, the Obligor shall provide free storage for the Equipment for a period not to exceed 60 days after the expiration of the Contract Term before returning it to the Obligees. The Obligor shall arrange for the insurance described to continue in full force and effect with respect to such item during its storage period and the Obligees shall reimburse the Obligor on demand for the incremental premium cost of providing such insurance.

X. Vendor Payable Account

Section 10.01 Establishment of Vendor Payable Account. On the date that the Obligees executed this Contract, which is on or after the date that the Obligor executes this Contract, Obligees agrees to (i) make available to Obligor an amount sufficient to pay the total Purchase Price for the Equipment by establishing a separate, non-interest bearing account (the "Vendor Payable Account"), as agent for Obligor's account, with a financial institution that Obligees selects that is acceptable to Obligor (including Obligees or any of its affiliates) and (ii) to deposit an amount equal to such Purchase Price as reflected on Exhibit B in the Vendor Payable Account. Obligor hereby further agrees to make the representations, warranties and covenants relating to the Vendor Payable Account as set forth in Exhibit C attached hereto. Upon Obligor's delivery to Obligees of a Payment Request and Equipment Acceptance Form in the form set forth in Exhibit C attached hereto, Obligor authorizes Obligees to withdraw funds from the Vendor Payable Account from time to time to pay the Purchase Price, or a portion thereof, for each item of Equipment as it is delivered to Obligor. The Payment Request and Equipment Acceptance Form must be signed by an authorized individual acting on behalf of Obligor. The authorized individual or individuals designated by the Obligor must sign the Signature Card which will be kept in the possession of the Obligees.

Section 10.02 Down Payment. Prior to the disbursement of any funds from the Vendor Payable Account, the Obligor must either (1) deposit all the down payment funds that the Obligor has committed towards the purchase of the Equipment into the Vendor Payable Account or (2) Obligor must provide written verification to the satisfaction of the Obligees that all the down payment funds Obligor has committed towards the purchase of the Equipment have already been spent or are simultaneously being spent with the funds requested from the initial Payment Request and Equipment Acceptance Form. For purposes of this Section, the down payment funds committed towards the Equipment from the Obligor are the down payment funds that were represented to the Obligees at the time this transaction was submitted for credit approval by the Obligor to the Obligees.

Section 10.03 Disbursement upon Non-Appropriation or Default. If an event of non-appropriation or default occurs prior to the Partial Prepayment Date, the amount then on deposit in the Vendor Payable Account shall be retained by the Obligees and Obligor will have no interest therein.

Section 10.04 Surplus Amount. Any Surplus Amount then on deposit in the Vendor Payable Account on the Partial Prepayment Date shall, at Obligees' sole discretion, either a) be returned to Obligor, or b) be applied to pay on such Partial Prepayment Date a portion of the Purchase Option Price then applicable.

Section 10.05 Recalculation of Contract Payments. Should Obligees decide to apply the Surplus Amount to the then applicable Purchase Option Price as provided in Section 10.04 above, each Contract Payment thereafter shall be reduced by an amount calculated by Obligees based upon a fraction the numerator of which is the Surplus Amount and the denominator of which is the Purchase Option Price on such Partial Prepayment Date. Within 15 days after such Partial Prepayment Date, Obligees shall provide to Obligor a revised Exhibit B to this Contract, which shall take into account such payment of a portion of the Purchase Option Price thereafter and shall be and become thereafter Exhibit B to this Contract. Notwithstanding any other provision of this Section 10, this Contract shall remain in full force and effect with respect to all or the portion of the Equipment accepted by Obligor as provided in this Contract, and the portion of the principal component of Contract Payments remaining unpaid after the Partial Prepayment Date plus accrued interest thereon shall remain payable in accordance with the terms of this Contract, including revised Exhibit B hereto which shall be binding and conclusive upon Obligees and Obligor.

XI. Miscellaneous

Section 11.01 Notices. All notices shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the parties at their respective places of business as first set forth herein or as the parties shall designate hereafter in writing.

Section 11.02 Binding Effect. Obligor acknowledges this Contract is not binding upon the Obligees or its assignees unless the Conditions to Funding listed on the Documentation Instructions have been met to Obligees's satisfaction, and Obligees has executed the Contract. Thereafter, this Contract shall inure to the benefit of and shall be binding upon Obligees and Obligor and their respective successors and assigns.

Section 11.03 Severability. In the event any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.04 Amendments, Addenda, Changes or Modifications. This Contract may be amended, added to, changed or modified by written agreement duly executed by Obligees and Obligor. Furthermore, Obligees reserves the right to directly charge or amortize into the remaining balance due from Obligor, a reasonable fee, to be determined at that time, as compensation to Obligees for the additional administrative expense resulting from such amendment, addenda, change or modification requested by Obligor.

Section 11.05 Execution in Counterparts. This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.06 Captions. The captions or headings in this Contract do not define, limit or describe the scope or intent of any provisions or sections of this Contract.

Section 11.07 Master Contract. This Contract can be utilized as a Master Contract. This means that the Obligees and the Obligor may agree to the financing of additional Equipment under this Contract at some point in the future by executing one or more Additional Schedules to Exhibit A and Exhibit B, as well as other exhibits or documents that may be required by Obligees. Additional Schedules will be consecutively numbered on each of the exhibits which make up the Additional Schedule and all the terms and conditions of the Contract shall govern each Additional Schedule.

Section 11.08 Entire Writing. This Contract constitutes the entire writing between Obligees and Obligor. No waiver, consent, modification or change of terms of this Contract shall bind either party unless in writing and signed by both parties, and then such waiver, consent, modification or change shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, representations, conditions, or warranties, express or implied, which are not specified herein regarding this Contract or the Equipment financed hereunder. Any terms and conditions of any purchase order or other documents submitted by Obligor in connection with this Contract which are in addition to or inconsistent with the terms and conditions of this Contract will not be binding on Obligees and will not apply to this Contract.

Section 11.09 Designation as Qualified Tax-Exempt Obligation. Pursuant to Section 265(b)(3)(B)(i) of the Internal Revenue Code of 1986 as amended (the "Code"), the Obligor hereby specifically designates the Contract as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code. In compliance with Section 265(b)(3)(D) of the Code, the Obligor hereby represents that the Obligor will not designate more than \$10,000,000 of obligations issued by the Obligor in the calendar year during which the Contract is executed and delivered as such "qualified tax-exempt obligations". In compliance with the requirements of Section 265(b)(3)(C) of the Code, the Obligor hereby represents that the Obligor (including all subordinate entities of the Obligor within the meaning of Section 265(b)(3)(E) of the Code) reasonably anticipates not to issue in the calendar year during which the Contract is executed and delivered, obligations bearing interest exempt from federal income taxation under Section 103 of the Code (other than "private activity bonds" as defined in Section 141 of the Code) in an amount greater than \$10,000,000.

Section 11.10 Acceptance of Obligation to Commence Contract Payments Under Exhibit B. By signing and attesting directly below, Obligor hereby warrants and certifies that: The Equipment described on Exhibit A has not been delivered, installed or available for use as of the Commencement date of this Contract. Obligor acknowledges that Obligees has agreed to deposit into a Vendor Payable Account an amount sufficient to pay the total purchase price (the "Purchase Price") for the Equipment so identified in such Exhibit A; The principal amount of the Contract Payments in the Exhibit B accurately reflects the Purchase Price; Obligor agrees to execute a Payment Request and Equipment Acceptance Form authorizing payment of the Purchase Price, or portion thereof, for each withdrawal of funds from the Vendor Payable Account

Section 11.11 Obligor further warrants and certifies that: Obligor's obligation to commence Contract Payments as set forth in Exhibit B is absolute and unconditional as of the Commencement Date and on each date set forth in Exhibit B thereafter, subject to the terms and conditions of the Contract; immediately upon delivery and acceptance of all the Equipment, Obligor will notify Obligees of Obligor's final acceptance of the Equipment by delivering to Obligees the Payment Request and Equipment Acceptance Form in the form set forth in Exhibit C attached to the Contract; in the event that any Surplus Amount is on deposit in the Vendor Payable Account when an event of non-appropriation or default under the Contract occurs, then those amounts shall be applied as provided in Section 10 of the Contract; regardless of whether Obligor delivers a final Payment Request and Equipment Acceptance Form, all Contract Payments paid prior to delivery of all the Equipment shall be credited to Contract Payments as they become due under the Contract as set forth in Exhibit B.

Section 11.12 Resolution and Authorization. By signing and attesting directly below, Obligor hereby warrants and certifies that the Governing Body of the Obligor at either a special or regular meeting or through some other approved method of authorization has determined that this Contract is in the best interests of the Obligor and the Governing Body did at such meeting or through some other approval method approve the entering into of the Contract by the Obligor and specifically designated and authorized the individual(s) who have signed directly below to execute this Contract on Obligor's behalf along with any related documents (including any Escrow Agreement) necessary to the consummation of the transaction contemplated by the Contract.

Obligees and Obligor have caused this Contract to be executed in their names by their duly authorized representatives listed below.

North River Ranch Improvement Stewardship District

E-SIGNED by Venessa Ripoll
on 2024-06-03 01:11:28 GMT

Signature
Venessa Ripoll, District Manager
Printed Name and Title

KS StateBank

E-SIGNED by Jaymie Paavola-Luckert
on 2024-06-06 19:49:32 GMT

Signature
Jaymie Paavola-Luckert, Vice President
Printed Name and Title

**North River Ranch Improvement Stewardship District
Attested By Authorized Individual:**

E-SIGNED by Vivian Carvalho
on 2024-06-06 19:31:30 GMT

Signature
Vivian Carvalho, District Manager
Printed Name and Title

EXHIBIT A

DESCRIPTION OF EQUIPMENT

RE: Government Obligation Contract dated as of May 10, 2024, between KS StateBank (Obligee) and North River Ranch Improvement Stewardship District (Obligor)

Below is a detailed description of all the items of Equipment including quantity, model number and serial number where applicable:

Assorted Fitness Equipment including Three (3) Precor Treadmills, Two (2) Precor EFX 835 Converging CrossRamps, One (1) Precor SCL 835 StairClimber, One (1) Precor RBK 835 Recumbent Bicycle, One (1) Leg Press/Calf Extension, One (1) Precor Leg Extension/Curl, One (1) Precor Pulldown/Row, One (1) Precor FTS Glide, One (1) Precor Smith Machine and Two (2) TAG Ultrathane Plate 255lb Sets

Physical Address of Equipment after Delivery : 1150 Little River Way, Parrish, FL 34219

EXHIBIT B

PAYMENT SCHEDULE

RE: Government Obligation Contract dated as of May 10, 2024, between KS StateBank (Obligee) and North River Ranch Improvement Stewardship District (Obligor)

Date of First Payment: June 10, 2024
 Original Balance: \$65,296.38
 Total Number of Payments: Thirty-Six (36)
 Number of Payments Per Year: Twelve (12)

Pmt No.	Due Date	Contract Payment	Applied to Interest	Applied to Principal	*Purchase Option Price
1	10-Jun-24	\$2,227.85	\$755.22	\$1,472.63	Not Available
2	10-Jul-24	\$2,227.85	\$738.19	\$1,489.66	Not Available
3	10-Aug-24	\$2,227.85	\$720.96	\$1,506.89	Not Available
4	10-Sep-24	\$2,227.85	\$703.53	\$1,524.32	Not Available
5	10-Oct-24	\$2,227.85	\$685.90	\$1,541.95	\$63,467.81
6	10-Nov-24	\$2,227.85	\$668.07	\$1,559.78	\$61,580.57
7	10-Dec-24	\$2,227.85	\$650.03	\$1,577.82	\$59,683.20
8	10-Jan-25	\$2,227.85	\$631.78	\$1,596.07	\$57,775.65
9	10-Feb-25	\$2,227.85	\$613.32	\$1,614.53	\$55,857.86
10	10-Mar-25	\$2,227.85	\$594.64	\$1,633.21	\$53,929.78
11	10-Apr-25	\$2,227.85	\$575.75	\$1,652.10	\$51,991.35
12	10-May-25	\$2,227.85	\$556.65	\$1,671.20	\$50,042.52
13	10-Jun-25	\$2,227.85	\$537.32	\$1,690.53	\$48,083.23
14	10-Jul-25	\$2,227.85	\$517.76	\$1,710.09	\$46,113.43
15	10-Aug-25	\$2,227.85	\$497.99	\$1,729.86	\$44,133.06
16	10-Sep-25	\$2,227.85	\$477.98	\$1,749.87	\$42,142.06
17	10-Oct-25	\$2,227.85	\$457.74	\$1,770.11	\$40,140.37
18	10-Nov-25	\$2,227.85	\$437.27	\$1,790.58	\$38,127.94
19	10-Dec-25	\$2,227.85	\$416.55	\$1,811.30	\$36,104.71
20	10-Jan-26	\$2,227.85	\$395.61	\$1,832.24	\$34,070.62
21	10-Feb-26	\$2,227.85	\$374.41	\$1,853.44	\$32,025.62
22	10-Mar-26	\$2,227.85	\$352.98	\$1,874.87	\$29,969.64
23	10-Apr-26	\$2,227.85	\$331.29	\$1,896.56	\$27,902.63
24	10-May-26	\$2,227.85	\$309.36	\$1,918.49	\$25,824.52
25	10-Jun-26	\$2,227.85	\$287.17	\$1,940.68	\$23,735.26
26	10-Jul-26	\$2,227.85	\$264.72	\$1,963.13	\$21,634.79
27	10-Aug-26	\$2,227.85	\$242.01	\$1,985.84	\$19,523.05
28	10-Sep-26	\$2,227.85	\$219.05	\$2,008.80	\$17,399.97
29	10-Oct-26	\$2,227.85	\$195.81	\$2,032.04	\$15,265.50
30	10-Nov-26	\$2,227.85	\$172.31	\$2,055.54	\$13,119.57
31	10-Dec-26	\$2,227.85	\$148.53	\$2,079.32	\$10,962.13
32	10-Jan-27	\$2,227.85	\$124.49	\$2,103.36	\$8,793.11
33	10-Feb-27	\$2,227.85	\$100.16	\$2,127.69	\$6,612.45
34	10-Mar-27	\$2,227.85	\$75.55	\$2,152.30	\$4,420.09
35	10-Apr-27	\$2,227.85	\$50.65	\$2,177.20	\$2,215.96
36	10-May-27	\$2,227.85	\$25.47	\$2,202.38	\$0.00

North River Ranch Improvement Stewardship District

E-SIGNED by Venessa Ripoll
 on 2024-06-03 01:11:52 GMT

Signature

Venessa Ripoll, District Manager

Printed Name and Title

*Assumes all Contract Payments due to date are paid

Please list the Source of Funds (Fund Item in Budget) for the Contract Payments that come due under Exhibit B of this Contract.

Source of Funds : General Fund

EXHIBIT C

PAYMENT REQUEST AND EQUIPMENT ACCEPTANCE FORM

RE: Government Obligation Contract dated as of May 10, 2024, between KS StateBank (Obligee) and North River Ranch Improvement Stewardship District (Obligor)

In accordance with Section 10.01, by executing this Payment Request and Equipment Acceptance Form the Obligor hereby represents that the Payee or Payees listed below who are requesting payment have delivered the Equipment or a portion of the Equipment or performed the services to the satisfaction of the Obligor and that the amounts requested below by the Payee or Payees are proportionate with the value of the Equipment delivered or services rendered by the Payee or Payees. The Obligor hereby represents and warrants for all purposes that:

1. Pursuant to the invoice attached hereto, the amount to be disbursed is \$ _____ and this amount is consistent with the Contract between Obligor and vendor.
2. Payment is to be made to: Payee: FitRev, Inc.
3. The undersigned certifies that the following documents are attached to this Payment Request and Equipment Acceptance Form when there is a request for a release of funds from the Vendor Payable Account to pay for a portion, or all, of the Equipment: (1) Invoice from the vendor, (2) copy of the Contract between Obligor and vendor (if requested by the Obligee), (3) Insurance Certificate (if applicable), (4) front and back copy of the original MSO/Title. By executing this Payment Request and Equipment Acceptance Form and attaching the documents as required above, the Obligor shall be deemed to have accepted this portion of the Equipment for all purposes under the Contract, including, without limitation, the obligation of Obligor to make the Contract Payments with respect thereto in a proportionate amount of the total Contract Payment.
4. No amount listed in this exhibit was included in any such exhibit previously submitted.
5. Each disbursement hereby requested has been incurred and is a proper charge against the Vendor Payable Account. No amount hereby requested to be disbursed will be paid to Obligor as reimbursement for any expenditure paid by Obligor more than 60 days prior to the date of execution and delivery of the Contract.
6. The Equipment referenced in the attached has been delivered, installed, inspected and tested as necessary and in accordance with Obligor's specifications and accepted for all purposes.
7. That Obligor is or will be the title owner to the Equipment referenced in the attached, and that in the event that any third party makes a claim to such title that Obligor will take all measures necessary to secure title including, without limitation, the appropriation of additional funds to secure title to such Equipment, or a portion thereof, and keep the Contract in full force and effect. Furthermore, Obligor has obtained insurance coverage as required under the Contract from an insurer qualified to do business in the State.
8. Obligor has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Contract Payments required to be paid under the Contract during the current Budget Year of Obligor, and such moneys will be applied in payment of all Contract Payments due and payable during such current Budget Year.
9. No event or condition that constitutes or would constitute an Event of Default exists as of the date hereof.

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Payment Request and Equipment Acceptance Form.

Please forward this document and any correspondence relating to vendor payment to:

Email: vhenderson@ksstate.bank

or

Fax: (785) 587-4016

Please call (877) 587-4054 if you have any questions.

North River Ranch Improvement Stewardship District

E-SIGNED by Venessa Ripoll
on 2024-06-03 01:12:02 GMT

Signature

Venessa Ripoll, District Manager

Printed Name and Title

EXHIBIT D
SIGNATURE CARD

RE: Government Obligation Contract dated as of May 10, 2024, between KS StateBank (Obligee) and North River Ranch Improvement Stewardship District (Obligor)

The below signatures will be used for purposes of verifying the signature on a Payment Request and Equipment Acceptance Form prior to making payments from the Equipment Acquisition Fund or Vendor Payable Account. By signing below, the undersigned represents and warrants that s/he has received all appropriate authority from North River Ranch Improvement Stewardship District.

North River Ranch Improvement Stewardship District

E-SIGNED by Venessa Ripoll
on 2024-06-03 01:18:19 GMT

Signature

Venessa Ripoll, District Manager

Printed Name and Title

Signature of additional authorized individual (optional) of Obligor

E-SIGNED by Vivian Carvalho
on 2024-06-06 19:32:13 GMT

Signature

Vivian Carvalho, District Manager

Printed Name and Title

EXHIBIT E

OBLIGOR ACKNOWLEDGEMENT

RE: Government Obligation Contract dated as of May 10, 2024, between KS StateBank (Obligee) and North River Ranch Improvement Stewardship District (Obligor)

Obligor hereby acknowledges that it has ordered or caused to be ordered the equipment that is the subject of the above-mentioned Contract.

Please complete the below information, attach another page if necessary

Vendor Name: FitRev, Inc.

Equipment: Fitness Equipment

Cost of Equipment: \$65,296.38

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Obligor will immediately notify Obligee if any of the information listed above is changed.

INSURANCE REQUIREMENTS

Pursuant to Article V of the Government Obligation Contract, you have agreed to provide us evidence of insurance covering the Equipment.

A Certificate of Insurance listing the information stated below should be sent to us no later than the date on which the equipment is delivered.

Insured:

North River Ranch Improvement Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Certificate Holder:

KS StateBank AOIA (and/or Its Assigns)
1010 Westloop, P.O. Box 69
Manhattan, Kansas 66505-0069

1. Equipment Description

- ◆ Assorted Fitness Equipment including Three (3) Precor Treadmills, Two (2) Precor EFX 835 Converging CrossRamps, One (1) Precor SCL 835 StairClimber, One (1) Precor RBK 835 Recumbent Bicycle, One (1) Leg Press/Calf Extension, One (1) Precor Leg Extension/Curl, One (1) Precor Pulldown/Row, One (1) Precor FTS Glide, One (1) Precor Smith Machine and Two (2) TAG Ultrathane Plate 255lb Sets
- ◆ Please include all applicable VIN's, serial numbers, etc.

2. Deductible

- ◆ The deductible amounts on the insurance policy should not exceed \$1,000.00.

3. Physical Damage

- ◆ All risk coverage to guarantee proceeds of at least \$65,296.38.

4. Loss Payee

- ◆ KS StateBank AOIA (and/or Its Assigns) MUST be listed as loss payee.

Please forward certificate as soon as possible to: Email: vhenderson@ksstate.bank
or
Fax: (785) 587-4016

Please complete the information below and return this form along with the Contract.

North River Ranch Improvement Stewardship District

Insurance
Company:

Egis Insurance & Risk Advisors

Agent's Name:

Charisse Bitner

Telephone #:

(321) 320.7665

Fax #:

Address:

City, State Zip:

Email: cbitner@egisadvisors.com.



3362867%ACHAUTHORIZATION%05.10.2024

REQUIRED

*By completing this form, Obligor is authorizing Obligee to withdraw said payment amount on said date.

DEBIT AUTHORIZATION

I hereby authorize KS StateBank Government Finance Department to initiate debit entries for the Payment Amount (including, but not limited to, any late fees, rate changes, escrow modifications, etc.). I acknowledge that KS StateBank Government Finance Department may reinitiate returned entries up to two additional times, to the account indicated below at the financial institution named below and to debit the same to such account for:

Contract Number 3362867	Payment Amount \$2,227.85	Frequency of Payments Monthly
Beginning Month _____ Year _____	Day of Month Debits will be made according to Exhibit B of the Contract	

I acknowledge that the origination of ACH transactions to this account must comply with the provisions of U.S. law.

Financial Institution Name		Branch	
Address	City	State	Zip
Routing Number		Account Number	

Type of Account Checking Savings

If the account does not have sufficient funds, KS StateBank Government Finance Department may attempt, but shall have no obligation to continue to attempt to deduct the payment from the account. If the account has insufficient funds when KS StateBank Government Finance Department attempts to deduct a payment, KS StateBank Government Finance Department may terminate the automatic deduction of payments upon notice to borrower and me. Until such time as payment is made, borrower shall be responsible to make such payments, and all other payments that may be due to KS StateBank Government Finance Department regarding the above-referenced loan.

This authority is to remain in full force and effect until KS StateBank has received written notification from any authorized signer of the account of its termination in such time and manner as to afford KS StateBank a reasonable opportunity to act on it.

Obligor Name on Contract North River Ranch Improvement Stewardship District	
Signature E-SIGNED by Venessa Ripoll on 2024-06-03 01:13:05 GMT	Printed Name and Title Venessa Ripoll, District Manager
Tax ID Number 86-2002770	Date

PLEASE ATTACH COPY OF A VOIDED CHECK TO THIS FORM!

USA Patriot Act

USA Patriot Act requires identity verification for all new accounts. This means that we may require information from you to allow us to make a proper identification.

INVOICE

DATE SENT: 05-29-2024

BILL TO:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
ATTN: ACCOUNTS PAYABLE
3501 QUADRANGLE BOULEVARD, SUITE 270
ORLANDO, FLORIDA 32817

REMIT TO:

KS STATEBANK
GOVERNMENT FINANCE DEPARTMENT
PO BOX 1608
MANHATTAN, KS 66505
FOR INQUIRIES: (877) 587-4054

NOTE: The address listed above is for payments only

ACCOUNT NUMBER	INVOICE NUMBER	PAYMENT DATE	PAYMENT DUE DATE	TOTAL AMOUNT DUE
3362867	62867-06-2024	06-10-2024	06-10-2024	\$2,227.85

DESCRIPTION	AMOUNT
GOVERNMENT OBLIGATION CONTRACT DATED AS OF MAY 10, 2024 ASSORTED FITNESS EQUIPMENT INCLUDING THREE (3) PRECOR TREADMILLS, TWO (2) PRECOR EFX 835 CONVERGING CROSSRAMPS, ONE (1) PRECOR SCL 835 STAIRCLIMBER, ONE (1) PRECOR RBK 835 RECUMBENT BICYCLE, ONE (1) LEG PRESS/CALF EXTENSION, ONE (1) PRECOR LEG EXTENSION/CURL, ONE (1) PRECOR PULLDOWN/ROW, ONE (1) PRECOR FTS GLIDE, ONE (1) PRECOR SMITH MACHINE AND TWO (2) TAG ULTRATHANE PLATE 255LB SETS <i>Additional interest will be assessed on any payment received after the due date.</i>	PAYMENT AMOUNT: \$2,227.85
	\$2,227.85
	TOTAL DUE

INVOICE

DATE SENT: 05-29-2024

BILL TO:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
ATTN: ACCOUNTS PAYABLE
3501 QUADRANGLE BOULEVARD, SUITE 270
ORLANDO, FLORIDA 32817

REMIT TO:

KS STATEBANK
GOVERNMENT FINANCE DEPARTMENT
PO BOX 1608
MANHATTAN, KS 66505
FOR INQUIRIES: (877) 587-4054

NOTE: The address listed above is for payments only

ACCOUNT NUMBER	INVOICE NUMBER	PAYMENT DATE	PAYMENT DUE DATE	TOTAL AMOUNT DUE
3362867	62867-07-2024	07-10-2024	07-10-2024	\$2,227.85

DESCRIPTION	AMOUNT
GOVERNMENT OBLIGATION CONTRACT DATED AS OF MAY 10, 2024 ASSORTED FITNESS EQUIPMENT INCLUDING THREE (3) PRECOR TREADMILLS, TWO (2) PRECOR EFX 835 CONVERGING CROSSRAMPS, ONE (1) PRECOR SCL 835 STAIRCLIMBER, ONE (1) PRECOR RBK 835 RECUMBENT BICYCLE, ONE (1) LEG PRESS/CALF EXTENSION, ONE (1) PRECOR LEG EXTENSION/CURL, ONE (1) PRECOR PULLDOWN/ROW, ONE (1) PRECOR FTS GLIDE, ONE (1) PRECOR SMITH MACHINE AND TWO (2) TAG ULTRATHANE PLATE 255LB SETS <i>Additional interest will be assessed on any payment received after the due date.</i>	PAYMENT AMOUNT: \$2,227.85
	\$2,227.85
	TOTAL DUE

8038 REVIEW FORM

The 8038 form attached hereto is an important part of the documentation package and must be properly filled out and submitted to the Department of the Treasury in order for you to receive the lower tax-exempt rate. Unless you instruct us otherwise, we have engaged a Paid Preparer to assist in the filling out of this form. The Paid Preparer has filled out the relevant portions of this form based on the current understanding of what is required by the Department of the Treasury. The responses on this 8038 form are based on the dates and amounts which you have requested (structure of the transaction) and which are on the Payment Schedule.

1. Please review our responses for accuracy. If anything is inaccurate, please contact our office so that we can make proper revisions.
2. If the information provided to you on this form is accurate, please sign where indicated and return with the document package.
3. If there are any changes to the structure of the transaction that occur prior to funding which require a change to the 8038 form, we will make such changes and provide notification to you.
4. We will return to you a copy of the 8038 form that was mailed to the Department of the Treasury.

For additional guidance on this 8038 form, you can refer to the Documentation Instructions located on the following government website: <http://www.irs.gov/app/picklist/list/formsInstructions.html>, or contact your local IRS office.

Information Return for Small Tax-Exempt Governmental Bond Issues, Leases, and Installment Sales

Department of the Treasury
Internal Revenue Service

► Under Internal Revenue Code section 149(e)
Caution: If the issue price is \$100,000 or more, use Form 8038-G.

► Go to www.irs.gov/Form8038GC for instructions and the latest information.

Part I Reporting Authority		Check box if Amended Return <input type="checkbox"/>
1 Issuer's name North River Ranch Improvement Stewardship District		2 Issuer's employer identification number (EIN) 86 2002770
3 Number and street (or P.O. box if mail isn't delivered to street address) 3501 Quadrangle Boulevard, Suite 270		Room/suite
4 City, town, or post office, state, and ZIP code Orlando, Florida 32817		5 Report number (For IRS Use Only)
6 Name and title of officer or other employee issuer or designated contact person whom the IRS may call for more information Ms. Vanessa Ripoll, District Manager		7 Telephone number of officer or legal representative (407) 723-5900

Part II Description of Obligations Check one: a single issue <input checked="" type="checkbox"/> or a consolidated return <input type="checkbox"/>		
8a Issue price of obligation(s) (see instructions)	8a	72,215 94
b Issue date (single issue) or calendar date (consolidated). Enter date in MM/DD/YYYY format (for example, 01/01/2009) (see instructions) ► 05/10/2024		
9 Amount of the reported obligation(s) on line 8a that is:		
a For leases for vehicles	9a	
b For leases for office equipment	9b	
c For leases for real property	9c	
d For leases for other (see instructions)	9d	72,215 94
e For bank loans for vehicles	9e	
f For bank loans for office equipment	9f	
g For bank loans for real property	9g	
h For bank loans for other (see instructions)	9h	
i Used to refund prior issue(s)	9i	
j Representing a loan from the proceeds of another tax-exempt obligation (for example, bond bank)	9j	
k Other	9k	
10 If the issuer has designated any issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check this box <input checked="" type="checkbox"/>		
11 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check this box (see instructions) <input type="checkbox"/>		
12 Vendor's or bank's name: KS StateBank		
13 Vendor's or bank's employer identification number: 48 0760380		

Signature and Consent	Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.		
	E-SIGNED by Vanessa Ripoll on 2024-06-03 01:13:15 GMT	06/03/2024	Venessa Ripoll, District Manager Type or print name and title
	Signature of issuer's authorized representative	Date	

Paid Preparer Use Only	Print/Type preparer's name H. Evan Howe	Preparer's signature HEvanHowe	Date 05/29/2024	Check <input type="checkbox"/> if self-employed	PTIN P01438994
	Firm's Name ► Baystone Financial LLC	Firm's EIN ► 48-1223987			
	Firm's Address ► 10601 Mission Road, Suite 200, Leawood, KS 66206	Phone no. (800) 752-3562			

<p>Future Developments For the latest information about developments related to Form 8038-GC and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form8038GC.</p> <p>General Instructions Section references are to the Internal Revenue Code unless otherwise noted.</p> <p>Purpose of Form Form 8038-GC is used by the issuers of tax-exempt governmental obligations to provide the IRS with the information required by section 149(e) and to monitor the requirements of sections 141 through 150.</p>	<p>Who Must File Issuers of tax-exempt governmental obligations with issue prices of less than \$100,000 must file Form 8038-GC.</p> <p>Issuers of a tax-exempt governmental obligation with an issue price of \$100,000 or more must file Form 8038-G, Information Return for Tax-Exempt Governmental Bonds.</p> <p>Filing a separate return for a single issue. Issuers have the option to file a separate Form 8038-GC for any tax-exempt governmental obligation with an issue price of less than \$100,000.</p> <p>An issuer of a tax-exempt bond used to finance construction expenditures must file a separate Form 8038-GC for each issue to give notice to the IRS that an election was made to</p>	<p>pay a penalty in lieu of arbitrage rebate. See the instructions for line 11, later.</p> <p>Filing a consolidated return for multiple issues. For all tax-exempt governmental obligations with issue prices of less than \$100,000 that aren't reported on a separate Form 8038-GC, an issuer must file a consolidated information return including all such issues issued within the calendar year.</p> <p>Thus, an issuer may file a separate Form 8038-GC for each of a number of small issues and report the remainder of small issues issued during the calendar year on one consolidated Form 8038-GC. However, if the issue is a construction issue, a separate Form 8038-GC must be filed to give the IRS notice of the election to pay a penalty in lieu of arbitrage rebate.</p>
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ELECTRONIC SIGNATURE DISCLOSURES AND CONSENT

This disclosure document is your consent to conduct transactions with KS StateBank electronically and with electronic signatures, and to electronically receive disclosures and notices and other records relative to business you are conducting with KS StateBank. The disclosure also describes your rights relative to conducting transactions electronically and to electronically receiving disclosures and notices, as well as the consequences of withdrawing your consent. We recommend you print and retain a copy of this disclosure and all the disclosures and agreements related to each transaction conducted with KS StateBank.

Once you consent, we will be able to conduct business transactions with you electronically. If you do not consent, we will not be able to move forward with business electronically. However, we may continue to conduct business with you through other methods that are permitted, such as in person.

You understand, prior to consenting, that:

- (1) Your consent applies to disclosures and notices regarding KS StateBank transactions;
- (2) Even with consent, you have the right to receive all required disclosures in paper form;
- (3) You may request to receive one free paper copy of the disclosure in addition to the electronic disclosure by calling us or writing us at the number or address listed below;
- (4) You can withdraw your consent at any time by calling us or writing us at the number or address listed below; and
- (5) By consenting to conduct this and future business transactions and receive disclosures and notices electronically you agree to provide us with the information (such as current email address) needed to communicate with you electronically and update us as to any changes in such information by calling or writing us at the number or address listed below.

There are certain communications that, by law, we are not permitted to deliver to you electronically, even with your consent. We reserve the right to provide any disclosures or notices in writing, rather than electronically. Except as otherwise provided in this or other agreements, by law, or on our website, you cannot give us notices electronically, and all notices from you must be in writing.

You have the right to withdraw consent, however that withdrawal of consent may result in the termination of your access to KS StateBank's online banking and other services, your ability to use certain KS StateBank products, and may affect the documents that have not already been signed or received.

For joint accounts, the consent to this agreement by any account owner applies to all account owners and other parties to the account.

Hardware and Software Requirements

KS StateBank's eSign program only requires you to have a web browser and email address. A PDF viewer such as Adobe is needed to view and/or print the documentation. The Mobile Signature Capture feature transforms any web-enabled touchscreen device into a signature capture pad, eliminating the need for any special hardware for the signing process.

Contact Information

800-588-6805
KS StateBank
1010 Westloop Place
Manhattan KS 66502

Consent

By clicking "I Accept" you confirm you have the hardware and software described above, you consent to conduct transactions with KS StateBank electronically and with electronic signatures, and consent to electronically receive disclosures and notices and other records relative to business you are conducting with KS StateBank, **and to the terms and conditions as described above.**

Effective March 27, 2017

MEMBER FDIC | EQUAL HOUSING LENDER



**North River Ranch
Improvement Stewardship District**

Ratification of FEDCO Feeder Longmeadow
Conduit

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

DATE: 05/21/2024
PROPOSAL: PE-SUB-LMW-01
AMOUNT: \$20,034.94
PRECO PLAN # 811563

NORTH RIVER RANCH ISD
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO, FL 32817

FORCDD - Conduit

PROPOSAL
NORTH RIVER RANCH
LONGMEADOW PRECO FEEDER
PARRISH, FL

RE: INSTALLATION OF PRECO SUB FEEDER CONDUIT SYSTEM:

WE PROPOSE TO DO THE FOLLOWING WORK:

- 1) EXCAVATE AND INSTALL PRECO SUB FEEDER CONDUIT SYSTEM
- 2) CONNECT TO EXISTING ROAD CROSSINGS
- 3) INCLUDES TWO 3X2.5" DIRECTIONAL BORES AT THE INTERSECTION OF LONGMEADOW AND CAMP CREEK
- 4) INSTALL ALL CONDUITS AND JUNCTIONS AS PER DESIGN
- 5) BLOW OUT CONDUIT TO ENSURE CONTINUITY
- 6) PROVIDE ALL LABOR, EQUIPMENT AND NECESSARY INSURANCE

NOTES:

- A) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- B) DEVELOPER TO STAKE ROW WITH GRADE
- C) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- D) INCLUDES ONLY THE 2 BORES PREVIOUSLY MENTIONED
- E) DOES NOT INCLUDE ANY SOD RESTORATION
- F) FEDCO PROVIDE DUMPSTER AND CLEAN SITE OF EXCESS MATERIAL WHEN COMPLETED

COST: \$20,034.94

PAYMENT TERMS: UPON COMPLETION



Allan S. Feder,
FEDCO COMMUNICATIONS AND UTILITIES, LLC

05/21/2024
DATE



NORTH RIVER RANCH ISD

6/10/24

DATE

**North River Ranch
Improvement Stewardship District**

Ratification of Frontier Camp Creek Amenity
Center 1 DIA GB 60 mo



Dedicated Internet Access (DIA) Schedule

Frontier Confidential

This is Schedule Number S-5550131278 to the Frontier Services Agreement dated 01/31/2019 ("FSA") by and between North River Ranch Improvement Stewardship District ("Customer") and Frontier Communications of America, Inc. on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: 11645 Camp Creek Trail Parrish, Florida Schedule Date: 06/05/2024
 Schedule Type/Purpose: Order for New Service Service Term: 60 Month(s)

Services Provided					
Service Address	Service Description	Partnered	Quantity	Charges	
				Total NRC	Total MRC
11645 Camp Creek Trl,Duette,Florida,34219	User to Network Interface (UNI) Port/1 Gbps	No	1	\$0.00	\$0.00
11645 Camp Creek Trl,Duette,Florida,34219	DIA (Dedicated Internet Access)/1 Gbps/Silver	No	1	\$0.00	\$870.00
11645 Camp Creek Trl,Duette,Florida,34219	IP//29 = 5 IPs	No	1	\$0.00	\$0.00
Subtotal:				\$0	\$870

1. Service Description.

a. **Dedicated Internet Access ("DIA").** DIA is an internet connection, delivered via Ethernet from Customer Service Location to the Frontier IP network then to the public Internet which provides reliable, dedicated and scalable bandwidth. Physical termination shall conform to applicable rules and regulations with respect to Minimum Point of Entry (MPoE) and demarcation point. If Customer requests extensions beyond the MPoE, such extension(s) shall be subject to Frontier's cabling service policies and Frontier's charges related thereto per separate Frontier Cabling Service and Fee Schedule.

b. **Partnered** service is a delivery method where a Frontier third-party Service provider is used to deliver the local access to Customer ("Partner Provider").

c. **Overhead.** Ethernet technology, which is what the Frontier Dedicated Internet circuits utilize, requires packets to have headers, a checksum, interframe gaps and preambles. Those components ensure that the data packets get sent to the right place and end up in the right order and each use a small amount of bytes, commonly known as "overhead." Overhead is the gap between the subscribed bandwidth speed and usable bandwidth speed. Additionally, actual data transmission or throughput may be lower than the connection speed due to internet congestion, server or router speeds, protocol overheads, and other factors which cannot be controlled by Frontier.

2. Pre-installation cancellation fees, FOC Notice and Special Construction.

a. **Pre-installation cancellation fees.** Cancellation relating to newly identified costs and expenses: If Customer cancels any Service or Equipment prior to delivery of any Equipment or installation of the Service or Equipment due to Customer's determination that Customer is not able or willing to incur the costs and expenses of Frontier identified Customer required pre-installation requirements (other than previously identified NRC or CIAC set forth in this Schedule), then notwithstanding any provision of the FSA, Customer shall not be required to pay the FSA Section 4(a) cancellation charge.

b. **Cancellation after FOC Notice.** Frontier will provide Customer with notice (the "FOC Notice") of the project completion date (the "FOC Date") as soon as possible in light of the requested services and customer's location. If Customer cancels more than ten (10) business days after the issuance of the FOC Notice, then, notwithstanding any provision of the FSA, Customer shall pay a processing fee of Seven Hundred Fifty Dollars (\$750.00) and the total costs and expenditures of Frontier in connection with establishing the Service and / or providing the Equipment prior to Frontier's receipt of notice of cancellation including but not limited to any construction and engineering costs and Equipment restocking fees.

c. Special Construction.



Dedicated Internet Access (DIA) Schedule

Frontier Confidential

i. General. All Services are subject to availability and Frontier Network limitations. The rates identified in this Schedule are estimated based on standard installation costs and Services may not be available at all Service Locations at the rates identified. If Frontier determines, in its reasonable discretion, that the costs of provisioning Service to any Service Location are materially higher than normal, Frontier will notify Customer of the additional costs associated with provision of the Services and request Customer's acceptance of such costs as a condition to proceeding ("Special Construction").

ii. Frontier assistance with Special Construction. Frontier may determine, on a project-by-project basis, whether and the extent to which, if any, Frontier may provide additional assistance with respect to Special Construction. If Frontier determines in its sole discretion that Frontier will provide financial assistance, Frontier will notify Customer of such assistance and related conditions or requirements with respect to the Special Construction project.

iii. Customer Special Construction costs. Upon notification that Special Construction costs are required; Customer will have ten (10) business days to notify Frontier of Customer's acceptance of such costs. If the Customer does not agree to the Special Construction costs within ten (10) business days, the Customer shall be deemed to have cancelled the Service Schedule and notwithstanding any provision of the FSA, Customer shall not be required to pay the FSA Section 4(a) cancellation charge. If the Customer agrees to the Special Construction costs, Frontier and Customer will execute a replacement Schedule.

3. Obligations of Customer. Customer is responsible to ensure appropriate processes and protocols are in place for rate shaping to the amount of throughput ordered. Customer acknowledges that failure to comply with this responsibility may negatively impact Service performance. Customer shall provide and maintain an email distribution contact list with correct telephone and email information for service escalation that indicates who to contact, at what priority level, and the precedent of the contact order, and for any service modifications. Customer shall identify points of contact with decision-making and approval authority. Customer must be present during installation and provide a Customer project manager and complete all sign-off documentation.

Customer will not use, or permit use of the DIA Solution in a manner which is (i) illegal; or (ii) infringes the patent, copyright, trademark, confidential information or intellectual property rights of a third-party; collectively "Unauthorized Use". Frontier reserves the right to immediately terminate, modify or suspend Customer's DIA Solution if it is determined by Frontier in its sole discretion that Customer has used the DIA Solution for any Unauthorized Use. Customer will defend and indemnify Frontier and its affiliates with respect to claims arising from Customer's or third parties' Unauthorized Use.

4. After Hours/Holiday Labor Hours. If Customer desires coordinated turn up services ("After Hours") during non-business hours, defined below, then the After-Hours services shall be provided at the rate of \$175.00 per hour. Non-business hours include: (1) weeknights between the hours of 5:00 p.m. and 7:59 a.m. local time; (2) weekends, including Saturday and/or Sunday and (3) the Frontier designated holidays (New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day).

Such After-Hours services may be subject to change, based upon Frontier's reasonable determination of increases in actual costs to provide such After-Hours services, determined in accordance with generally accepted commercial accounting practices, and consistent with After Hours service charges for projects comparable to the project outlined in this Schedule

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

6. Service Level Agreement. The Dedicated Internet Access Service Level Agreement for Dedicated Internet Access is attached hereto and incorporated herein as Exhibit 1.

This Schedule is not effective, and pricing, dates and terms are subject to change until signed by both parties. This Schedule and any of the provisions hereof may not be modified in any manner except by mutual written agreement. The above rates do not include any taxes, fees or surcharges applicable to the Service. This Schedule, and all terms and conditions of the FSA, is the entire agreement between the parties with



Dedicated Internet Access (DIA) Schedule

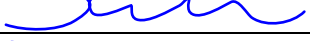
Frontier Confidential

respect to the Services described herein, and supersedes any and all prior or contemporaneous agreements, representations, statements, negotiations, and undertakings written or oral with respect to the subject matter hereof.

Frontier Communications of America, Inc.

North River Ranch Improvement Stewardship District

Signature: _____
Printed Name: _____
Title: _____
Date: _____

Signature: 
Printed Name: Pete Williams
Title: CHAIR
Date: 6/7/24



**EXHIBIT 1
Service Level Agreement**

This Dedicated Internet Access Service Level Agreement (“SLA”) applies to a Dedicated Internet Access (DIA) Schedule, executed by and between North River Ranch Improvement Stewardship District (“Customer”) and Frontier Communications of America, Inc. (“Frontier”). The terms of this SLA apply exclusively to the Dedicated Internet Access network elements directly within Frontier’s management responsibility and control (“DIA Service”), including Partnered delivered service.

1. Operational Objectives

A. **Availability:** Circuit Availability is the ability to exchange data packets with the nearest Frontier Internet Point of Presence (“POP”) or DIA Customer egress port (Z location) via the ingress port (A location). “Service Outage” occurs when packet transport is unavailable or when the output signal is outside the limits of this service guarantee. Availability is measured by the number of minutes during a calendar month that the Service is operational, divided by the total minutes in that calendar month. Calculation is based on the stop-clock method beginning at the date and time of the Customer-initiated trouble ticket and ends when Frontier restores SLA-compliant circuit operation. Frontier’s Service Availability commitment and applicable Service credit are outlined in **Table 1A**, subject to Sections 3 and 4 below.

Table 1A: Dedicated Internet Access		
Circuit Availability (CA)		MRC Service Credit
Availability	99.99%	Below 99.99% Service Credit 30% MRC

B. **Mean Time to Repair (MTTR):** MTTR is a monthly calculation of the average duration of time between Trouble Ticket initiation (in accordance with Section 2B) and Frontier’s reinstatement of the DIA Service to meet the Availability performance objective. The MTTR objectives, and credits applicable to a failure to meet such objectives, are outlined in **Table 1B**, subject to Sections 3 and 4 below.

Table 1B: Dedicated Internet Access		
Mean Time To Repair		MRC Service Credit
MTTR	4 Hours	25 % MRC above 4 hrs
		50% MRC above 6 hrs.

C. To the extent applicable, the Customer is entitled to one Service Credit per Service Outage (i.e., for either the higher of Circuit Availability credit or Mean Time to Repair credit, if applicable). If applicable, the On-Time Provisioning credit would be in addition to the Service Outage credit.

2. Service Outage Reporting Procedure.

- A. Frontier will maintain a point-of-contact for Customer to report a Service Outage, twenty-four (24) hours a day, seven (7) days a week.
- B. When DIA Service is impacted from a Service Outage, Customer must contact Frontier’s commercial customer support center (also known as the “NOC”) at 1-(888) 637-9620 to identify the Service Outage and initiate an investigation of the cause (“Trouble Ticket”). Responsibility for Trouble Ticket initiation rests solely with Customer. Once the Trouble Ticket has been opened, the appropriate Frontier departments will initiate diagnostic testing and isolation activities to determine the source. In the event of a Service Outage, Frontier and Customer will cooperate to restore the Service. If the cause of a Service Outage is a failure of Frontier’s equipment or facilities, Frontier will be responsible for the repair. If the degradation is caused by a factor outside the control of Frontier, Frontier will cooperate with Customer to conduct testing and repair activities at Customer’s cost and at Frontier’s standard technician rates.
- C. A Service Outage begins when a Trouble Ticket is initiated and ends when the affected DIA Service is Available; provided that if the Customer reports a problem with a Service but declines to allow Frontier access for testing and repair, the Service will be considered to be impaired, but will not be deemed a Service Outage subject to these terms.
- D. If Frontier dispatches a field technician to perform diagnostic troubleshooting and the failure was caused by the acts or omissions of Customer or its employees, affiliates, contractors, agents, representatives, or invitees; then Customer will pay Frontier for all related time and material costs at Frontier’s standard rates.

3. Credit Request and Eligibility.

A. In the event of a Service Outage, Customer may be entitled to a credit against the applicable DIA Service MRC if (i) Customer initiated a Trouble Ticket; (ii) the Service Outage was caused by a failure of Frontier’s equipment, facilities or personnel; (iii) the Service Outage warrants



Dedicated Internet Access (DIA) Schedule

Frontier Confidential

a credit based on the terms of Section 1; and (iv) Customer requests the credit within thirty (30) days of last day of the calendar month in which the Service Outage occurred.

- B. Credits do not apply to Service Outages caused, in whole or in part, by one or more of the following: (i) the acts or omissions of Customer or its employees, affiliates, contractors, agents, representatives or invitees; (ii) failure of power; (iii) the failure or malfunction of non-Frontier equipment or systems; (iv) circumstances or causes beyond the control of Frontier or its representatives; (v) a Planned Service Interruption; (vi) Emergency Maintenance or (vii) interruptions resulting from Force Majeure events as defined in Customer's FSA. In addition, Customer will not be issued credits for a Service Outage during any period in which Frontier is not provided with access to the Service location or any Frontier network element, or while Customer is testing and/or verifying that the problem has been resolved. "Planned Service Interruption" means any Service Outage caused by scheduled maintenance, planned enhancements or upgrades to the Frontier network; provided that Frontier will endeavor to provide at least five (5) business days' notice prior to any such activity if it will impact the Services provided to Customer. "Emergency Maintenance" means maintenance which, if not performed promptly, could result in a serious degradation or loss of service over the Frontier network.
 - C. Notwithstanding anything to the contrary, all credit allowances will be limited to maximum of 50% of the MRC for the impacted DIA Service, per month. For cascading failures, only the primary or causal failure is used in determining Service Outage and associated consequences. Only one service level component metric can be used for determining Service credits. In the event of the failure of the Service to meet multiple metrics in a one-month period, the highest Service credit will apply, not the sum of multiple Service credits. For example, If Customer's Service Outage triggers both operational objectives (i.e., Circuit Availability and Mean Time to Repair), Customer will receive the highest available Service Credit, but not both.
 - D. This SLA guarantees service performance of Frontier's Dedicated Internet Access services only. This SLA does not cover TDM services [DS1, NxDS1, or DS3 services] or other voice or data services provided by Frontier. This SLA does not apply to services provided over third-party non-partner facilities, through a carrier hotel, or over Frontier facilities which terminate through a meet point circuit with a third-party non-partner carrier.
 - E. The final determination of whether Frontier has or has not met SLA metrics will be based on Frontier's methodology for assessment of compliant performance. Service Outage credits are calculated based on the duration of the Service Outage, regardless of whether such Service Outage is the result of failure of the Service to meet one or more performance metric.
 - F. Credit allowances, if any, will be deducted from the charges payable by Customer hereunder and will be expressly indicated on a subsequent bill to Customer. Credits provided pursuant to this SLA shall be Customer's sole remedy with regard to Service Outages.
4. **Chronic Outage:** An individual DIA Service qualifies for "Chronic Outage" status if such service fails to meet the Availability objectives, and one or more of the following: (a) a single Trouble Ticket extends for longer than 24 hours, (b) more than 3 Trouble Tickets extend for more than 8 hours, during a rolling 6-month period, or (c) 15 separate Trouble Tickets of any duration within a calendar month. If a DIA Service reaches Chronic Outage status, then Customer may terminate the affected DIA Service without penalty; provided that Customer must exercise such right within ten (10) days of the DIA Service reaching Chronic Outage status and provide a minimum of 15 days prior written notice to Frontier of the intent to exercise such termination right.

**North River Ranch
Improvement Stewardship District**

Payment Authorizations Nos. 076 – 079

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 076-079

PA #	Description	Amount	Total
76	Advanced Aquatic Services	\$ 6,528.00	
	Aqua Plumbing & Air	\$ 132.00	
	Ballenger Landcare	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Doody Free 941	\$ 487.50	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
		\$ 693.04	
		\$ 202.01	
	Jan-Pro of Manasota	\$ 195.00	
		\$ 870.70	
		\$ 1,342.50	
	Kutak Rock	\$ 3,261.60	
	McClatchy	\$ 65.52	
	Manatee County Utilities Department	\$ 753.69	
		\$ 78.15	
		\$ 137.47	
		\$ 386.71	
		\$ 117.10	
		\$ 283.27	
		\$ 1,047.77	
		\$ 340.88	
		\$ 366.43	
		\$ 28.50	
		\$ (12.42)	
		\$ 25.58	
		\$ 80.61	
		\$ 103.81	
		\$ 30.79	

	Peace River Electric Cooperative	\$ 1,091.11	
		\$ 1,480.55	
		\$ 30.51	
		\$ 54.36	
		\$ 1,144.52	
		\$ 44.99	
		\$ 50.33	
		\$ 53.70	
		\$ 77.77	
		\$ 46.41	
		\$ 630.72	
		\$ 41.19	
		\$ 754.15	
		\$ 2,433.86	
		\$ 34.28	
		\$ 788.43	
		\$ 1,371.19	
		\$ 1,679.70	
		\$ 31.07	
		\$ 30.41	
		\$ 34.98	
		\$ 32.26	
		\$ 58.82	
		\$ 58.49	
		\$ 30.95	
		\$ 1,679.70	
		\$ 29.31	
		\$ (41.00)	
		\$ 29.86	
		\$ 30.51	
		\$ 222.10	
		\$ 79.43	
	S & G Pools	\$ 1,282.60	
		\$ 1,650.00	
	Spectrum Business	\$ 149.61	
	Steadfast Maintenance	\$ 4,500.00	
	Tyree Brown, Arborist	\$ 500.00	
	United Rentals	\$ 353.62	
	Valley National Bank	\$ 3,602.30	
	Verizon Business	\$ 128.38	
	WTS International	\$ 2,031.25	
		\$ 3,640.90	

		\$ 585.00	
			\$51,264.47
77	Advanced Aquatic Services	\$ 300.00	
	Aqua Plumbing & Air	\$ 189.00	
	Frontier	\$ 742.25	
	Jan-Pro of Manasota	\$ 366.43	
		\$ 174.07	
	Kutak Rock	\$ 2,105.50	
	Lewis Consulting Services	\$ 1,500.00	
	S & G Pools	\$ 1,282.60	
		\$ 1,650.00	
	Securiteam	\$ 11,729.25	
	SignPro Studios	\$ 6,150.00	
	Sunrise Landscapes	\$ 41,057.24	
		\$ 2,205.50	
		\$ 407.00	
		\$ 880.00	
		\$ 572.00	
		\$ 500.00	
		\$ 41,057.24	
		\$ 6,050.00	
	Supervisor Fees - 05/08/2024 Meeting)	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	United Rentals	\$ 1,583.00	
	US Bank	\$ 2,075.04	
		\$ 2,063.71	
	WTS International	\$ 1,289.49	
		\$ 3,688.59	
		\$ 136.73	
		\$ 94.06	
			\$130,848.70

78	Advanced Aquatic Services	\$ 1,125.00	
	Aqua Plumbing & Air	\$ 309.61	
	Clearview Land Design	\$ 107.50	
		\$ 365.92	
	Daystar Exterior Cleaning	\$ 800.00	
		\$ 990.00	
		\$ 315.00	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	Mike Armstrong Landscaping	\$ 10,349.00	
		\$ 19,854.00	
		\$ 19,834.00	
	Sunrise Landscape	\$ 1,375.00	
			\$55,769.97
79	Florida Department of Health in Manatee County	\$ 250.00	
		\$ 250.00	
	Jones & Sons	\$ 80.00	
		\$ 145.00	
		\$ 55.00	
	PFM Group Consulting	\$ 6,416.67	
		\$ 2,083.33	
	Spectrum Business	\$ 134.56	
	WTS International	\$ 2,948.97	
			\$12,363.53
		Total	\$250,246.67

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 076
5/3/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services May Lake Maintenance	10553792	\$ 6,528.00	FY 2024
2	Aqua Plumbing & Air Backflow Certification Test	577117	\$ 132.00	FY 2024
3	Ballenger Landcare May Central Control Monitoring	24267	\$ 750.00	FY 2024
4	Clean Sweep Parking Lot Maintenance Power Sweeping on April 2, 2024	54621	\$ 85.00	FY 2024
5	Doody Free 941 May Dog Station Maintenance	28721	\$ 487.50	FY 2024
6	Frontier 8806 Arrow Creek Drive (Internet): 04/06/2024 - 05/05/2024 8404 Canyon Creek Trail (Internet): 04/06/2024 - 05/05/2024 8699 Canyon Creek Trail (Internet): 04/06/2024 - 05/05/2024 11510 Little River Way (Internet & Phone): 04/23/2024 - 05/22/2024 11854 Camp Creek Trail (Camp Creek Amenity) 04/27/2024 - 05/26/2024	Acct: 941-722-4288-030624-5 Acct: 941-722-4291-030624-5 Acct: 941-722-4295-030624-5 Acct: 941-776-9088-032320-5 Acct: 941-776-9333-102723-5	\$ 114.98 \$ 114.98 \$ 114.98 \$ 693.04 \$ 202.01	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
7	Jan-Pro of Manasota May Construction Lot Janitorial Services May Riverfield Verandah Janitorial Services May Brightwood Pavilion Janitorial Services	81270 81358 81392	\$ 195.00 \$ 870.70 \$ 1,342.50	FY 2024 FY 2024 FY 2024
8	Kutak Rock General Counsel Through 03/31/2024	3382499	\$ 3,261.60	FY 2024
9	McClatchy Legal Advertising on 04/03/2024 (Ad: IPL0165730)	248325	\$ 65.52	FY 2024
10	Manatee County Utilities Department 11510 Little River Way ; Service 03/19/2024 - 04/18/2024 8905 Grand River Parkway ; Service 03/20/2024 - 04/18/2024 8410 Arrow Creek Drive ; Service 03/20/2024 - 04/18/2024 8475 Fort Hamer Road ; Service 03/20/2024 - 04/18/2024 11706 Sawyer Lane ; Service 03/20/2024 - 04/18/2024 8414 Arrow Creek Drive ; Service 03/18/2024 - 04/18/2024 11812 Camp Creek Trail ; Service 03/20/2024 - 04/18/2024 9903 Cross River Trail ; Service 03/20/2024 - 04/18/2024 11775 Little River Way ; Service 03/21/2024 - 04/18/2024 9545 Weymouth Terrace ; Service 03/21/2024 - 04/18/2024 10023 Cross River Trail ; Service 03/21/2024 - 04/18/2024 10148 Spruce River Trail ; Service 03/20/2024 - 04/18/2024 9901 Laurel Fork Trl ; Service 02/22/2024 - 04/18/2024 10024 Plum River Dr ; Service 03/21/2024 - 04/18/2024 11870 Richmond Trl ; Service 03/20/2024 - 04/18/2024	Acct: 100060557 Acct: 100060612 Acct: 100060730 Acct: 100060782 Acct: 100060833 Acct: 100060886 Acct: 100111217 Acct: 100111275 Acct: 100111330 Acct: 100111451 Acct: 100111510 Acct: 100111620 Acct: 100111732 Acct: 100111783 Acct: 100111840	\$ 753.69 \$ 78.15 \$ 137.47 \$ 386.71 \$ 117.10 \$ 283.27 \$ 1,047.77 \$ 340.88 \$ 366.43 \$ 28.50 \$ (12.42) \$ 25.58 \$ 80.61 \$ 103.81 \$ 30.79	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
11	Peace River Electric Cooperative 11510 Little River Way ; Service 03/20/2024 - 04/20/2024 Grande River Parkway ; Service 03/20/2024 - 04/20/2024 11539 Little River Way ; Service 03/20/2024 - 04/20/2024	Acct: 168751001 Acct: 168751003 Acct: 168751004	\$ 1,091.11 \$ 1,480.55 \$ 30.51	FY 2024 FY 2024 FY 2024

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By Amanda Lane at 4:18 pm, May 07, 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 076
5/3/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
11	Peace River Electric Cooperative (continued)			
	8905 Grand River Pkwy ; Service 03/20/2024 - 04/20/2024	Acct: 168751005	\$ 54.36	FY 2024
	Lot Decorative Lights ; Service 03/20/2024 - 04/20/2024	Acct: 168751007	\$ 1,144.52	FY 2024
	8410 Arrow Creek Dr ; Service 03/20/2024 - 04/20/2024	Acct: 168751008	\$ 44.99	FY 2024
	11705 Sawyer Ln ; Service 03/20/2024 - 04/20/2024	Acct: 168751009	\$ 50.33	FY 2024
	8404 Canyon Creek Trl ; Service 03/20/2024 - 04/20/2024	Acct: 168751011	\$ 53.70	FY 2024
	11712 Moccasin Wallow Rd ; Service 03/20/2024 - 04/20/2024	Acct: 168751013	\$ 77.77	FY 2024
	11750 Little River Way ; Service 03/20/2024 - 04/20/2024	Acct: 168751014	\$ 46.41	FY 2024
	8414 Arrow Creek Dr ; Service 03/20/2024 - 04/20/2024	Acct: 168751015	\$ 630.72	FY 2024
	8010 Ft Hamer Rd ; Service 03/20/2024 - 04/20/2024	Acct: 168751016	\$ 41.19	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 03/20/2024 - 04/20/2024	Acct: 168751017	\$ 754.15	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 03/20/2024 - 04/20/2024	Acct: 168751020	\$ 2,433.86	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 03/20/2024 - 04/20/2024	Acct: 168751021	\$ 34.28	FY 2024
	Decorative Lighting NRR Ph1D East ; Service 03/20/2024 - 04/20/2024	Acct: 168751023	\$ 788.43	FY 2024
	Decorative Lighting NRR Ph1B2; Service 03/20/2024 - 04/20/2024	Acct: 168751024	\$ 1,371.19	FY 2024
	Wildleaf Decorative Lighting ; Service 03/20/2024 - 04/20/2024	Acct: 168751026	\$ 1,679.70	FY 2024
	11812 Camp Creek Trail ; Service 03/20/2024 - 04/20/2024	Acct: 168751030	\$ 31.07	FY 2024
	9903 Cross River Trail ; Service 03/20/2024 - 04/20/2024	Acct: 168751031	\$ 30.41	FY 2024
	8699 Canyon Creek Trail ; Service 03/20/2024 - 04/20/2024	Acct: 168751032	\$ 34.98	FY 2024
	8806 Arrow Creek Dr ; Service 03/20/2024 - 04/20/2024	Acct: 168751033	\$ 32.26	FY 2024
	11645 Camp Creek Trl; Service 03/20/2024 - 04/20/2024	Acct: 168751034	\$ 58.82	FY 2024
	11854 Camp Creek Trail ; Service 03/20/2024 - 04/20/2024	Acct: 168751035	\$ 58.49	FY 2024
	11615 Camp Creek Trl; Service 03/20/2024 - 04/20/2024	Acct: 168751036	\$ 30.95	FY 2024
	NRR Ph1C & 1D Lighting; 03/20/2024 - 04/20/2024	Acct: 199230001	\$ 1,679.70	FY 2024
	11592 North River Ranch Trl; 03/20/2024 - 04/20/2024	Acct: 199230002	\$ 29.31	FY 2024
	9545 Weymouth Ter ; Service 03/20/2024 - 04/20/2024	Acct: 199230004	\$ (41.00)	FY 2024
	9901 Laurel Fork Trl; 03/20/2024 - 04/20/2024	Acct: 199230005	\$ 29.86	FY 2024
	10148 Spruce River Way; 03/20/2024 - 04/20/2024	Acct: 199230006	\$ 30.51	FY 2024
	11593 North River Ranch Trl; 04/04/2024 - 04/20/2024	Acct: 199230007	\$ 222.10	FY 2024
	10024 Plum River Dr; 03/26/2024 - 04/20/2024	Acct: 199230010	\$ 79.43	FY 2024
12	S&G Pools			
	May Riverfield Pool Service	1135	\$ 1,282.60	FY 2024
	May Brightwood Pool Service	1159	\$ 1,650.00	FY 2024
13	Spectrum Business			
	11510 Little River Way Services 04/28/2024 - 05/27/2024	125330042824	\$ 149.61	FY 2024
14	Steadfast Maintenance			
	May Landscape Maintenance	SM-11841	\$ 4,500.00	FY 2024
15	Tyree Brown, Arborist			
	April Landscape Inspection	101	\$ 500.00	FY 2024
16	United Rentals			
	Waste Holding Tank Rental 04/29/2024 - 05/27/2024	230969745-004	\$ 353.62	FY 2024
17	Valley National Bank			
	VISA Statement Closing Date 04/30/2024	Acct. 9466	\$ 3,602.30	FY 2024
18	Verizon Business			
	Acct. 642468079-00001: Service 03/24/2024 - 04/23/2024	9962432083	\$ 128.38	FY 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 076
5/3/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
19	WTS International			
	May Management	12395629	\$ 2,031.25	FY 2024
	Payroll - Pay Period Ending 04/15/2024	12396209	\$ 3,640.90	FY 2024
	May Benefits	12396658	\$ 585.00	FY 2024

TOTAL \$ 51,264.47



Secretary / Assistant Secretary



Board Member

RECEIVED
By Amanda Lane at 4:18 pm, May 07, 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 077
5/10/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services Pond 7 & 8 Trash Pickup	10553860	\$ 300.00	FY 2024
2	Aqua Plumbing & Air Brightwood Clubhouse Gym A/C Maintenance	596623	\$ 189.00	FY 2024
3	Frontier 8414 Arrow Creek Drive (Riverfield Telephone & Security) 05/03/2024 - 06/02/2024	Acct: 941-776-0433-093021-5	\$ 742.25	FY 2024
4	Jan-Pro of Manasota Brightwood Pavilion Janitorial Supplies Riverfield Verandah Janitorial Supplies	1339 1354	\$ 366.43 \$ 174.07	FY 2024 FY 2024
5	Kutak Rock General Counsel Through 04/30/2024	3393099	\$ 2,105.50	FY 2024
6	Lewis Consulting Services Surveillance Camera Rentals: 05/05/2024 - 08/05/2024	1580A21	\$ 1,500.00	FY 2024
7	S&G Pools April Riverfield Pool Service April Brightwood Pool Service	1055 1049	\$ 1,282.60 \$ 1,650.00	FY 2024 FY 2024
8	Securiteam Extended Camera Coverage	18151	\$ 11,729.25	FY 2024
9	SignPro Studios Bike Park Fence Installation	464-2024	\$ 6,150.00	FY 2024
10	Sunrise Landscape March Landscape Maintenance Ft. Hamer Landscaping 11820 Little River Shrub Install Riverfield Amenity Center Plant Install 11752 Richmond Trail Shrub Replacement Irrigation Repairs - Timer C Zone 38 April Landscape Maintenance Pest Control - Plant Beds	17659 18882 18883 18964 18965 18966 19238 19239	\$ 41,057.24 \$ 2,205.50 \$ 407.00 \$ 880.00 \$ 572.00 \$ 500.00 \$ 41,057.24 \$ 6,050.00	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024
11	Supervisor Fees - 05/08/2024 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
12	United Rentals Office Trailer Rental 05/06/2024 - 06/03/2024	230233049-005	\$ 1,583.00	FY 2024
13	US Bank FY 2024 Series 2023A-1/A-2 Trustee Fees 04/01/2024 - 09/30/2025 FY 2025 Series 2023A-1/A-2 Trustee Fees 10/01/2024 - 03/31/2025	7302149 7302149	\$ 2,075.04 \$ 2,063.71	FY 2024 FY 2025

RECEIVED
By Amanda Lane at 10:24 am, May 13, 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 077
5/10/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
14	WTS International			
	March Expenses	12395389	\$ 1,289.49	FY 2024
	Payroll - Pay Period Ending 04/30/2024	12397034	\$ 3,688.59	FY 2024
	2024.Q1 401(k) Company Match	12397362	\$ 136.73	FY 2024
	April Expenses	12397471	\$ 94.06	FY 2024

TOTAL \$ 130,848.70

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

RECEIVED
By Amanda Lane at 10:24 am, May 13, 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 078
5/17/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Advanced Aquatic Services Pond 23 Carp Barriers	10553870	\$ 1,125.00	FY 2024
2	Aqua Plumbing & Air 8414 Arrow Creek Drive - Pool House Bathrooms Drain Pan Treatment	596986	\$ 309.61	FY 2024
3	Clearview Land Design Engineering Services Through 04/10/2024 Reimbursables Through 05/03/2024	24-11176 24-11181	\$ 107.50 \$ 365.92	FY 2024 FY 2024
4	Daystar Exterior Cleaning May Cleaning - Veranda May Cleaning - Pool, Amenity, Window, Walkways May Cleaning - Wildleaf Entrance Building	21287 21319 21320	\$ 800.00 \$ 990.00 \$ 315.00	FY 2024 FY 2024 FY 2024
5	Frontier 8806 Arrow Creek Drive (Riverfield Gate): 05/06/2024 - 06/05/2024 8404 Canyon Creek Trail (Riverfield Gate): 05/06/2024 - 06/05/2024 8699 Canyon Creek Trail (Riverfield Gate): 05/06/2024 - 06/05/2024	Acct: 941-722-4288-030624-5 Acct: 941-722-4291-030624-5 Acct: 941-722-4295-030624-5	\$ 114.98 \$ 114.98 \$ 114.98	FY 2024 FY 2024 FY 2024
6	Mike Armstrong Landscaping January 4A/4B Landscape Maintenance March 4A/4B Landscape Maintenance February 4A/4B Landscape Maintenance	12526 12528 12535	\$ 10,349.00 \$ 19,854.00 \$ 19,834.00	FY 2024 FY 2024 FY 2024
7	Sunrise Landscape Brighthwood Amenity Tree Pruning	20286	\$ 1,375.00	FY 2024
TOTAL			\$ 55,769.97	

Venessa Ripoll
Secretary / Assistant Secretary

[Signature]
Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Payment Authorization No. 079
5/24/2024

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Florida Department of Health in Manatee County			
	Riverfield Verandah Pool, Permit # 41-60-2224145	41-BID-7206001	\$ 250.00	FY 2024
	Brightwood Pavilion Pool, Permit # 41-60-1940920	41-BID-7205980	\$ 250.00	FY 2024
2	Jones & Sons			
	Riverfield Verandah Pest Control	10254	\$ 80.00	FY 2024
	Brightwood Pavilion Pest Control	10257	\$ 145.00	FY 2024
	Termite Contract Renewal	11881	\$ 55.00	FY 2024
3	PFM Group Consulting			
	May DM Fee	DM-05-2024-36	\$ 6,416.67	FY 2024
	May Field Services Fee	DM-05-2024-37	\$ 2,083.33	FY 2024
4	Spectrum Business			
	8414 Arrow Creek Dr Services 05/15/2024 - 06/14/2024	0126098051524	\$ 134.56	FY 2024
5	WTS International			
	Payroll - Pay Period Ending 05/15/2024	12398208	\$ 2,948.97	FY 2024

TOTAL \$ 12,363.53

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**North River Ranch
Improvement Stewardship District**

Funding Requests Nos. 410 – 415

Funding Requests 410-415

FR #	Description	Amount	Total
410			
Phase Ft Hamer	BKS Partners	\$ 100.00	
	5/24/2024 Invoice Paid Directly by Developer		
			\$100.00
411			
Phase 2	Atlantic TNG	\$ 8,940.45	
		\$ 5,757.00	
	RIPA & Associates	\$ 196,218.89	
			\$210,916.34
412			
Phase Ft Hamer	Ardurra Group	\$ 1,200.00	
			\$1,200.00
413			
Phase Ft Hamer	Woodruff & Sons	\$ 76,071.52	
			\$76,071.52
414			
Phase 2	Armorock	\$ 62,186.00	
		\$ 60,908.00	
		\$ 46,378.00	
		\$ 35,763.00	
		\$ 32,487.00	
	Atlantic TNG	\$ 31,939.95	
		\$ 7,903.05	
		\$ 3,454.20	
	Fortiline Waterworks	\$ 42,498.96	
	Stantec Consulting Services	\$ 3,390.00	
			\$326,908.16
415			
Phase 2	Cornerstone Solutions Group	\$ 333.34	
			\$333.34
		Grand Total	\$615,529.36

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**


Funding Request No. 410

5/3/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE FT HAMER				
1	BKS Partners	222596	\$ 100.00	FY 2024
Fort Hammer 2nd Ext Surety Bond 04/30/2024 - 04/30/2025				

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 100.00


Secretary / Assistant Secretary


Board Member

5/24/2024: per Stephanie, she paid this invoice directly.

RECEIVED
By Amanda Lane at 4:18 pm, May 07, 2024

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 411

5/10/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 2</u>				
1	Atlantic TNG			
	Phase 2 Construction Materials	154624	\$ 8,940.45	FY 2024
	Phase 2 Construction Materials	154841	\$ 5,757.00	FY 2024
2	RIPA & Associates			
	Phase 2 MG Pay Application 5 Through 04/30/2024	23-2204-05	\$ 196,218.89	FY 2024
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 210,916.34	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 412

5/10/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Ardurra Group Ft Hamer Rd Phase 1 Professional Services Through 10/31/2023	143244	\$ 1,200.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,200.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 413

5/17/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE FT HAMER</u>				
1	Woodruff & Sons Pay Application 20 Through 04/30/2024	2763-20	\$ 76,071.52	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 76,071.52


Secretary / Assistant Secretary


Board Member

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By Amanda Lane at 9:47 am, May 20, 2024

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 414

5/17/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
PHASE 2				
1	Armorock			
	Phase 2 Construction Materials	DJE-01	\$ 62,186.00	FY 2024
	Phase 2 Construction Materials	DJE-02	\$ 60,908.00	FY 2024
	Phase 2 Construction Materials	DJE-03	\$ 46,378.00	FY 2024
	Phase 2 Construction Materials	DJE-04	\$ 35,763.00	FY 2024
	Phase 2 Construction Materials	DJE-05	\$ 32,487.00	FY 2024
2	Atlantic TNG			
	Phase 2 Construction Materials	154909	\$ 31,939.95	FY 2024
	Phase 2 Construction Materials	154901	\$ 7,903.05	FY 2024
	Phase 2 Construction Materials	154949	\$ 3,454.20	FY 2024
3	Fortiline Waterworks			
	Phase 2 Construction Materials	6464626	\$ 42,498.96	FY 2024
4	Stantec Consulting Services			
	Phase 2 Roadway and Utility Infrastructure Services Through 05/03/2024	2230435	\$ 3,390.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 326,908.16

Venessa Ripoll
_____y

[Signature]
_____ Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 415

5/24/2024

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>PHASE 2</u>				
1	Cornerstone Solutions Group May Stormwater Inspection	10-165318	\$ 333.34	FY 2024
Subtotal			\$ 333.34	
Total - PAYABLE TO NORTH RIVER RANCH ISD			\$ 333.34	

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**North River Ranch
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure
Requisitions Nos. 109 – 124

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 109-111

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
109	Booth Design Group	\$ 1,200.00	Please reference invoice(s) 3917 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
110	Ferguson Waterworks	\$ 31,182.26	Please wire the funds per the instructions on page(s) 8-9 of the .pdf file and reference invoice(s) 2071721-2 with the wire.	Via wire
111	LRK	\$ 3,980.00	Please wire the funds per the instructions on page(s) 16 of the .pdf file and reference invoice(s) 04.20020.05-3 with the wire.	Via Wire
Total		\$ 36,362.26		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 112-115

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
112	Ameritt	\$ 17,300.00	Please reference invoice(s) 24-058 and 24-087 on the payment.	Ameritt, Inc. 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
113	FEDCO Communications and Utilities	\$ 19,960.00	Please wire the funds per the instructions on page(s) 9-10 of the .pdf file and reference invoice(s) DB-WL4C-02 with the wire.	Via wire
114	Maverick Building Solutions	\$ 2,430.00	Please wire the funds per the instructions on page(s) 14-15 of the .pdf file and reference invoice(s) 185 with the wire.	Via wire
115	RIPA & Associates	\$ 130,923.44	Please wire the funds per the instructions on page(s) 20-21 of the .pdf file and reference invoice(s) 01-2136-15REV with the wire.	Via wire
Total		\$ 170,613.44		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 116-118

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
116	Aqua Plumbing & Air	\$ 15,516.19	Please reference invoice(s) 576235 on the payment.	Aqua Plumbing & Air Services, Inc. 8283 Vico Court Sarasota, FL 34240
117	Driggers Engineering Services	\$ 13,947.50	Please reference invoice(s) SAL16675 and SAL16677 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
118	RIPA & Associates	\$ 471,129.37	Please wire the funds per the instructions on page(s) 18-19 of the .pdf file and reference invoice(s) 23-2187-6 with the wire.	Via wire
Total		\$ 500,593.06		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 119-121

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
119	Ameritt	\$ 12,650.00	Please reference invoice(s) 24-127 and 24-128 on the payment.	Ameritt, Inc. 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
120	Clearview Land Design	\$ 29,985.00	Please reference invoice(s) 24-11178, 24-11179, 24-11180, 24-11183 and 24-11184 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
121	Maverick Building Solutions	\$ 600.00	Please wire the funds per the instructions on page(s) 21-22 of the .pdf file and reference invoice(s) 187 with the wire.	Via wire
Total		\$ 43,235.00		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 122-124

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
122	Cornerstone Solutions Group	\$ 666.66	Please reference invoice(s) 10-165316 and 10-165317 on the payment.	Cornerstone Solutions Group 14620 Bellamy Brothers Blvd Dade City, FL 33525
123	Maverick Building Solutions	\$ 7,580.00	Please wire the funds per the instructions on page(s) 9-10 of the .pdf file and reference invoice(s) 41 with the wire.	Via wire
124	Stewart's Tree Service	\$ 8,500.00	Please reference invoice(s) 18424 on the payment.	Stewart's Tree Service Inc. 24225 Croom Rd. Brooksville, FL 34601
Total		\$ 16,746.66		

**North River Ranch
Improvement Stewardship District**

Series 2023B Requisitions Nos. 036 – 047

North River Ranch ISD
 Series 2023B
 Summary of Requisition(s): 36-38

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
36	Booth Design Group	\$ 1,449.11	Please reference invoice(s) 3915 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
37	Florida State Fence	\$ 694.26	Please reference invoice(s) 152114 on the payment.	Florida State Fence 4330 S. 66th St. Tampa, FL 33619
38	LRK	\$ 542,956.75	Please wire the funds per the instructions on page(s) 12 of the .pdf file and reference invoice(s) 04.20020.00-30, 04.20020.10-30 and 04.20020.50-RETAINER with the wire.	Via Wire
Total		\$ 545,100.12		

North River Ranch ISD
 Series 2023B
 Summary of Requisition(s): 39-41

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
39	Final Approach Consulting	\$ 2,800.00	Please reference invoice(s) 1449 on the payment.	Final Approach Consulting, LLC 509 S. Bayshore Dr Madeira Beach, FL 33708
40	RIPA & Associates	\$ 201,588.63	Please wire the funds per the instructions on page(s) 10-11 of the .pdf file and reference 01-2137-16 with the wire.	Via Wire
41	Stewart's Tree Service	\$ 56,000.00	Please reference invoice(s) 18399 on the payment.	Stewart's Tree Service Inc. 24225 Croom Rd. Brooksville, FL 34601
Total		\$ 260,388.63		

North River Ranch ISD
 Series 2023B
 Summary of Requisition(s): 42-44

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
42	Driggers Engineering Services	\$ 1,497.50	Please reference invoice(s) SAL16676 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
43	GeoPoint Surveying	\$ 2,610.00	Please reference invoice(s) 89878-3, 90890-4 and 91713-5 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
44	Ron Litts	\$ 2,450.00	Please reference invoice(s) 524114 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
Total		\$ 6,557.50		

North River Ranch ISD
Series 2023B
Summary of Requisition(s): 45

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
45	Clearview Land Design	\$ 1,500.00	Please reference invoice(s) 24-11182 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
Total		\$ 1,500.00		

North River Ranch ISD
 Series 2023B
 Summary of Requisition(s): 46-47

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
46	LRK	\$ 8,291.25	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 04.20020.00-31 and 04.20020.10-31 with the wire.	Via Wire
47	Maverick Building Solutions	\$ 10,830.00	Please wire the funds per the instructions on page(s) 11-12 of the .pdf file and reference invoice(s) 192 with the wire.	Via wire
Total		\$ 19,121.25		

**North River Ranch
Improvement Stewardship District**

District Financial Statements

North River Ranch Improvement SD
Statement of Financial Position
As of 4/30/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$885,901.82										\$885,901.82
Assessments Receivable	661,644.61										661,644.61
Prepaid Expenses	1,228.62										1,228.62
Deposits	11,908.28										11,908.28
Assessments Receivable		\$41,044.85									41,044.85
Due From Other Funds		18,367.75									18,367.75
Debt Service Reserve (Series 2019)		166,058.44									166,058.44
Debt Service Reserve (Series 2019-MG)		91,473.74									91,473.74
Revenue (Series 2019)		691,341.71									691,341.71
Revenue (Series 2019-MG)		339,776.80									339,776.80
Interest A1 (Series 2019-MG)		966.02									966.02
Interest A2 (Series 2019-MG)		2,956.50									2,956.50
Prepayment A1 (Series 2019-MG)		3,761.51									3,761.51
Prepayment A2 (Series 2019-MG)		1,508,930.74									1,508,930.74
Sinking Fund (Series 2019-MG)		0.03									0.03
Principal A2 (Series 2019-MG)		0.03									0.03
Assessments Receivable			\$4,971.80								4,971.80
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Debt Service Reserve A2 (Series 2020)			53,865.00								53,865.00
Revenue A1, A2 (Series 2020)			460,697.83								460,697.83
Interest A1 (Series 2020)			0.09								0.09
Prepayment A2 (Series 2020)			573,595.87								573,595.87
Sinking Fund (Series 2020)			0.06								0.06
Debt Service Reserve A1 (Series 2023-1)				\$746,145.00							746,145.00
Debt Service Reserve A2 (Series 2023-1)				1,260,576.44							1,260,576.44
Debt Service Reserve A (Series 2023-2)				743,638.41							743,638.41
Revenue (Series 2023-1)				5,880.17							5,880.17
Prepayment A1 (Series 2023-1)				8,630.26							8,630.26
Prepayment A2 (Series 2023-1)				423,885.18							423,885.18
Prepayment A (Series 2023-2)				11,584.39							11,584.39
Capitalized Interest A1 (Series 2023-1)				652,320.63							652,320.63
Capitalized Interest A2 (Series 2023-1)				675,166.80							675,166.80
Capitalized Interest A (Series 2023-2)				1,258,752.71							1,258,752.71
Debt Service Reserve (Series 2023B)					\$774,235.94						774,235.94
Revenue (Series 2021B)					0.02						0.02
Prepayment (Series 2021B)					36.70						36.70
Prepayment (Series 2023B)					9,470.19						9,470.19
Capitalized Interest (Series 2023B)					1,489,041.65						1,489,041.65
Accounts Receivable - Due from Developer						\$613,186.10					613,186.10
Acquisition/Constr (Series 2019)						72,995.84					72,995.84
Acquisition/Constr (Series 2019-MG)						18,658.24					18,658.24
Restricted Acq/Constr (Series 2019-MG)						3.10					3.10
Prepaid Expenses						1,070.06					1,070.06
Acquisition/Constr A1, A2 (Series 2020)							\$50,388.30				50,388.30
Acquisition/Constr - Neighborhood Infrs								\$1,191,896.78			1,191,896.78
Acquisition/Constr - Master Infrastructu								420.78			420.78
Acquisition/Constr (Series 2023-2)								354.67			354.67
Cost of Issuance (Series 2023-2)								9,302.40			9,302.40
Acquisition/Constr (Series 2021B)									\$157,159.57		157,159.57
Acquisition/Constr (Series 2023B)									2,414,742.42		2,414,742.42
Cost of Issuance (Series 2023B)									8,974.82		8,974.82
Total Current Assets	\$1,560,683.33	\$2,864,678.12	\$1,317,180.65	\$5,786,579.99	\$2,272,784.50	\$705,913.34	\$50,388.30	\$1,201,974.63	\$2,580,876.81	\$0.00	\$18,341,059.67

North River Ranch Improvement SD
Statement of Financial Position
As of 4/30/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Investments											
Amount Available in Debt Service Funds										\$12,176,838.86	\$12,176,838.86
Amount To Be Provided										67,398,161.14	67,398,161.14
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,575,000.00	\$79,575,000.00
Total Assets	\$1,560,683.33	\$2,864,678.12	\$1,317,180.65	\$5,786,579.99	\$2,272,784.50	\$705,913.34	\$50,388.30	\$1,201,974.63	\$2,580,876.81	\$79,575,000.00	\$97,916,059.67
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	\$19,807.31										\$19,807.31
Deferred Revenue	661,644.61										661,644.61
Deferred Revenue		\$41,044.85									41,044.85
Deferred Revenue			\$4,971.80								4,971.80
Accounts Payable						\$613,186.10					613,186.10
Retainage Payable						590,990.25					590,990.25
Deferred Revenue						613,186.10					613,186.10
Retainage Payable								\$900,174.74			900,174.74
Retainage Payable									\$588,807.05		588,807.05
Total Current Liabilities	\$681,451.92	\$41,044.85	\$4,971.80	\$0.00	\$0.00	\$1,817,362.45	\$0.00	\$900,174.74	\$588,807.05	\$0.00	\$4,033,812.81
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										\$79,575,000.00	\$79,575,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,575,000.00	\$79,575,000.00
Total Liabilities	\$681,451.92	\$41,044.85	\$4,971.80	\$0.00	\$0.00	\$1,817,362.45	\$0.00	\$900,174.74	\$588,807.05	\$79,575,000.00	\$83,608,812.81

North River Ranch Improvement SD
Statement of Financial Position
As of 4/30/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Net Assets											
Net Assets, Unrestricted	(\$137,183.54)										(\$137,183.54)
Current Year Net Assets, Unrestricted	(8,862.35)										(8,862.35)
Net Assets, Unrestricted	97,882.93										97,882.93
Current Year Net Assets, Unrestricted	927,394.37										927,394.37
Net Assets, Unrestricted		\$1,267,742.31									1,267,742.31
Current Year Net Assets, Unrestricted		1,555,890.96									1,555,890.96
Net Assets, Unrestricted			\$902,132.30								902,132.30
Current Year Net Assets, Unrestricted			410,076.55								410,076.55
Net Assets, Unrestricted				\$4,335,437.37							4,335,437.37
Current Year Net Assets, Unrestricted				1,451,142.62							1,451,142.62
Net Assets, Unrestricted					\$35.77						35.77
Current Year Net Assets, Unrestricted					2,272,748.73						2,272,748.73
Net Assets, Unrestricted						(\$1,587,239.49)					(1,587,239.49)
Current Year Net Assets, Unrestricted						475,790.38					475,790.38
Net Assets, Unrestricted							(\$79,254.77)				(79,254.77)
Current Year Net Assets, Unrestricted							129,643.07				129,643.07
Net Assets, Unrestricted								\$6,509,712.47			6,509,712.47
Current Year Net Assets, Unrestricted								(6,207,912.58)			(6,207,912.58)
Net Assets, Unrestricted									(\$437,349.44)		(437,349.44)
Current Year Net Assets, Unrestricted									2,429,419.20		2,429,419.20
Total Net Assets	<u>\$879,231.41</u>	<u>\$2,823,633.27</u>	<u>\$1,312,208.85</u>	<u>\$5,786,579.99</u>	<u>\$2,272,784.50</u>	<u>(\$1,111,449.11)</u>	<u>\$50,388.30</u>	<u>\$301,799.89</u>	<u>\$1,992,069.76</u>	<u>\$0.00</u>	<u>\$14,307,246.86</u>
Total Liabilities and Net Assets	<u>\$1,560,683.33</u>	<u>\$2,864,678.12</u>	<u>\$1,317,180.65</u>	<u>\$5,786,579.99</u>	<u>\$2,272,784.50</u>	<u>\$705,913.34</u>	<u>\$50,388.30</u>	<u>\$1,201,974.63</u>	<u>\$2,580,876.81</u>	<u>\$79,575,000.00</u>	<u>\$97,916,059.67</u>

North River Ranch Improvement SD

Statement of Activities

As of 4/30/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues											
On-Roll Assessments	\$1,494,333.34										\$1,494,333.34
Off-Roll Assessments	535,167.28										535,167.28
Other Income & Other Financing Sources	11,761.81										11,761.81
On-Roll Assessments		\$980,562.14									980,562.14
Other Assessments		953,837.47									953,837.47
On-Roll Assessments			\$443,127.69								443,127.69
Other Assessments			919,457.14								919,457.14
Other Assessments				\$413,581.04							413,581.04
Debt Proceeds				2,166,767.11							2,166,767.11
Debt Proceeds					\$2,461,962.00						2,461,962.00
Developer Contributions						\$3,398,626.94					3,398,626.94
Other Income & Other Financing Sources						23,270.00					23,270.00
Other Income & Other Financing Sources							\$184,832.05				184,832.05
Debt Proceeds								\$7,463,232.89			7,463,232.89
Other Income & Other Financing Sources									\$7,224.00		7,224.00
Debt Proceeds									8,873,038.00		8,873,038.00
Total Revenues	\$2,041,262.43	\$1,934,399.61	\$1,362,584.83	\$2,580,348.15	\$2,461,962.00	\$3,421,896.94	\$184,832.05	\$7,463,232.89	\$8,880,262.00	\$0.00	\$30,330,780.90
Expenses											
Supervisor Fees	\$7,800.00										\$7,800.00
Public Officials' Liability Insurance	8,080.00										8,080.00
Trustee Services	14,604.69										14,604.69
District Management	44,916.69										44,916.69
Field Management	14,583.31										14,583.31
Engineering	23,197.47										23,197.47
Disclosure	15,000.00										15,000.00
District Counsel	9,592.10										9,592.10
Assessment Administration	20,000.00										20,000.00
Reamortization Schedule	250.00										250.00
Travel and Per Diem	1,199.77										1,199.77
Telephone	795.68										795.68
Postage & Shipping	1,608.53										1,608.53
Copies	2,002.87										2,002.87
Legal Advertising	567.14										567.14
Miscellaneous	26,796.70										26,796.70
Office Supplies	250.49										250.49
Property Taxes	94.96										94.96
Web Site Maintenance	1,650.00										1,650.00
Holiday Decorations	6,312.50										6,312.50
Dues, Licenses, and Fees	175.00										175.00
Lifestyle Staff	43,878.75										43,878.75
Resident Services	33,404.79										33,404.79
Electric	252.38										252.38
Clubhouse Electric	10,106.20										10,106.20
Water Reclaimed	25,822.40										25,822.40
Amenity - Cable TV	13,580.39										13,580.39
Amenity - Landscape Maintenance	20,602.60										20,602.60
Amenity - Irrigation Repairs	14,143.02										14,143.02
Amenity - Pool Maintenance	16,795.80										16,795.80
Amenity - Pool Equipment	3,500.00										3,500.00
Amenity - Janitorial	17,415.73										17,415.73
Amenity - Pest Control	450.00										450.00
Amenity - Fitness Equipment Leasing	3,709.50										3,709.50
Amenity - Security Monitoring	12,325.00										12,325.00
Amenity - Firepits	14,012.44										14,012.44
Amenity - Capital Outlay	11,729.25										11,729.25

North River Ranch Improvement SD

Statement of Activities

As of 4/30/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Amenity - Miscellaneous	930.00										930.00

North River Ranch Improvement SD

Statement of Activities

As of 4/30/2024

	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Capital Projects Fund	Long-Term Debt Fund	Total
General Insurance	9,878.00										9,878.00
Property & Casualty Insurance	36,065.00										36,065.00
Irrigation	42,065.68										42,065.68
Lake Maintenance	46,177.00										46,177.00
Landscaping Maintenance & Material	203,114.14										203,114.14
Landscape Improvements	155,458.97										155,458.97
Fertilizer / Pesticides	26,349.70										26,349.70
Contingency	93,809.08										93,809.08
Equipment Repair & Maintenance	4,015.82										4,015.82
Capital Expenditures	8,862.35										8,862.35
Cleaning	17,615.00										17,615.00
Lighting	7,216.98										7,216.98
Streetlight Leasing	58,827.05										58,827.05
Shared Bike Maintenance	3,918.00										3,918.00
Interest Payment - Series 2019		\$242,538.75									242,538.75
Interest Payment - Series 2019-MG		183,690.00									183,690.00
Principal Payments - Series 2020 A2			\$750,000.00								750,000.00
Interest Payment - Series 2020 A1			148,937.50								148,937.50
Interest Payment - Series 2020 A2			72,975.00								72,975.00
Principal Payment - Series 2023 A1 (1)				\$25,000.00							25,000.00
Principal Payment - Series 2023 A2 (1)				40,000.00							40,000.00
Interest Payment - Series 2023 A1 (1)				329,863.64							329,863.64
Interest Payment - Series 2023 A2 (1)				674,593.99							674,593.99
Other Debt Service Costs				192,600.00							192,600.00
Other Debt Service Costs					\$226,700.00						226,700.00
Engineering						\$180,788.51					180,788.51
District Counsel						53,586.85					53,586.85
Contingency						2,714,625.57					2,714,625.57
Contingency							\$1,072.50				1,072.50
Contingency							54,645.00				54,645.00
Engineering								\$751,177.59			751,177.59
Contingency								7,764,437.53			7,764,437.53
Developer Repayment								5,313,623.16			5,313,623.16
Contingency									\$2,021,094.27		2,021,094.27
Developer Repayment									4,512,018.00		4,512,018.00
Total Expenses	\$1,155,508.92	\$426,228.75	\$971,912.50	\$1,262,057.63	\$226,700.00	\$2,949,000.93	\$55,717.50	\$13,829,238.28	\$6,533,112.27	\$0.00	\$27,409,476.78
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	\$32,778.51										\$32,778.51
Dividend Income		\$47,720.10									47,720.10
Dividend Income			\$19,404.22								19,404.22
Dividend Income				\$132,852.10							132,852.10
Dividend Income					\$37,486.73						37,486.73
Dividend Income						\$2,894.37					2,894.37
Dividend Income							\$528.52				528.52
Dividend Income								\$158,092.81			158,092.81
Dividend Income									\$82,269.47		82,269.47
Total Other Revenues (Expenses) & Gains (Losses)	\$32,778.51	\$47,720.10	\$19,404.22	\$132,852.10	\$37,486.73	\$2,894.37	\$528.52	\$158,092.81	\$82,269.47	\$0.00	\$514,026.83
Change In Net Assets	\$918,532.02	\$1,555,890.96	\$410,076.55	\$1,451,142.62	\$2,272,748.73	\$475,790.38	\$129,643.07	(\$6,207,912.58)	\$2,429,419.20	\$0.00	\$3,435,330.95
Net Assets At Beginning Of Year	(\$39,300.61)	\$1,267,742.31	\$902,132.30	\$4,335,437.37	\$35.77	(\$1,587,239.49)	(\$79,254.77)	\$6,509,712.47	(\$437,349.44)	\$0.00	\$10,871,915.91
Net Assets At End Of Year	\$879,231.41	\$2,823,633.27	\$1,312,208.85	\$5,786,579.99	\$2,272,784.50	(\$1,111,449.11)	\$50,388.30	\$301,799.89	\$1,992,069.76	\$0.00	\$14,307,246.86

North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
Revenues					
On-Roll Assessments	\$ 1,494,333.34	\$ 901,865.22	\$ 592,468.12	\$ 1,546,054.65	96.65%
Off-Roll Assessments	535,167.28	414,190.84	120,976.44	710,041.45	75.37%
Other Income & Other Financing Sources	11,761.81	26,786.67	(15,024.86)	45,920.00	25.61%
Carryforward Cash	35,000.00	35,000.00	-	60,000.00	58.33%
Net Revenues	\$ 2,076,262.43	\$ 1,377,842.73	\$ 698,419.70	\$ 2,362,016.10	87.90%
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 7,800.00	\$ 7,000.00	\$ 800.00	\$ 12,000.00	65.00%
POL Insurance	8,080.00	5,009.67	3,070.33	8,588.00	94.08%
Trustee Services	14,604.69	15,175.42	(570.73)	26,015.00	56.14%
District Management	44,916.69	44,916.67	0.02	77,000.00	58.33%
Field Management	14,583.31	14,583.33	(0.02)	25,000.00	58.33%
Engineering	23,197.47	35,000.00	(11,802.53)	60,000.00	38.66%
Disclosure	15,000.00	11,666.67	3,333.33	20,000.00	75.00%
District Counsel	9,592.10	12,833.33	(3,241.23)	22,000.00	43.60%
Assessment Administration	20,000.00	11,666.67	8,333.33	20,000.00	100.00%
Reamortization Schedules	250.00	1,458.33	(1,208.33)	2,500.00	10.00%
Audit	-	9,916.67	(9,916.67)	17,000.00	0.00%
Arbitrage Calculation	-	1,750.00	(1,750.00)	3,000.00	0.00%
Travel and Per Diem	1,199.77	2,333.33	(1,133.56)	4,000.00	29.99%
Telephone	795.68	350.00	445.68	600.00	132.61%
Postage & Shipping	1,608.53	2,916.67	(1,308.14)	5,000.00	32.17%
Copies	2,002.87	1,750.00	252.87	3,000.00	66.76%
Legal Advertising	567.14	2,916.67	(2,349.53)	5,000.00	11.34%
Miscellaneous	26,796.70	9,251.67	17,545.03	15,860.00	168.96%
Office Supplies	250.49	1,458.33	(1,207.84)	2,500.00	10.02%
Property Taxes	94.96	175.00	(80.04)	300.00	31.65%
Web Site Maintenance	1,650.00	1,750.00	(100.00)	3,000.00	55.00%
Holiday Decorations	6,312.50	8,750.00	(2,437.50)	15,000.00	42.08%
Dues, Licenses, and Fees	175.00	452.04	(277.04)	775.00	22.58%
Maintenance Staff	-	35,000.00	(35,000.00)	60,000.00	0.00%
Lifestyle Staff	43,878.75	92,643.83	(48,765.08)	158,818.00	27.63%
Resident Services	33,404.79	35,569.92	(2,165.13)	60,977.00	54.78%
Total General & Administrative Expenses	\$ 276,761.44	\$ 366,294.22	\$ (89,532.78)	\$ 627,933.00	44.07%

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
Field Operations					
Electric	\$ 252.38	\$ 5,833.33	\$ (5,580.95)	\$ 10,000.00	2.52%
Water Reclaimed	-	12,250.00	(12,250.00)	21,000.00	0.00%
Wetland Monitoring	-	5,833.33	(5,833.33)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	14,583.33	(14,583.33)	25,000.00	0.00%
Wetland Mitigation	-	700.00	(700.00)	1,200.00	0.00%
Equipment Rental	-	4,865.00	(4,865.00)	8,340.00	0.00%
General Insurance	9,878.00	6,123.83	3,754.17	10,498.00	94.09%
Property & Casualty Insurance	36,065.00	21,467.25	14,597.75	36,801.00	98.00%
Other Insurance	-	1,166.67	(1,166.67)	2,000.00	0.00%
Irrigation	42,065.68	32,083.33	9,982.35	55,000.00	76.48%
Lake Maintenance	46,177.00	39,900.00	6,277.00	68,400.00	67.51%
Landscape Maintenance & Material	203,114.14	291,666.67	(88,552.53)	500,000.00	40.62%
Landscape Improvements	155,458.97	87,500.00	67,958.97	150,000.00	103.64%
Fertilizer / Pesticides	26,349.70	29,166.67	(2,816.97)	50,000.00	52.70%
Contingency	93,809.08	93,123.90	685.18	159,641.00	58.76%
Equipment Repair and Maintenance	4,015.82	4,900.00	(884.18)	8,400.00	47.81%
Capital Expenditures	8,862.35	56,000.00	(47,137.65)	96,000.00	9.23%
Street Sweeping	17,615.00	15,166.67	2,448.33	26,000.00	67.75%
Lighting	7,216.98	583.33	6,633.65	1,000.00	721.70%
Streetlights - Leasing	58,827.05	63,685.42	(4,858.37)	109,175.00	53.88%
Shared Bike Maintenance	3,918.00	8,750.00	(4,832.00)	15,000.00	26.12%
Total Field Operations	\$ 713,625.15	\$ 795,348.73	\$ (81,723.58)	\$ 1,363,455.00	52.34%
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 6,157.31	\$ 8,750.00	\$ (2,592.69)	\$ 15,000.00	41.05%
Clubhouse Water	23,148.99	11,666.67	11,482.32	20,000.00	115.74%
Clubhouse Phone	-	145.83	(145.83)	250.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	5,544.43	7,583.33	(2,038.90)	13,000.00	42.65%
Amenity - Landscape Maintenance	15,769.65	29,166.67	(13,397.02)	50,000.00	31.54%
Amenity - Irrigation Repairs	9,442.40	11,666.67	(2,224.27)	20,000.00	47.21%
Amenity - Pool Maintenance	9,450.00	6,300.00	3,150.00	10,800.00	87.50%
Pool equipment	3,500.00	875.00	2,625.00	1,500.00	233.33%
Amenity - Exterior Cleaning	10,972.18	8,750.00	2,222.18	15,000.00	73.15%
Amenity - Interior Cleaning	73.08	11,666.67	(11,593.59)	20,000.00	0.37%
Amenity - Pest Control	290.00	583.33	(293.33)	1,000.00	29.00%
Amenity - Fitness Equipment Leasing	3,709.50	5,565.00	(1,855.50)	9,540.00	38.88%
Amenity - Security Monitoring	4,500.00	6,073.13	(1,573.13)	10,411.08	43.22%
Firepits	14,012.44	3,500.00	10,512.44	6,000.00	233.54%
Capital outlay	11,729.25	8,166.67	3,562.58	14,000.00	83.78%
Miscellaneous	767.00	597.92	169.08	1,025.00	74.83%
Total Brightwood Pavilion - Amenity Expenses	\$ 119,066.23	\$ 121,056.89	\$ (1,990.66)	\$ 207,526.08	57.37%

North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Used
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 3,767.89	\$ 5,250.00	\$ (1,482.11)	\$ 9,000.00	41.87%
Clubhouse Water	2,673.41	2,916.67	(243.26)	5,000.00	53.47%
Clubhouse Phone	-	116.67	(116.67)	200.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	6,762.90	6,416.67	346.23	11,000.00	61.48%
Amenity - Landscape Maintenance	4,832.95	7,583.33	(2,750.38)	13,000.00	37.18%
Amenity - Irrigation Repairs	4,700.62	1,166.67	3,533.95	2,000.00	235.03%
Amenity - Pool Maintenance	7,345.80	4,900.00	2,445.80	8,400.00	87.45%
Pool equipment	-	875.00	(875.00)	1,500.00	0.00%
Amenity - Exterior Cleaning	6,370.47	4,809.00	1,561.47	8,244.00	77.27%
Amenity - Interior Cleaning	-	6,416.67	(6,416.67)	11,000.00	0.00%
Amenity - Pest Control	160.00	291.67	(131.67)	500.00	32.00%
Amenity - Security Monitoring	3,325.00	2,523.50	801.50	4,326.00	76.86%
Gate monitoring	-	19,248.83	(19,248.83)	32,998.00	0.00%
Capital outlay	-	1,225.00	(1,225.00)	2,100.00	0.00%
Miscellaneous	-	2,333.33	(2,333.33)	4,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 39,939.04	\$ 66,073.01	\$ (26,133.97)	\$ 113,268.00	35.26%
Camp Creek - Amenity					
Clubhouse Electric	\$ 181.00	\$ 2,187.50	\$ (2,006.50)	\$ 3,750.00	4.83%
Clubhouse Water	-	2,916.67	(2,916.67)	5,000.00	0.00%
Clubhouse Phones (x4)	-	233.33	(233.33)	400.00	0.00%
Amenity - Cable TV / Internet / Wi-Fi	1,273.06	1,895.83	(622.77)	3,250.00	39.17%
Amenity - Landscape Maintenance	-	7,291.67	(7,291.67)	12,500.00	0.00%
Amenity - Irrigation Repairs	-	2,916.67	(2,916.67)	5,000.00	0.00%
Amenity - Pool Maintenance	-	1,575.00	(1,575.00)	2,700.00	0.00%
Pool Equipment Repair/Replacement	-	218.75	(218.75)	375.00	0.00%
Amenity - Exterior Cleaning	-	2,187.50	(2,187.50)	3,750.00	0.00%
Amenity - Interior Cleaning	-	2,916.67	(2,916.67)	5,000.00	0.00%
Amenity - Pest Control	-	145.83	(145.83)	250.00	0.00%
Amenity - Security Monitoring	4,500.00	1,518.28	2,981.72	2,602.77	172.89%
Firepits	-	875.00	(875.00)	1,500.00	0.00%
Capital outlay	-	2,041.67	(2,041.67)	3,500.00	0.00%
Miscellaneous	163.00	149.51	13.49	256.25	63.61%
Total Camp Creek - Amenity Expenses	\$ 6,117.06	\$ 29,069.88	\$ (22,952.82)	\$ 49,834.02	12.27%
Total Expenses	\$ 1,155,508.92	\$ 1,377,842.73	\$ (222,333.81)	\$ 2,362,016.10	48.92%
Other Income (Expenses)					
Interest Income	\$ 32,778.51	\$ -	\$ 32,778.51	\$ -	
Total Other Income (Expenses)	\$ 32,778.51	\$ -	\$ 32,778.51	\$ -	
Net Income (Loss)	\$ 953,532.02	\$ -	\$ 953,532.02	\$ -	

**Laurel Road
Community Development District**

Review and Consideration of Revised
Preliminary Budget for Fiscal Year
2025

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

	Actual Through 4/30/2024	Anticipated 5/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 1,494,333.34	\$ 51,721.31	\$ 1,546,054.65	\$ 1,546,054.65	\$ 1,808,522.47
Off-Roll Assessments	535,167.28	174,874.17	710,041.45	710,041.45	1,275,834.05
Developer Contribution	-	4,375.00	4,375.00	-	5,000.00
Other Income & Other Financing Sources	11,761.81	8,401.29	20,163.10	45,920.00	24,800.00
Carryforward Cash	35,000.00	25,000.00	60,000.00	60,000.00	60,000.00
Net Revenues	\$ 2,076,262.43	\$ 264,371.77	\$ 2,340,634.20	\$ 2,362,016.10	\$ 3,174,156.52
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 7,800.00	\$ 5,000.00	\$ 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	44,916.69	32,083.31	77,000.00	77,000.00	77,000.00
Field Management	14,583.31	10,416.69	25,000.00	25,000.00	25,000.00
Engineering	23,197.47	16,569.62	39,767.09	60,000.00	60,000.00
Disclosure	15,000.00	5,000.00	20,000.00	20,000.00	25,000.00
District Counsel	9,592.10	6,851.50	16,443.60	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	1,199.77	856.98	2,056.75	4,000.00	-
Telephone	795.68	568.34	1,364.02	600.00	1,100.00
Postage & Shipping	1,608.53	1,148.95	2,757.48	5,000.00	4,000.00
Copies	2,002.87	1,430.62	3,433.49	3,000.00	4,000.00
Legal Advertising	567.14	405.10	972.24	5,000.00	5,000.00
Miscellaneous	26,796.70	19,140.50	45,937.20	15,860.00	50,000.00
Office Supplies	250.49	-	250.49	2,500.00	2,500.00
Property Taxes	94.96	-	94.96	300.00	300.00
Web Site Maintenance	1,650.00	1,350.00	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	43,878.75	31,341.96	75,220.71	158,818.00	208,642.20 *
Resident Services	33,404.79	23,860.56	57,265.35	60,977.00	45,344.20 *
Total General & Administrative Expenses	\$ 276,761.44	\$ 236,484.44	\$ 513,245.88	\$ 627,933.00	\$ 773,868.40

* "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 4/30/2024	Anticipated 5/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Field Operations					
Electric	\$ 252.38	\$ 180.27	\$ 432.65	\$ 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	-	10,416.67	10,416.67	25,000.00	25,000.00
Wetland Mitigation	-	-	-	1,200.00	1,200.00
Equipment Rental	-	3,475.00	3,475.00	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	42,065.68	30,046.91	72,112.59	55,000.00	70,000.00
Lake Maintenance	46,177.00	27,890.00	74,067.00	68,400.00	68,400.00
Landscape Maintenance & Material	203,114.14	174,652.10	377,766.24	500,000.00	550,000.00
Landscape Improvements / Replacement	155,458.97	111,042.12	266,501.09	150,000.00	200,000.00
Fertilizer / Pesticides	26,349.70	18,821.21	45,170.91	50,000.00	60,000.00
Contingency	93,809.08	67,006.49	160,815.57	159,641.00	200,000.00
Equipment Repair and Maintenance	4,015.82	2,868.44	6,884.26	8,400.00	8,400.00
Pest Control	-	-	-	-	6,000.00
Capital Expenditures	8,862.35	6,330.25	15,192.60	96,000.00	96,000.00
Street, Sidewalk, and Curb Maintenance	17,615.00	12,582.14	30,197.14	26,000.00	33,500.00
Lighting	7,216.98	5,154.99	12,371.97	1,000.00	6,000.00
Streetlight Leasing	58,827.05	42,019.32	100,846.37	109,175.00	175,175.00
Shared Bike Maintenance	3,918.00	2,798.57	6,716.57	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	\$ 713,625.15	\$ 515,284.48	\$ 1,228,909.63	\$ 1,363,455.00	\$ 1,643,103.75
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 6,157.31	\$ 4,398.08	\$ 10,555.39	\$ 15,000.00	\$ 15,000.00
Clubhouse Water	23,148.99	16,534.99	39,683.98	20,000.00	20,000.00
Clubhouse Phone	-	-	-	250.00	-
Amenity - Cable TV / Internet / Wi-Fi	5,544.43	3,960.31	9,504.74	13,000.00	13,000.00
Amenity - Landscape Maintenance	15,769.65	11,264.04	27,033.69	50,000.00	50,000.00
Amenity - Irrigation Repairs	9,442.40	6,744.57	16,186.97	20,000.00	20,000.00
Amenity - Pool Maintenance	9,450.00	6,750.00	16,200.00	10,800.00	21,285.00
Pool Equipment Repair/Replacement	3,500.00	2,500.00	6,000.00	1,500.00	7,000.00
Amenity - Exterior Cleaning	10,972.18	7,837.27	18,809.45	15,000.00	-
Amenity - Interior Cleaning	73.08	52.20	125.28	20,000.00	-
Amenity - Cleaning	-	-	-	-	18,510.00
Amenity - Pest Control	290.00	207.14	497.14	1,000.00	2,500.00
Amenity - Fitness Equipment Leasing	3,709.50	2,649.64	6,359.14	9,540.00	25,107.72
Amenity - Security Monitoring	4,500.00	3,214.29	7,714.29	10,411.08	10,400.00
Firepits	14,012.44	10,008.89	24,021.33	6,000.00	6,000.00
Capital outlay	11,729.25	8,378.04	20,107.29	14,000.00	40,000.00
Miscellaneous	767.00	547.86	1,314.86	1,025.00	1,025.00
A/C Maintenance and Equipment	-	-	-	-	1,500.00
Playground Maintenance	-	-	-	-	2,500.00
Total Brightwood Pavilion - Amenity Expenses	\$ 119,066.23	\$ 85,047.32	\$ 204,113.55	\$ 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 4/30/2024	Anticipated 5/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 3,767.89	\$ 2,691.35	\$ 6,459.24	\$ 9,000.00	\$ 9,000.00
Clubhouse Water	2,673.41	1,909.58	4,582.99	5,000.00	5,000.00
Clubhouse Phone	-	-	-	200.00	-
Amenity - Cable TV / Internet / Wi-Fi	6,762.90	4,830.64	11,593.54	11,000.00	12,000.00
Amenity - Landscape Maintenance	4,832.95	3,452.11	8,285.06	13,000.00	13,000.00
Amenity - Irrigation Repairs	4,700.62	3,357.59	8,058.21	2,000.00	10,000.00
Amenity - Pool Maintenance	7,345.80	5,247.00	12,592.80	8,400.00	16,550.00
Pool Equipment Repair/Replacement	-	-	-	1,500.00	6,000.00
Amenity - Exterior Cleaning	6,370.47	4,550.34	10,920.81	8,244.00	-
Amenity - Interior Cleaning	-	-	-	11,000.00	-
Amenity - Cleaning	-	-	-	-	12,848.40
Amenity - Pest Control	160.00	114.29	274.29	500.00	2,000.00
Amenity - Security Monitoring	3,325.00	2,375.00	5,700.00	4,326.00	10,400.00
Gate Access and Maintenance	-	-	-	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	\$ 39,939.04	\$ 28,527.90	\$ 68,466.94	\$ 113,268.00	\$ 161,296.40
Camp Creek - Amenity					
Clubhouse Electric	\$ 181.00	\$ 129.29	\$ 310.29	\$ 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	1,273.06	909.33	2,182.39	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	3,214.29	7,714.29	3,500.00	10,000.00
Miscellaneous	163.00	116.43	279.43	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	\$ 6,117.06	\$ 4,369.34	\$ 10,486.40	\$ 49,834.02	\$ 379,896.25
Total Expenses	\$ 1,155,508.92	\$ 869,713.48	\$ 2,025,222.40	\$ 2,362,016.10	\$ 3,211,992.52
Other Income (Expenses)					
Interest Income	\$ 32,778.51	\$ -	\$ 32,778.51	\$ -	\$ 37,836.00
Total Other Income (Expenses)	\$ 32,778.51	\$ -	\$ 32,778.51	\$ -	\$ 37,836.00
Net Income (Loss)	\$ 953,532.02	\$ (605,341.71)	\$ 348,190.31	\$ -	\$ -

* "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'	1,005.77	1,042.60	\$ 2,048.37
1A	SF 50'	1,257.21	1,211.10	\$ 2,468.31
1B	SF 40'	1,005.77	1,000.47	\$ 2,006.24
1B	SF 50'	1,257.21	1,128.56	\$ 2,385.77
1C	SF 40'	1,005.77	1,000.47	\$ 2,006.24
1C	SF 50'	1,257.21	1,128.56	\$ 2,385.77
1D (West)	SF 60'	1,508.65	1,421.72	\$ 2,930.37
1D (East)	SF 60'	1,508.65	1,421.72	\$ 2,930.37
Series 2019-Morgan's Glen (Riverfield)				
1	SF 50'	1,257.21	1,129.03	\$ 2,386.24
2	SF 40'/45'/50'	1,257.21	1,021.51	\$ 2,278.72
3	Townhome	880.04	930.11	\$ 1,810.15
Series 2020 (Wildleaf)				
4A - 4B	Attached Villa 35'	880.04	1,005.33	\$ 1,885.37
4A - 4B	SF 45'	1,131.49	1,170.92	\$ 2,302.41
4A - 4B	SF 50'	1,257.21	1,348.34	\$ 2,605.55
4A - 4B	SF 57'	1,433.22	1,596.71	\$ 3,029.93
Series 2023 (1) (Longmeadow)				
4C-1	SF 40'	1,118.91	1,319.59	\$ 2,438.50
4C-1	SF 50'	1,395.50	1,649.48	\$ 3,044.98
4C-1	SF 60'	1,672.09	1,979.38	\$ 3,651.47
4E	Paired Villa	993.19	1,171.13	\$ 2,164.32
4E	Townhome (24')	666.32	791.75	\$ 1,458.07
4F	SF 45'	1,257.21	1,484.54	\$ 2,741.75
3 (TH)	Townhome (20')	553.17	659.80	\$ 1,212.97
Series 2023 (2) (Del Webb)				
1	Villa 33	574.80	-	\$ 574.80
1	Single Family 40	696.73	-	\$ 696.73
1	Single Family 50	870.91	-	\$ 870.91
1	Single Family 64	1,114.77	-	\$ 1,114.77
2	Villa 33	574.80	-	\$ 574.80
2	Single Family 40	696.73	-	\$ 696.73
2	Single Family 50	870.91	-	\$ 870.91
2	Single Family 64	1,114.77	-	\$ 1,114.77
3	Villa 33	574.80	-	\$ 574.80
3	Single Family 40	696.73	-	\$ 696.73
3	Single Family 50	870.91	-	\$ 870.91
3	Single Family 64	1,114.77	-	\$ 1,114.77
Commercial Development				
2	Unplatted Acres	783.82	-	\$ 783.82
Future Development				
1, 2, 3, 4, Amenity	Unplatted Acres	202.87	-	\$ 202.87

**North River Ranch
Improvement Stewardship District**

Review and Consideration of FEDCO
Communications and Utilities, LLC Proposal for
Phase 4C1Conduit

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

DATE: 12/11/2023
PROPOSAL: PE-NR4C1-LB-01
AMOUNT: \$111,126.24
PRECO SUB JOB# 782885
PRECO BB JOB# 782886

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

FORCDD - Conduit

PROPOSAL
NORTH RIVER RANCH
PRECO SUB FEEDER AND BACKBONE INSTALLATION
PHASE 4C1
PARRISH, FL

RE: INSTALLATION OF PRECO SUB FEEDER AND PRIMARY BACKBONE CONDUIT SYSTEM:

WE PROPOSE TO DO THE FOLLOWING WORK:

- | | |
|--|-------------|
| 1) EXCAVATE AND INSTALL PRECO SUB FEEDER CONDUIT SYSTEM: | \$26,234.56 |
| 2) EXCAVATE AND INSTALL PRECO PRIMARY BACKBONE CONDUIT SYSTEM: | \$78,743.98 |
| 3) CONNECT TO EXISTING ROAD CROSSINGS INSTALLED BY OTHERS | |
| 4) FOLLOW PRECO DESIGN PRINTS - ENCLOSED | |
| 5) INSTALL ALL CONDUITS, PADS, HANDHOLES AND JUNCTIONS AS PER DESIGN | |
| 6) BLOW OUT CONDUIT TO ENSURE CONTINUITY | |
| 7) PROVIDE ALL LABOR, EQUIPMENT AND NECESSARY INSURANCE | |
| 8) ADDITIONAL WORK: | |
| 9) RELOCATE 2 J-BOXES AT LONGMEADOW DUE TO SIGN CONFLICTS (SEE ATTACHED MAP) | \$2,095.00 |
| 10) TECO CROSSING MATERIALS PROVIDED TO RIPA (RIPA DID NOT INSTALL) | \$4,052.70 |

NOTES:

- A) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- B) DEVELOPER TO STAKE ALL LOT CORNERS AND ROW WITH GRADE
- C) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- D) DOES NOT INCLUDE ANY DIRECTIONAL BORING OR SOD RESTORATION
- E) FEDCO PROVIDE DUMPSTER AND CLEAN SITE OF EXCESS MATERIAL WHEN COMPLETED
- F) FEDCO TO NOTIFY PRECO WHEN WORK IS COMPLETED

COST: \$111,126.24

PAYMENT TERMS: UPON COMPLETION



Allan S. Feder,

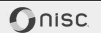
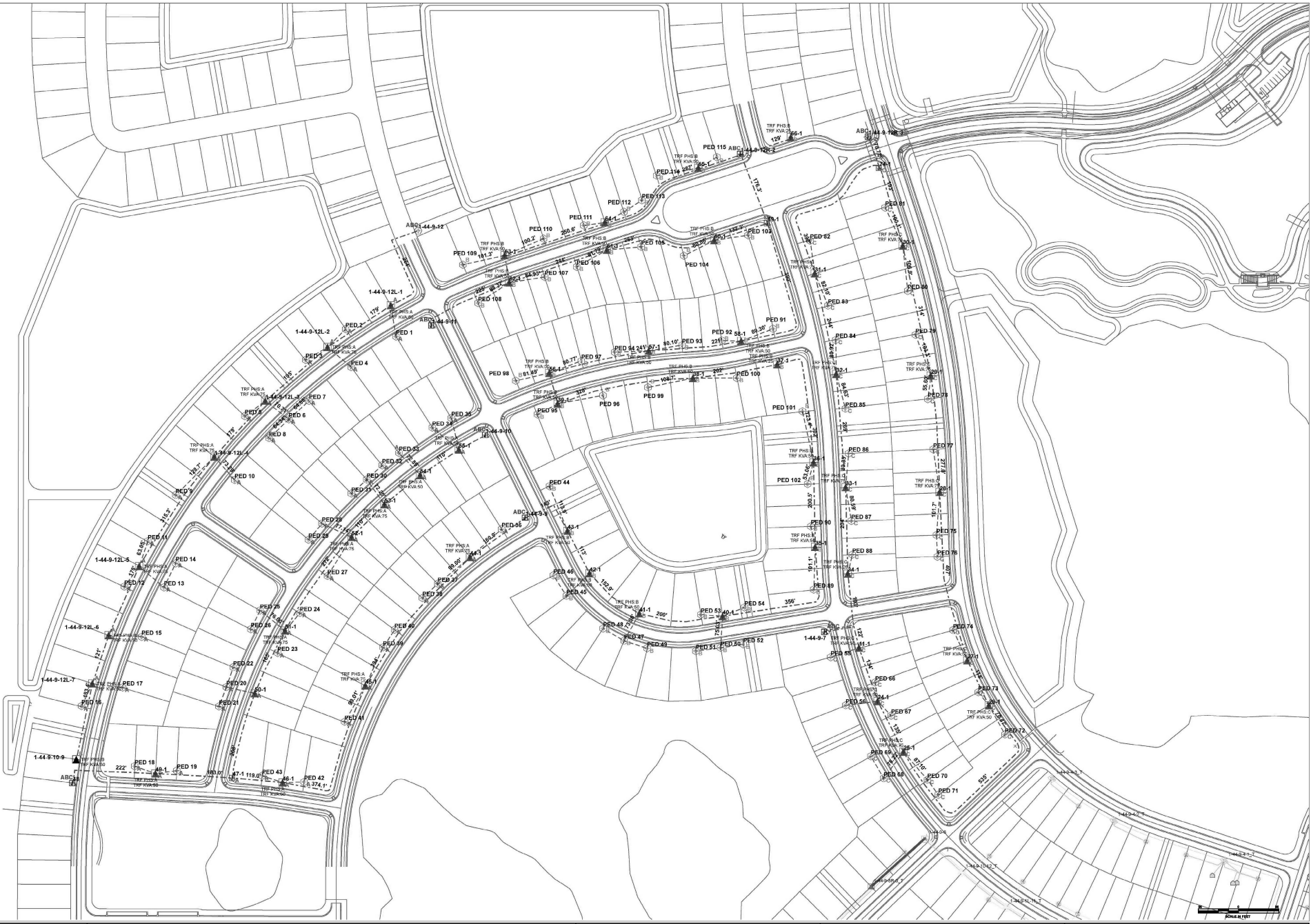
FEDCO COMMUNICATIONS AND UTILITIES, LLC

12/11/2023

DATE

NORTH RIVER RANCH ISD

DATE



Job Title: NORTH RIVER RANCH ISO

Sheet Date:

Engineer Info:

County: Maricopa

Tax District:

Scale: 1:1150

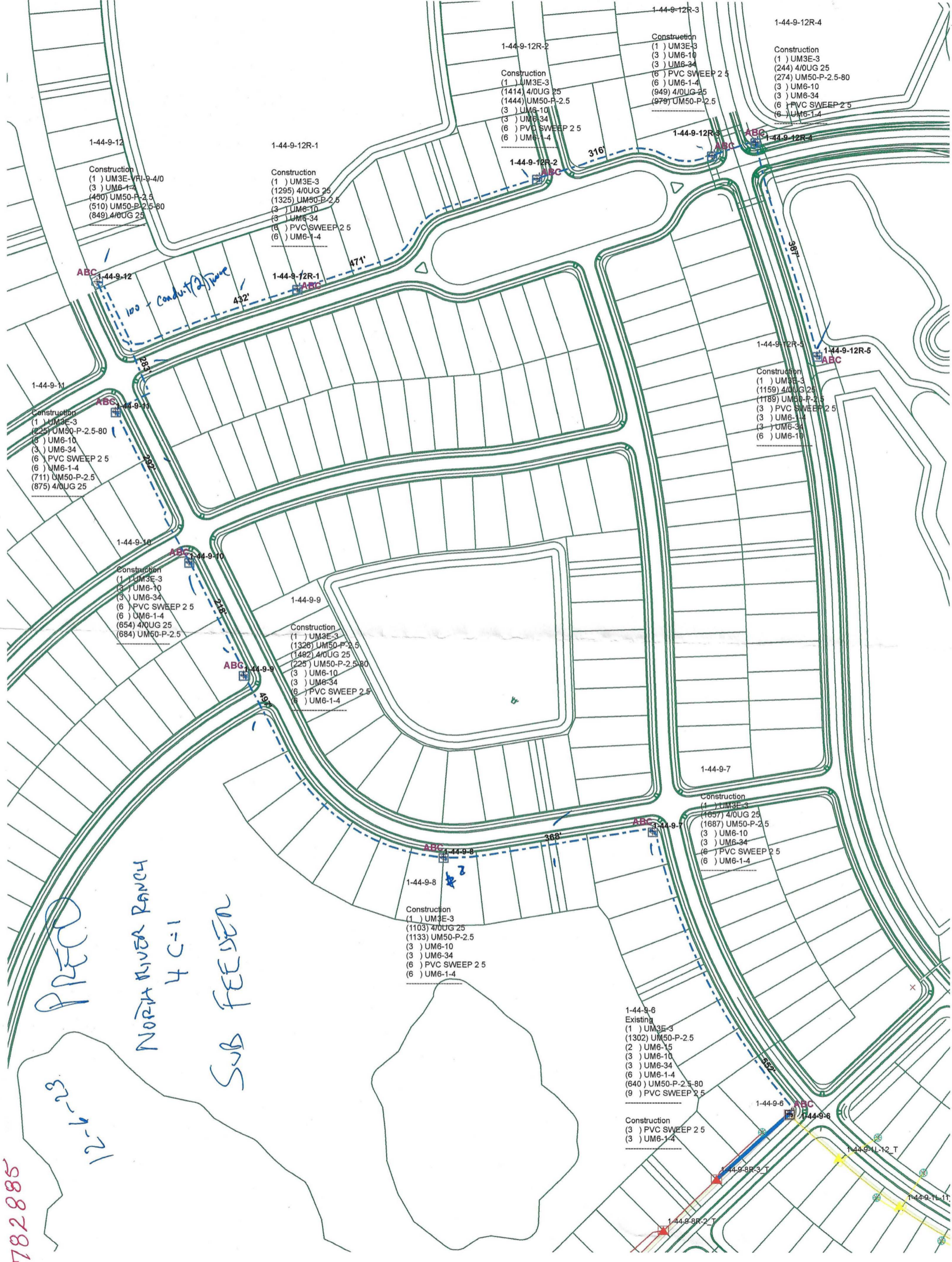
Map No.:

782885

PRECED

NORIA RIVER RANCH
4 C-1
SUB FEESER

12-6-23



Construction
 (1) UM3E-VFI-9-4/0
 (3) UM6-1-4
 (450) UM50-P-2.5
 (510) UM50-P-2.5-80
 (849) 4/0UG 25

Construction
 (1) UM3E-3
 (1295) 4/0UG 25
 (1325) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (1414) 4/0UG 25
 (1444) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4
 (949) 4/0UG 25
 (979) UM50-P-2.5

Construction
 (1) UM3E-3
 (244) 4/0UG 25
 (274) UM50-P-2.5-80
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (225) UM50-P-2.5-80
 (6) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4
 (711) UM50-P-2.5
 (875) 4/0UG 25

Construction
 (1) UM3E-3
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4
 (654) 4/0UG 25
 (684) UM50-P-2.5

Construction
 (1) UM3E-3
 (1326) UM50-P-2.5
 (1482) 4/0UG 25
 (225) UM50-P-2.5-80
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (1159) 4/0UG 25
 (1189) UM50-P-2.5
 (3) PVC SWEEP 2.5
 (3) UM6-1-4
 (3) UM6-34
 (6) UM6-10

Construction
 (1) UM3E-3
 (1657) 4/0UG 25
 (1687) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (1103) 4/0UG 25
 (1133) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

1-44-9-6
 Existing
 (1) UM3E-3
 (1302) UM50-P-2.5
 (2) UM6-15
 (3) UM6-10
 (3) UM6-34
 (6) UM6-1-4
 (640) UM50-P-2.5-80
 (9) PVC SWEEP 2.5

Construction
 (3) PVC SWEEP 2.5
 (3) UM6-1-4

1-44-9-11-12_T

1-44-9-11-11_T

**North River Ranch
Improvement Stewardship District**

Review and Consideration of Maverick Building
Solutions for NRR Phase 4E, 4F Signage

NRR PHASE 4 E, 4F SIGNAGE ESTIMATE

Custom Decorative Street Signage for Phases 4E and 4F

Estimate Total (USD)
\$53,365.00

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

9413768496
Jramer@nealland.com

FORCDD - Signage/Striping

Estimate Number: 224

Estimate Date: May 11, 2024

Valid Until: June 10, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
stop sign R1-1 - 30" Stop Sign Historic Decorative Trim for 30" Stop Sign - Black 4" CUSTOM POST, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	12	\$1,050.00	\$12,600.00
Stop sign/Dead End R1-1 - 30" Stop Sign Historic Decorative Trim for 30" Stop Sign - Black W14-1AR 9"x36" Dead End sign Historic Decorative Trim for 9"x36" Dead End sign - Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	2	\$1,210.00	\$2,420.00
Custom logo street name signs -9'x9' North River Ranch Logo -9x36" street sign and bracket -9x42" street sign and bracket -Pyramid Finial 4" Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	14	\$860.00	\$12,040.00



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

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

NRR PHASE 4 E, 4F SIGNAGE ESTIMATE

Custom Decorative Street Signage for Phases 4E and 4F

Estimate Total (USD)
\$53,365.00

ITEMS	QUANTITY	PRICE	AMOUNT
Speed Limit (25MPH) w/ No Parking -R2-1 - 24x30 Speed Limit Sign - Decorative Trim for 24x30 Sign -R7-2 - 12x18 No Parking Sign -Decorative Trim for 12x18 Sign -Pyramid Finial 4" Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	6	\$1,000.00	\$6,000.00
Pedestrian crossing with ahead W11-2 - 30x30 Pedestrian Sign Historic Decorative Trim for 30x30 Diamond Sign - Black W16-7PL - 24x12 Left Ahead Sign Historic Decorative Trim for 24x12 Sign - Black Pyramid Finial 4" Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	2	\$1,100.00	\$2,200.00
Pedestrian Crossing w/ Arrow -W11-2 - 30x30 Pedestrian Sign - Decorative Trim for 30x30 -W16-7PL-24x12 Left Arrow Sign Historic Decorative Trim for 24x12 Sign - Black Pyramid Finial 4" Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	4	\$1,100.00	\$4,400.00
Keep Right w/ OM 1-1 Reflector -R4-7 - 24x30 Keep Right Sign -Decorative Trim for 24x30 Sign -OM1-1 - 18x18 Yellow marker -Decorative Trim for 18x18 Sign Black Pyramid Finial 4" Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	7	\$975.00	\$6,825.00



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 805 Charles Boulevard
 Oldsmar, Florida 34677
 United States

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NRR PHASE 4 E, 4F SIGNAGE ESTIMATE

Custom Decorative Street Signage for Phases 4E and 4F

Estimate Total (USD)
\$53,365.00

ITEMS	QUANTITY	PRICE	AMOUNT
Red Button object sign OM4-1 18x18 Red Reflectors with 10 u channel post	6	\$175.00	\$1,050.00
Installation Covers full installation of (Direct Burial-24" Below Grade) 47 decorative signs and 6 FDOT u channel poles/signs	53	\$110.00	\$5,830.00
Subtotal:			\$53,365.00
Total:			\$53,365.00
Estimate Total (USD):			\$53,365.00

Notes / Terms

To initiate the project, a 50% invoice payment is required upon proposal approval, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.



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805 Charles Boulevard
Oldsmar, Florida 34677
United States

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

**North River Ranch
Improvement Stewardship District**

Review and Consideration of Various Easement
on ISD Land

MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB

A SUBDIVISION; A REPLAT OF LOTS 3-7, 11 & 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTICE:

1. This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

2. This Plat and the lands described herein shall be subject to the Declaration of Covenants, Conditions and Restrictions for North River Ranch, recorded in Official Record Book 2817, Page 4011 of the Public Records of Manatee County, Florida as amended and/or supplemented from time to time, together with the Supplemental Declaration of Covenants, Conditions and Restrictions for North River Ranch to add Morgan's Glen Townhomes, Phases IIIA & IIIB, as recorded in Official Records Instrument Number 20201124724, of the Public Records of Manatee County, Florida, and that certain Reservation of Rights and Restrictive Covenant [North River Ranch], as recorded in Official Records Book 2794, Page 6853, of the Public Records for Manatee County, Florida."

GRANT OF EASEMENTS

LOT LINE EASEMENTS: Unless otherwise indicated, easements of ten feet (10') in width along each front lot line, five feet (5') in width along each rear lot line are hereby created and provided for the purpose of accommodating surface and underground utilities and drainage including any irrigation, water delivery or stormwater control system servicing the subdivision. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements. Such easements shall also be easements for the construction, installation, maintenance and operation of cable/digital or other means of television, internet, voice, data and other media or communication transmission services, present and future, however, no such construction, installation, maintenance and operation of such services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. Where more than one lot is used as a building site, the outside boundary of said building site shall carry said easements. All other easements shown on this plat are hereby reserved in perpetuity for the purpose noted.

UTILITY EASEMENTS:

There are hereby expressly reserved for Peace River Electric Cooperative, Inc., its successors and/or assigns, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the District roads, for the express purposes of construction, installation, maintenance and operation of electrical facilities.

There are hereby expressly reserved for the providers of cable/digital or other means of television, internet, voice, data and other media or communication transmission services, present and future, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the District roads, for the express purposes of construction, installation, maintenance and operation of communication facilities.

EASEMENTS RESERVED FOR OWNER:

There are hereby expressly reserved for Owner, non-exclusive easements within Tracts 303, 304, 410-412 and 507-511 for the purpose of ingress, egress and use of the aforementioned easement areas for the installation, maintenance, repair and replacement of marketing, promotional and directional signage, as permitted by Manatee County's Development Code.

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

It is hereby certified that this plat has been officially approved for record and all offers of dedication accepted by the Board of County Commissioners of Manatee County, Florida this the 10th day of NOVEMBER, 2020.

ATTEST: Angelina Colonnese
Clerk of the Circuit Court and Controller
Manatee County, Florida

[Signature]
Clerk of the Circuit Court

[Signature]
Chairman
Board of County Commissioners



CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, Angelina Colonnese, Clerk of the Circuit Court of Manatee County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 09, Pages 90 through 91, Public Records of Manatee County, Florida, on the 13th day of NOVEMBER, 2020.

[Signature]
Clerk of the Circuit Court
Manatee County, Florida

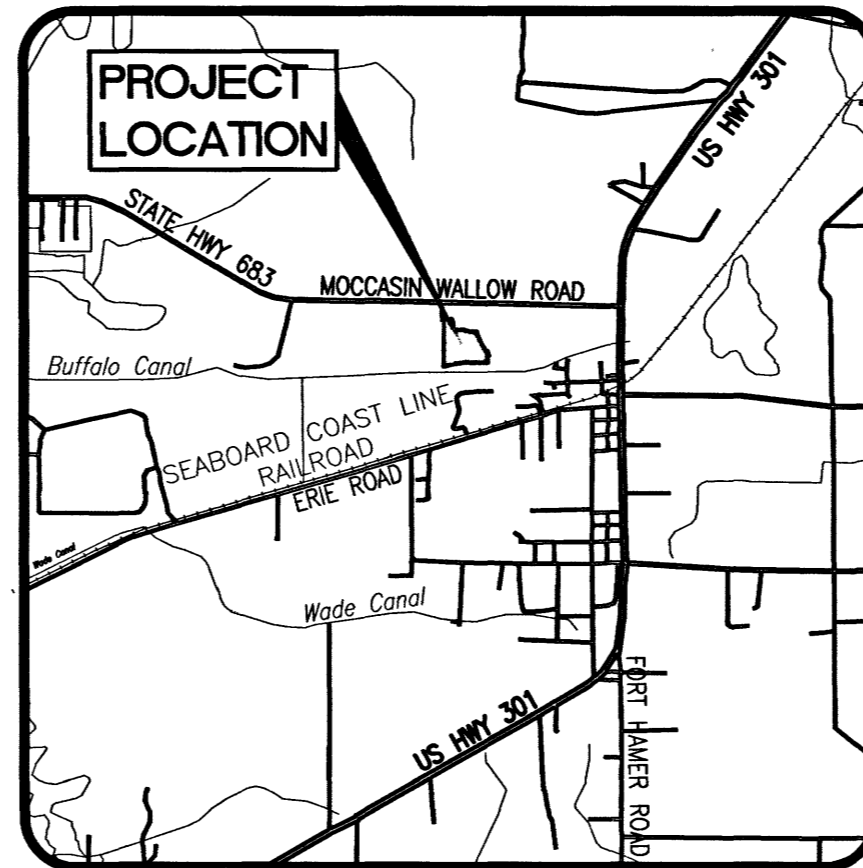
CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

It is hereby certified that this plat has been reviewed for conformity with the platting requirements of Chapter 177, Part 1, of the Florida Statutes and the Land Development Code of Manatee County, Florida. The geometric data has not been verified.

[Signature]
Todd E. Boyle, RSM
Manatee County Surveyor
Florida Certificate No. 6047

10/28/2020
Date



LOCATION MAP
NOT TO SCALE

TRACT DESIGNATION AND EASEMENTS

- TRACTS 303 & 304 - District Right-of-Ways, Drainage and Public Utility Easements.
- TRACTS 410, 411 & 412 - Open Space; Drainage Tract, Trail and Wall/Fence Easement; Landscape Buffer and Non-Vehicular Ingress-Egress Buffer, except for lake maintenance and emergency vehicles.
- TRACTS 507-511 - Lake, Drainage Tract and Landscape Maintenance Easement.

CERTIFICATE OF ACCEPTANCE

The dedications to Fieldstone Community Development District by the Board of Supervisors of Fieldstone Community Development District, an Independent Special District created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by the Manatee County Board of County Commissioners approval of Ordinance No. 15-16 on April 2, 2015, as amended by Ordinance No. 19-23 on May 21, 2019. The Fieldstone Community Development District hereby agrees to accept the dedications as set forth on this Plat and to operate and maintain the dedicated tracts and easements in accordance with the Project Design Standards as referenced in that certain Reservation of Rights and Restrictive Covenant [North River Ranch], as recorded in Official Records Book 2794, Page 6853, of the Public Records for Manatee County, Florida.

This the 26 day of October, 2020.

Fieldstone Community Development District, an Independent Special District created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by the Manatee County Board of County Commissioners approval of Ordinance No. 15-16 on April 2, 2015, as amended by Ordinance No. 19-23 on May 21, 2019.

ATTEST: *[Signature]* Priscilla Heim, Assistant Secretary By: *[Signature]* Sandy Foster, Vice Chairperson

CERTIFICATE OF SURVEYOR

I, the undersigned Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was made under my responsible direction and supervision, that the plat data complies with the platting requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida. Permanent Reference Monuments have been installed. The Permanent Control Points, Bench Marks and Lot Corners will be certified by an official affidavit within one (1) year of recording, or prior to the release of the improvement bond.

DATE OF CERTIFICATION: 10/22/2020
(Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper)

SIGNATURE: *[Signature]*
Robert R. Cunningham, P.S.M.
Florida Certificate No. 3924

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Pursuant to Florida Statute 177 .081, the undersigned, James R. Schier, as Manager of Lakota Partners, LLC, a Florida limited liability company, as Manager of Moccasin Wallow Associates, LLC, a Florida limited liability company; and James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, (collectively, "Owner"), both companies licensed to do business in the State of Florida, certifies ownership of the property described hereon and has caused this plat entitled "MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB" to be made and does hereby dedicate the following:

- To Manatee County for use by the general public forever, the following:
 - A) All Public Utility Easements.
 - B) A non-exclusive ingress and egress easement across Tracts 303 & 304 for emergency, law enforcement and Manatee County maintenance personnel.
 - C) Easement areas identified as "Public Drainage and Flowage Easement" on the plat are public easements unless noted otherwise.
 - D) A ten (10) foot wide Public Utility Easement laying parallel and contiguous with the outside parameters of Tracts 303 and 304 for the operation and maintenance of public water and wastewater infrastructure facilities and meter maintenance, replacement and reading.
- To the Fieldstone Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (the "District"):
 - A) Tracts 303, 304, 410, 411, 412, and 507-511 and all drainage easements for the construction, installation, operation and/or maintenance of all infrastructure and facilities authorized to be performed by the District.
 - B) All Public Drainage Easements, Public Drainage and Flowage Easements, Public Pedestrian Easements, and Public Utility Easements for the construction and installation of infrastructure facilities authorized to be performed by the District.
 - C) A ten (10) foot wide Public Utility Easement laying parallel and contiguous with the outside parameters of Tracts 303 and 304 for the construction and installation of all infrastructure and facilities authorized to be performed by the District.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 22 day of Oct, 2020.

[Signature]
Witness
[Signature]
Print Name of Witness
[Signature]
Witness
[Signature]
Print Name of Witness

MOCCASIN WALLOW ASSOCIATES, LLC, a Florida limited liability company
By: *[Signature]*
Lakota Partners, LLC, a Florida limited liability company, its Manager
By: *[Signature]*
James R. Schier, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 22 day of October, 2020, by James R. Schier, as Manager of Lakota Partners, LLC, a Florida limited liability company, as Manager of Moccasin Wallow Associates, LLC, a Florida limited liability company, on behalf of the Company (✓) who is personally known to me, or () who has produced as identification.

[Signature]
Signature of Notary Public
Print Notary Name: Veronica McGuire
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____
(Affix Seal)
[Signature]
Witness
[Signature]
Print Name of Witness
[Signature]
Witness
[Signature]
Print Name of Witness

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company
By: *[Signature]*
NCDG Management, LLC, a Florida limited liability company, its Manager
By: *[Signature]*
James R. Schier, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 22 day of October, 2020, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company, (✓) who is personally known to me, or () who has produced as identification.

[Signature]
Signature of Notary Public
Print Notary Name: Veronica McGuire
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____
(Affix Seal)
[Signature]
Witness
[Signature]
Witness

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Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866
Task Code: 521
Project Number: 215615408

**MORGAN'S GLEN
TOWNHOMES,
PHASES IIIA & IIIB**

A SUBDIVISION; A REPLAT OF LOTS 3-7, 11
& 12 OF BLOCK 4 OF MANATEE RIVER
FARMS, RECORDED IN PLAT BOOK 6, PAGE
45, IN THE PUBLIC RECORDS OF MANATEE
COUNTY, FLORIDA AND LYING IN SECTION 19,
TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in the Southeast 1/4 of Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of Tract 1610 of Copperstone, Phase I recorded in Plat Book 51, Page 178 of the Public Records of Manatee County, Florida; thence N.00°10'19"W., a distance of 574.11 feet along the east line of lands described in Official Records Book 2177, Page 3845 of said Public Records to the southeast corner of the tract described in Official Record Book 2807, Page 5630 of said Public Records; the following four (4) calls are along the boundaries of said tract; (1) thence N.88°59'19"W., a distance of 50.00 feet; (2) thence N.00°10'19"W., a distance of 368.05 feet to the southerly Maintained Right-of-way line of Moccasin Wallow Road, recorded in Road Plat Book 4, Page 153 of said Public Records; (3) thence S.89°08'57"E. along said southerly Maintained Right-of-way line, a distance of 50.00 feet; (4) thence S.00°10'19"E. along the easterly line of said tract described in Official Record Book 2807, Page 5630, a distance of 10.34 feet to the southerly Maintained Right-of-way line of Moccasin Wallow Road, recorded in Road Plat Book 12, Page 193 of said Public Records; thence S.89°11'52"E. along said southerly Maintained Right-of-way line, a distance of 36.23 feet; thence S.00°51'01"W., a distance of 33.56 feet to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 90°51'01"; thence Southwesterly along the arc of said curve, a distance of 55.50 feet, said curve having a chord bearing and distance of S.45°25'31"W., 49.86 feet, to the point of tangency of said curve; thence S.00°10'19"E., a distance of 196.46 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 43°49'00"; thence Southerly along the arc of said curve, a distance of 38.24 feet to the point of tangency of said curve; thence S.43°59'19"E., a distance of 45.26 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 46°11'00"; thence Southeasterly along the arc of said curve, a distance of 40.30 feet to the point of tangency of said curve; thence N.89°49'41"E., a distance of 62.29 feet to the point of curvature of a curve to the left having a radius of 175.00 feet and a central angle of 25°51'38"; thence northeasterly along the arc of said curve a distance of 78.99 feet to the point of reverse curvature of a curve to the right having a radius of 175.00 feet and a central angle of 4°23'01"; thence northeasterly along the arc of said curve a distance of 13.39 feet to the end

of said curve; thence S.22°13'32"E., a distance of 130.77 feet to the point of curvature of a curve to the right having a radius of 175.00 feet and a central angle of 22°03'13"; thence southerly along the arc of said curve a distance of 67.36 feet to the point of tangency of said curve; thence S.00°10'19"E., a distance of 87.86 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 7°17'27"; thence southerly along the arc of said curve a distance of 41.36 feet; thence N.85°25'13"E., a distance of 21.32 feet; thence S.89°03'11"E., a distance of 268.51 feet; thence S.75°48'14"E., a distance of 215.79 feet to the point of curvature of a curve to the left having a radius of 325.00 feet and a central angle of 26°27'04"; thence easterly along the arc of said curve, a distance of 150.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,105.60 feet and a central angle of 12°29'57"; thence southeasterly along the arc of said curve, a distance of 241.19 feet, said curve having a chord bearing and distance of S21°40'43"E., 240.71 feet to the point of tangency of said curve; thence S.27°55'42"E., a distance of 211.66 feet; thence S.25°50'38"E., a distance of 154.32 feet; thence N.69°13'24"E., a distance of 46.92 feet to the Westerly line of the tract described in the Warranty Deed to Manatee County, recorded in Official Record Book 2687, Page 1778 of said Public Records; the following two (2) calls are along said Westerly line; (1) thence S.20°46'36"E., a distance of 151.85 feet to the point of curvature of a curve to the right having a radius of 560.00 feet and a central angle of 2°14'16"; (2) thence southeasterly along the arc of said curve a distance of 21.87 feet to the end of said curve; thence S.75°45'57"W., a distance of 44.58 feet; thence S.00°00'00"E., a distance of 42.20 feet to the point of curvature of a non-tangent curve to the right having a radius of 886.00 feet and a central angle of 9°58'54"; thence southerly along the arc of said curve a distance of 154.35 feet, said curve having a chord bearing and distance of S.06°35'50"E, 154.16 feet to the end of said curve, being a point on the northerly line of the tract described in Official Record Book 2641, Page 6594 of said Public Records; the following three (3) calls are along said northerly line; (1) thence S.89°33'39"W., a distance of 758.45 feet; (2) thence S.83°59'43"W., a distance of 201.14 feet; (3) thence S.76°26'30"W., a distance of 321.32 feet to the easterly line of said Copperstone, Phase 1; thence N.00°10'19"W., along said easterly line, a distance of 770.63 feet to the POINT OF BEGINNING.

Said Tract contains 1,197,429 square feet or 27.4892 acres, more or less.



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Licensed Business Number 7866

Task Code: 521

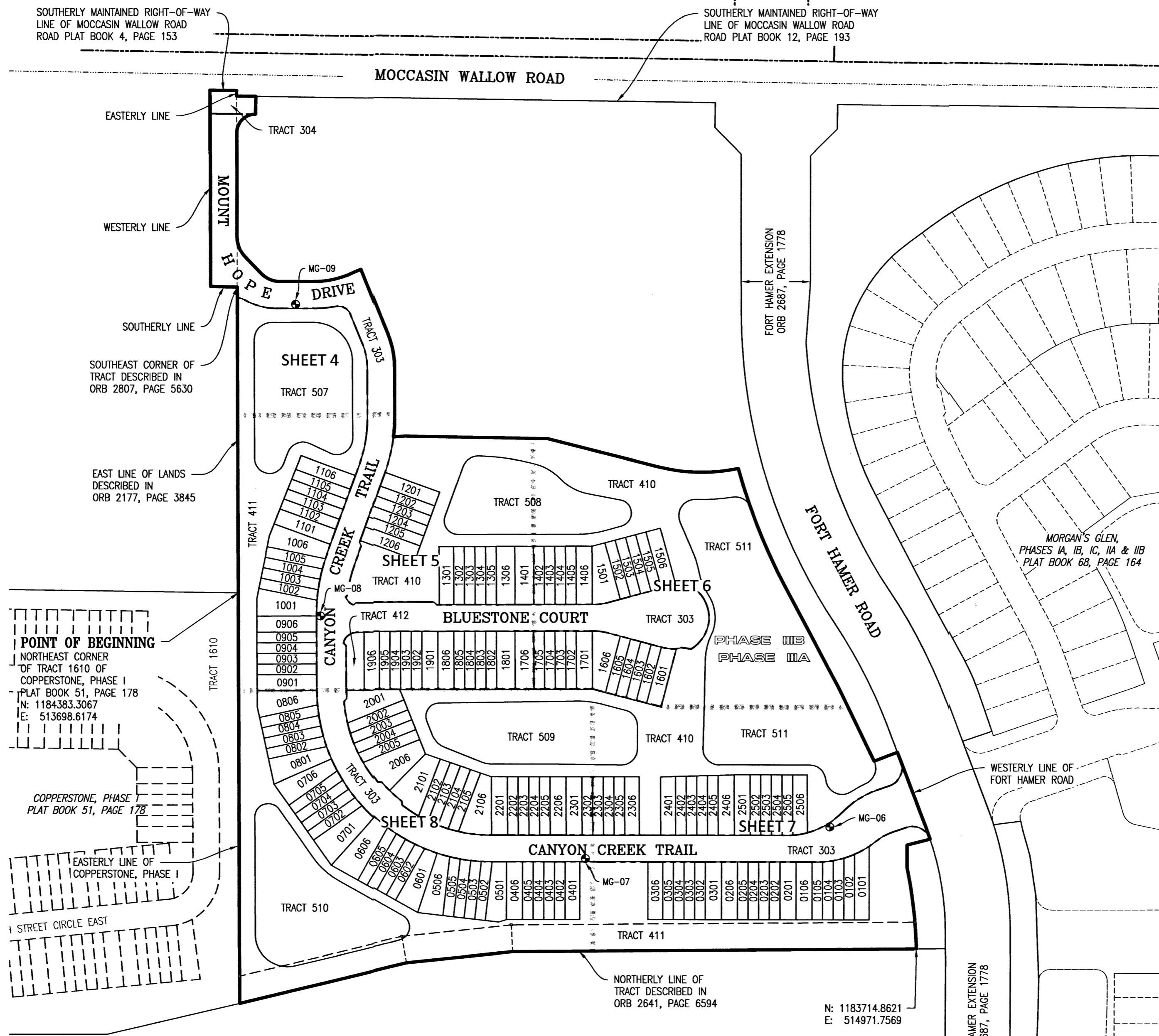
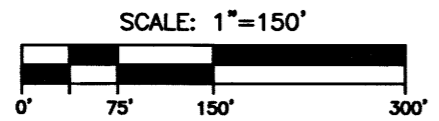
Project Number: 215615408

MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB

A SUBDIVISION; A REPLAT OF LOTS 3-7, 11 & 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

PROPOSED* BENCH MARK TABLE		
BM#	NAVD88 ELEVATION	DESCRIPTION
MG-06	XX.XX*	CHISELED BOX + NAIL & DISK STAMPED BM MG-06 AT DRAIN
MG-07	XX.XX*	CHISELED BOX + NAIL & DISK STAMPED BM MG-07 IN CURB
MG-08	XX.XX*	CHISELED BOX + NAIL & DISK STAMPED BM MG-08 IN CURB
MG-09	XX.XX*	CHISELED BOX + NAIL & DISK STAMPED BM MG-09 AT DRAIN

* NOTE REGARDING PROPOSED BENCHMARK LOCATIONS:
BENCHMARKS SHOWN HEREON COULD NOT BE SET PRIOR TO RECORDING THIS PLAT AS THE SITE IMPROVEMENTS THAT WOULD HOLD THE MONUMENTS WERE NOT COMPLETED. AN AFFIDAVIT WILL BE RECORDED TO SUPPLEMENT THIS SHEET, LISTING THE MEASURED ELEVATIONS OF THE BENCHMARKS AFTER THE CONSTRUCTION IS COMPLETED AND THE BENCHMARKS HAVE BEEN SET.



- LEGEND:**
- ∨ = ANGLE POINT/DIMENSION POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB#7866)
 - ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#07866) UNLESS NOTED OTHERWISE
 - = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET
 (R) = RADIAL LINE
 (OA) = OVERALL DISTANCE
 D = CENTRAL ANGLE
 L = ARC LENGTH
 R = RADIUS
 C = CHORD DISTANCE
 C.B. = CHORD BEARING
 C# = CURVE # (SEE CURVE TABLE)
 L# = LINE # (SEE LINE TABLE)
 O.R.BK = OFFICIAL RECORDS BOOK
 O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
 LB# = LICENSED BUSINESS NUMBER
 NT = NON-TANGENT
 DNR = FLORIDA DEPARTMENT OF NATURAL RESOURCES CORNER RECORD
 CDD = COMMUNITY DEVELOPMENT DISTRICT

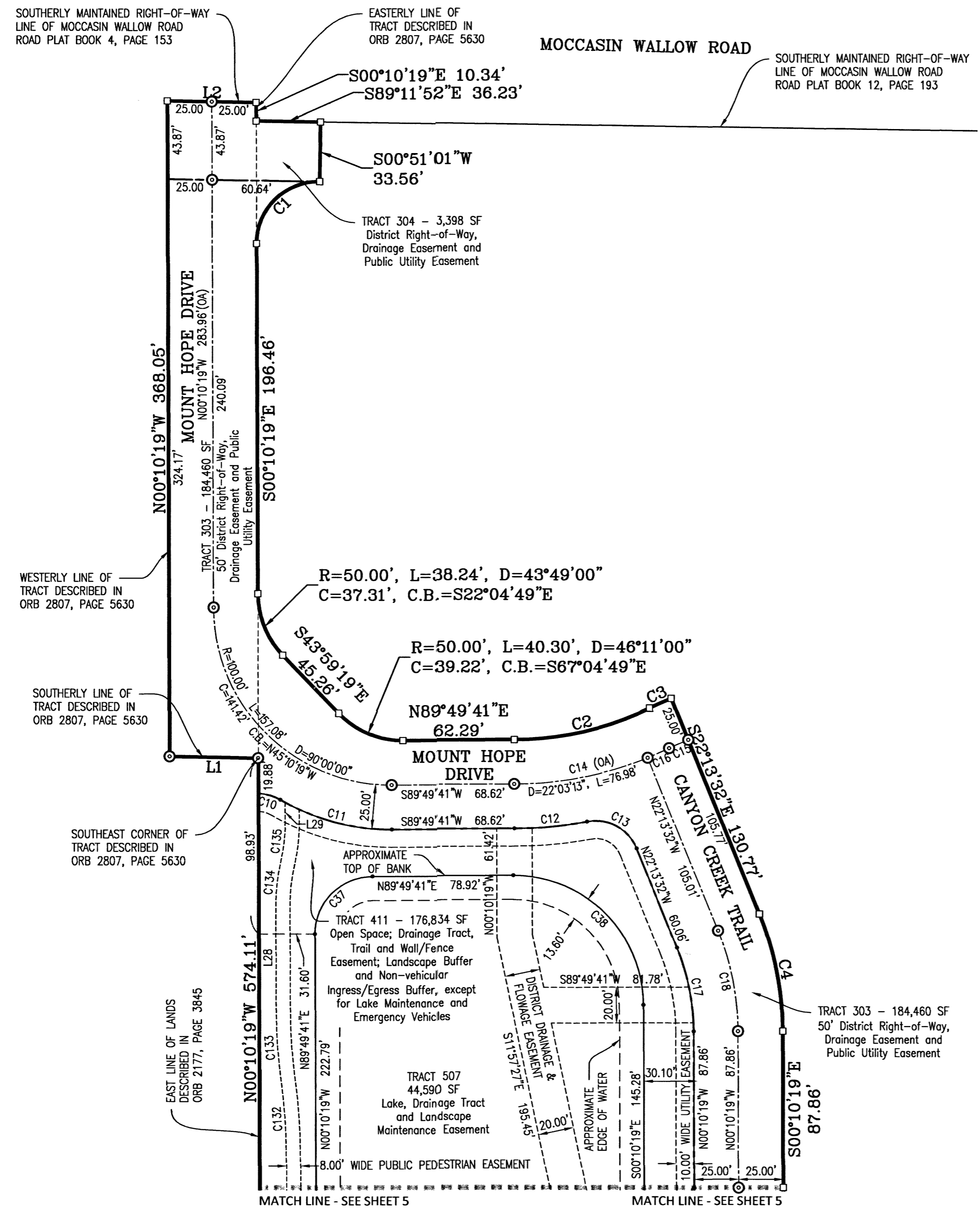
- NOTES:**
- Bearings shown hereon are grid bearing based on the east line of Copperstone, Phase I, having a bearing of N.00°10'19"W.
 - Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88) based on of the National Geodetic Survey (NGS) Benchmark F 565 (Permanent Identifier DE8839), with an elevation of 41.25' NAVD 88. To convert these elevations from NAVD 88 to National Geodetic Vertical Datum of 1929 (NGVD 29), add 0.95' to the values shown hereon, per Vertcom conversion.
 - All lines intersecting with a curve which are not designated with (R), are non radial.
 - Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.
 - The plat boundary contains 1,197,429 square feet or 27.4892 acres
 - State Plane Coordinates shown are NAD83 Florida West Zone values measured by Trimble RTK GPS receivers corrected by the Florida Permanent Reference Network on January 17, 2019 and verified to NGS published control monuments "GIS 009" (Permanent Identifier AG 9114) and "Parish 1934" (Permanent Identifier AG 6295).
 - All utilities are underground unless otherwise noted.
 - Visibility triangles must be maintained at corner lots per Section 1002 of the Land Development Code of Manatee County, Florida.

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front and 5' along all rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

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MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB

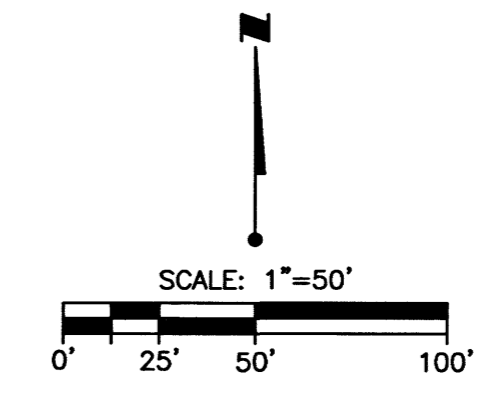
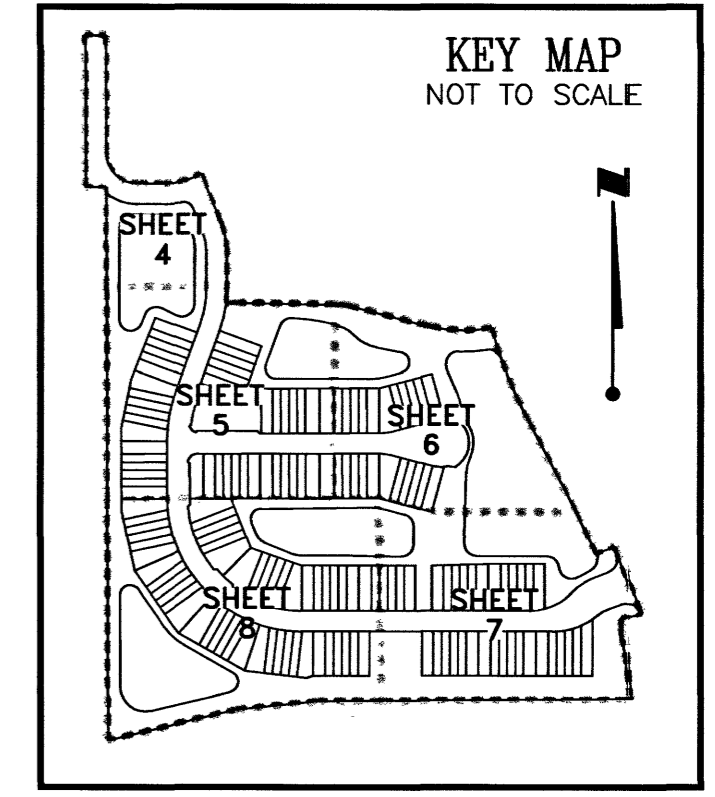
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°59'19"W	50.00'
L2	S89°08'57"E	50.00'
L28	N00°10'19"W	60.45'
L29	N00°10'19"W	10.71'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	35.00'	90°51'01"	55.50'	49.86'	S45°25'31"W
C2	175.00'	25°51'38"	78.99'	78.32'	N76°53'52"E
C3	175.00'	4°23'01"	13.39'	13.39'	N66°09'33"E
C4	175.00'	22°03'13"	67.36'	66.94'	S11°11'56"E
C10	27.00'	27°33'09"	12.98'	12.86'	S73°51'52"E
C11	125.00'	30°05'02"	65.63'	64.88'	N75°07'48"W
C12	225.00'	10°31'00"	41.30'	41.24'	N84°34'11"E
C13	25.00'	78°27'47"	34.24'	31.62'	N61°27'25"W
C14 (OA)	200.00'	25°51'38"	90.27'	89.51'	S76°53'52"W
C15	150.00'	4°28'47"	11.73'	11.72'	N66°12'26"E
C16	200.00'	3°48'25"	13.29'	13.29'	N65°52'15"E
C17	125.00'	22°03'13"	48.11'	47.82'	N11°11'56"W
C18	150.00'	22°03'13"	57.74'	57.38'	N11°11'56"W
C37	32.40'	90°00'00"	50.89'	45.82'	N44°49'41"E
C38	73.00'	90°00'00"	114.67'	103.24'	S45°10'19"E
C132	300.00'	7°41'30"	40.27'	40.24'	N04°01'04"W
C133	300.00'	7°41'30"	40.27'	40.24'	N04°01'04"W
C134	100.00'	13°20'34"	23.29'	23.23'	N06°29'58"E
C135	100.00'	13°20'34"	23.29'	23.23'	N06°29'58"E

- LEGEND:**
- ∨ = ANGLE POINT/DIMENSION POINT
 - ⊙ = BENCHMARK
 - ⊙ = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
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(R) = RADIAL LINE
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- NOTES:**
- Bearings shown hereon are grid bearing based on the north line of Section 19, Township 33 South, Range 19 East, having a bearing of S89°08'38"E.
 - All lines intersecting with a curve which are not designated with (R), are non radial.
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 - All utilities are underground unless otherwise noted.
 - Visibility triangles must be maintained at corner lots per Section 1002 of the Land Development Code of Manatee County, Florida.

TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front and 5' along all rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

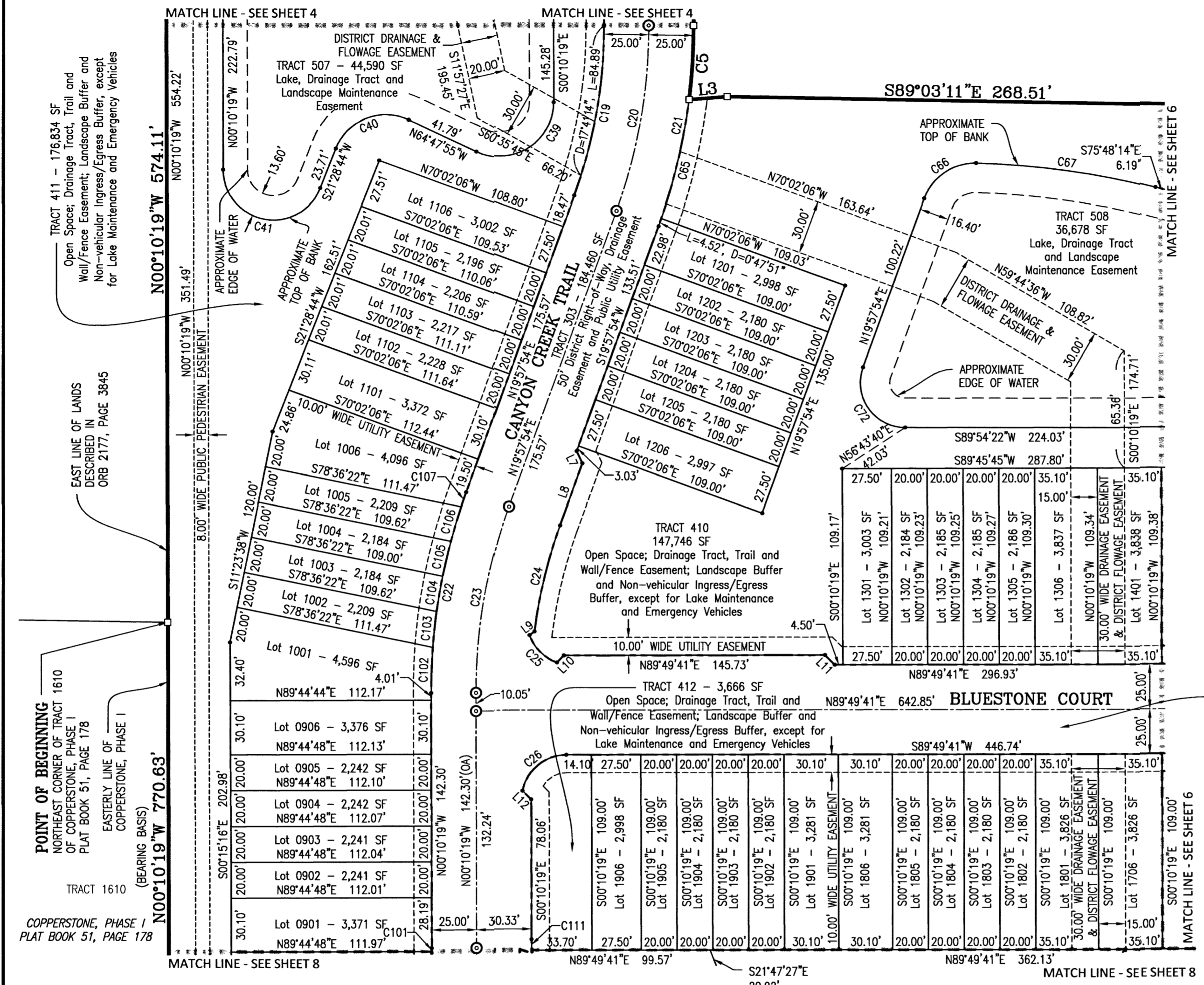
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MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB

A SUBDIVISION; A REPLAT OF LOTS 3-7, 11 & 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

- LEGEND:**
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POINT OF BEGINNING
 NORTHEAST CORNER OF TRACT 1610 OF COPPERSTONE, PHASE I PLAT BOOK 51, PAGE 178

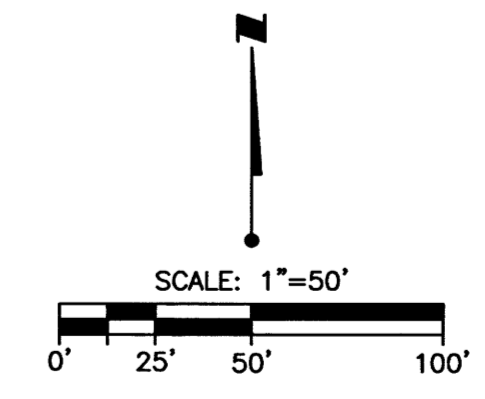
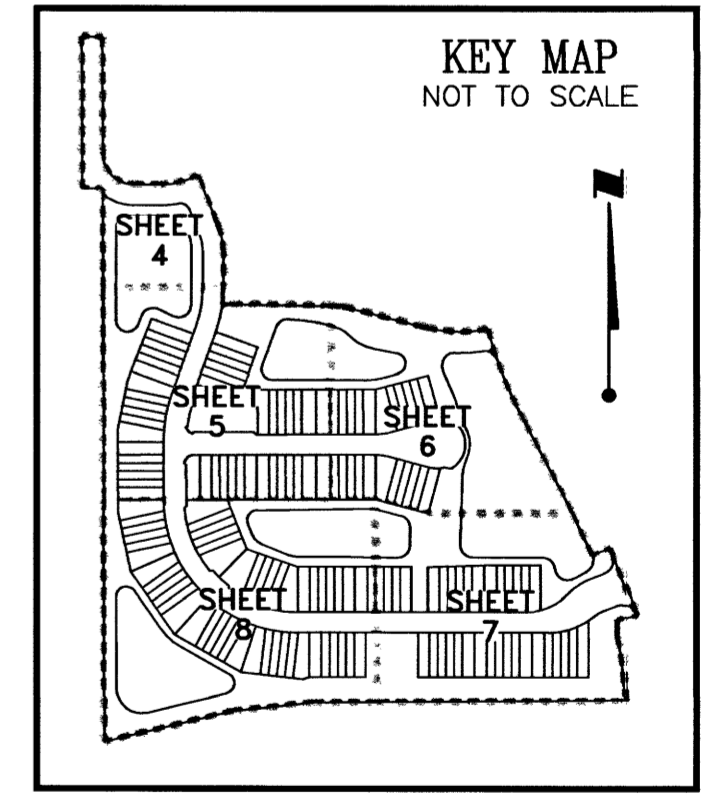
EASTERLY LINE OF COPPERSTONE, PHASE I (BEARING BASIS)

TRACT 1610
 COPPERSTONE, PHASE I PLAT BOOK 51, PAGE 178

LINE	BEARING	DISTANCE
L3	N85°25'13"E	21.32'
L7	S25°02'06"E	7.54'
L8	S19°57'54"W	36.73'
L9	S53°28'11"W	3.45'
L10	N44°49'41"E	5.50'
L11	S45°10'19"E	7.54'
L12	S45°10'19"E	6.83'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	325.00'	7°17'27"	41.36'	41.33'	S03°28'29"W
C19	275.00'	20°08'13"	96.65'	96.15'	S09°53'48"W
C20	300.00'	20°08'13"	105.44'	104.90'	N09°53'48"E
C21	325.00'	20°08'13"	114.22'	113.64'	S09°53'48"W
C22	325.00'	20°08'13"	114.22'	113.64'	N09°53'48"E
C23	300.00'	20°08'13"	105.44'	104.90'	N09°53'48"E
C24	269.67'	12°58'30"	61.07'	60.94'	S13°28'39"W
C25	25.00'	50°54'25"	22.21'	21.49'	S45°11'14"E
C26	25.00'	78°30'06"	34.25'	31.64'	N50°34'38"E
C39	30.00'	115°22'24"	60.41'	50.71'	S57°30'53"W
C40	30.00'	93°43'21"	49.07'	43.78'	S68°20'24"W
C41	28.10'	158°20'57"	77.66'	55.20'	N79°20'48"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C65	330.80'	11°50'13"	68.34'	68.22'	N13°08'35"E
C66	30.00'	71°20'16"	37.35'	34.99'	N55°38'02"E
C67	448.00'	12°53'35"	100.81'	100.60'	S82°15'02"E
C72	25.00'	110°03'32"	48.02'	40.97'	N35°03'52"W
C101	325.00'	0°20'12"	1.91'	1.91'	S00°20'25"E
C102	325.00'	4°29'46"	25.50'	25.50'	S02°04'34"W
C103	325.00'	3°32'30"	20.09'	20.09'	S06°05'42"W
C104	325.00'	3°31'41"	20.01'	20.01'	S09°37'47"W
C105	325.00'	3°31'41"	20.01'	20.01'	S13°09'28"W
C106	325.00'	3°32'30"	20.09'	20.09'	S16°41'34"W
C107	325.00'	1°30'05"	8.52'	8.52'	S19°12'51"W
C111	269.67'	1°17'42"	6.09'	6.09'	N00°49'10"W



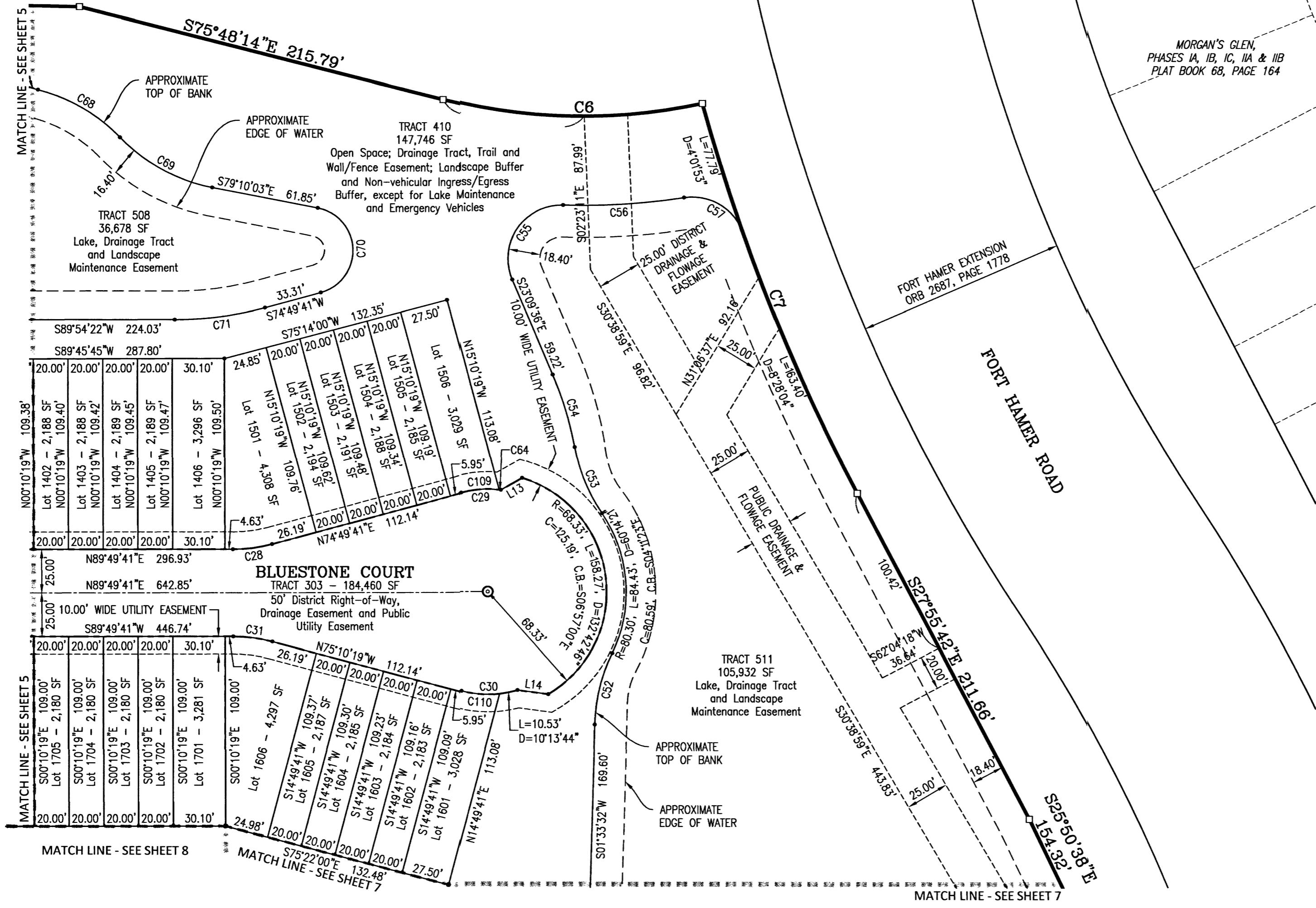
- NOTES:**
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 - All lines intersecting with a curve which are not designated with (R), are non radial.
 - Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.
 - All utilities are underground unless otherwise noted.
 - Visibility triangles must be maintained at corner lots per Section 1002 of the Land Development Code of Manatee County, Florida.

TYPICAL LOT LINE EASEMENTS
 Easements of 10' along all front and 5' along all rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

Stantec
 6900 Professional Parkway East, Sarasota, FL 34240-8414
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 Licensed Business Number 7866
 Task Code: 521
 Project Number: 215615408

MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB

A SUBDIVISION; A REPLAT OF LOTS 3-7, 11 & 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



- LEGEND:**
- = ANGLE POINT/DIMENSION POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB#7866)
 - ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866) UNLESS NOTED OTHERWISE
 - = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET
 (R) = RADIAL LINE
 (OA) = OVERALL DISTANCE
 D = CENTRAL ANGLE
 L = ARC LENGTH
 R = RADIUS
 C = CHORD DISTANCE
 C.B. = CHORD BEARING
 C# = CURVE # (SEE CURVE TABLE)
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 DNR = FLORIDA DEPARTMENT OF NATURAL RESOURCES CORNER RECORD
 CDD = COMMUNITY DEVELOPMENT DISTRICT

LINE TABLE

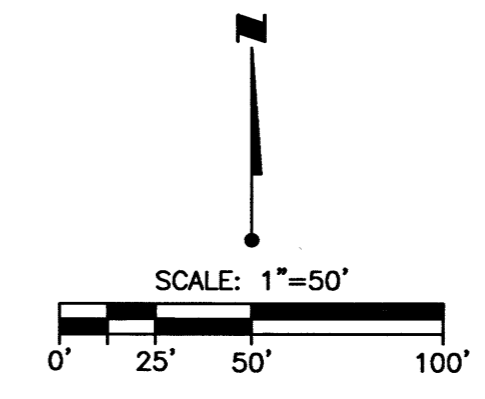
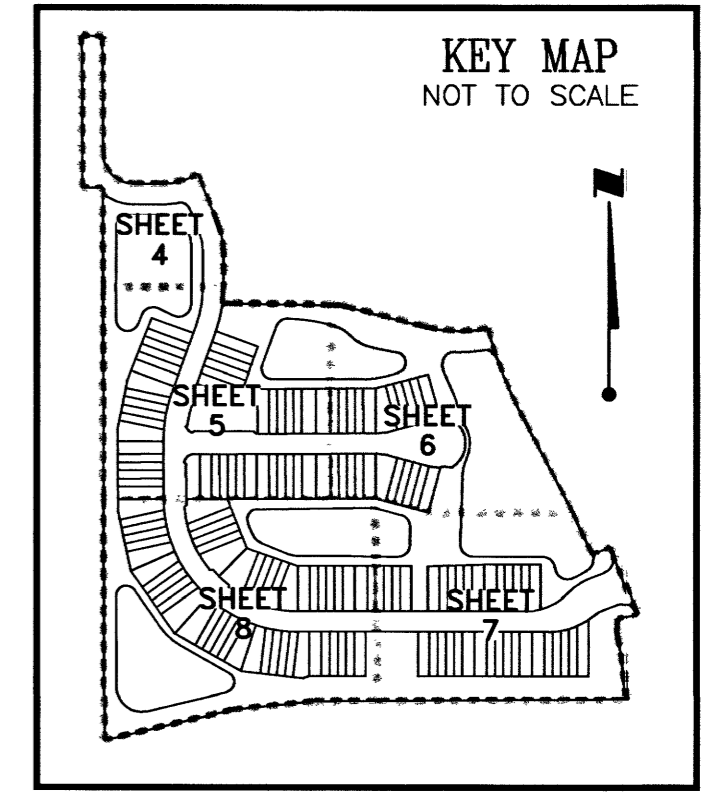
LINE	BEARING	DISTANCE
L13	N60°28'01"E	14.04'
L14	N82°27'28"W	17.85'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	325.00'	26°27'04"	150.04'	148.71'	S89°01'47"E
C7	1105.60'	12°29'57"	241.19'	240.71'	S21°40'43"E
C28	87.00'	15°00'00"	22.78'	22.71'	S82°19'41"W
C29	59.00'	22°23'37"	23.06'	22.91'	N86°01'29"E
C30	59.00'	31°39'05"	32.59'	32.18'	S89°00'08"W
C31	87.00'	15°00'00"	22.78'	22.71'	N82°40'19"W
C52	100.00'	24°22'15"	42.54'	42.22'	S13°44'40"W
C53	100.00'	23°38'12"	41.25'	40.96'	S22°29'27"E
C54	200.00'	12°29'15"	43.59'	43.50'	S16°54'59"E
C55	30.80'	114°50'25"	61.73'	51.91'	S34°15'36"W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C56	376.20'	10°37'20"	69.75'	69.65'	S86°22'09"W
C57	30.80'	79°28'54"	42.73'	39.38'	N59°12'04"W
C64	59.00'	0°58'14"	1.00'	1.00'	N83°15'50"W
C68	100.00'	31°43'30"	55.37'	54.67'	S59°56'29"E
C69	100.00'	35°05'19"	61.24'	60.29'	S61°37'23"E
C70	25.00'	153°59'43"	67.19'	48.72'	S02°10'11"E
C71	200.00'	15°04'41"	52.63'	52.48'	S82°22'02"W
C109	59.00'	21°25'22"	22.06'	21.93'	S85°32'22"W
C110	59.00'	21°25'21"	22.06'	21.93'	S85°53'00"E



TYPICAL LOT LINE EASEMENTS
 Easements of 10' along all front and 5' along all rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

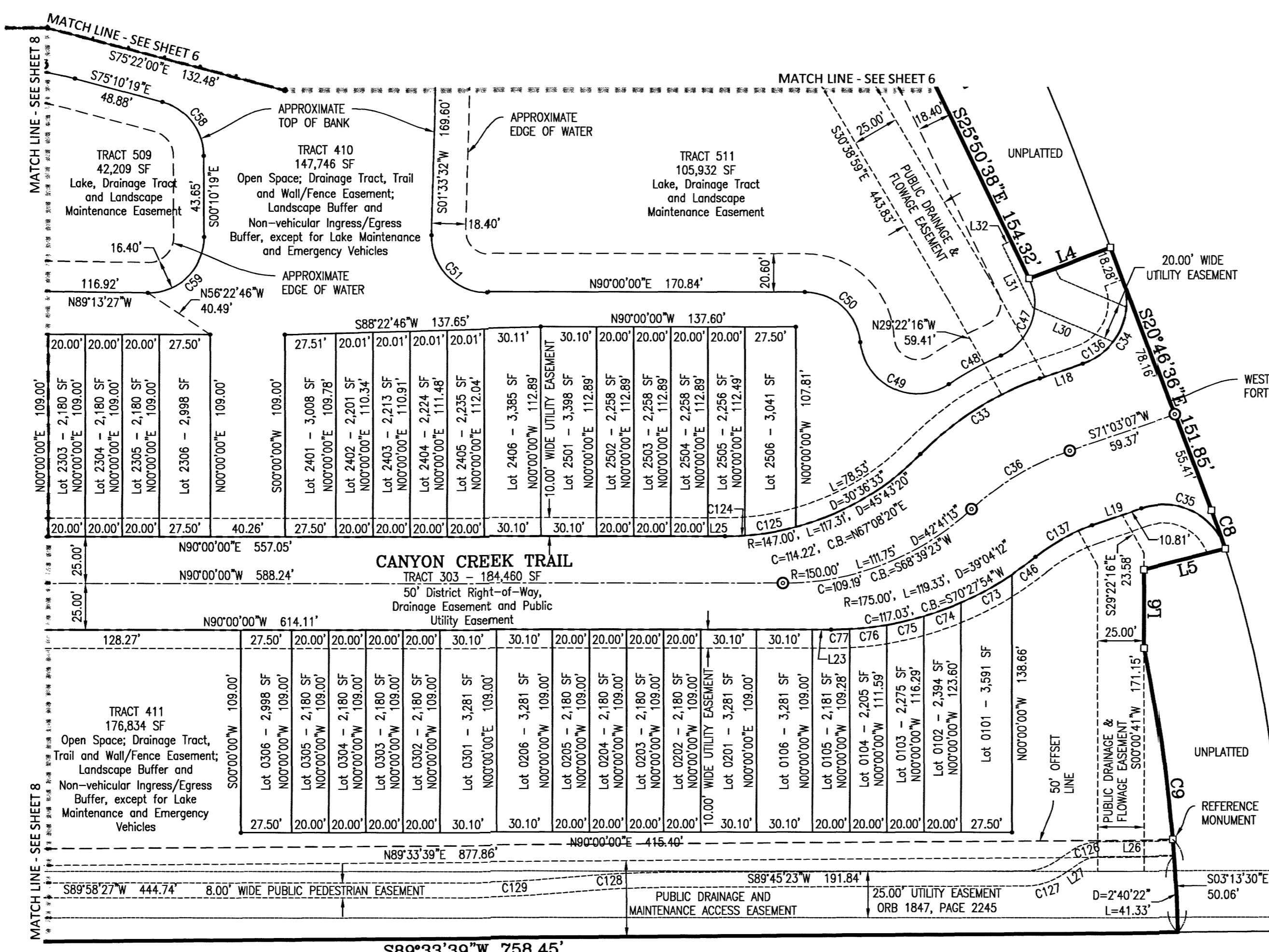
- NOTES:**
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LINE TABLE

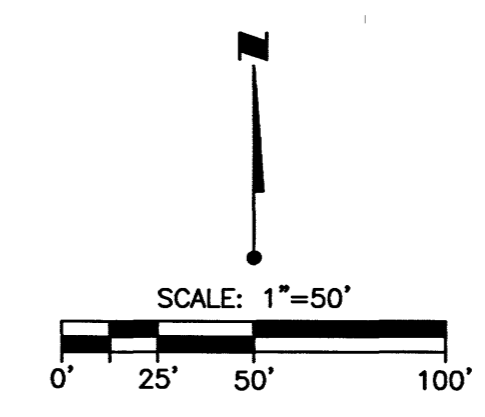
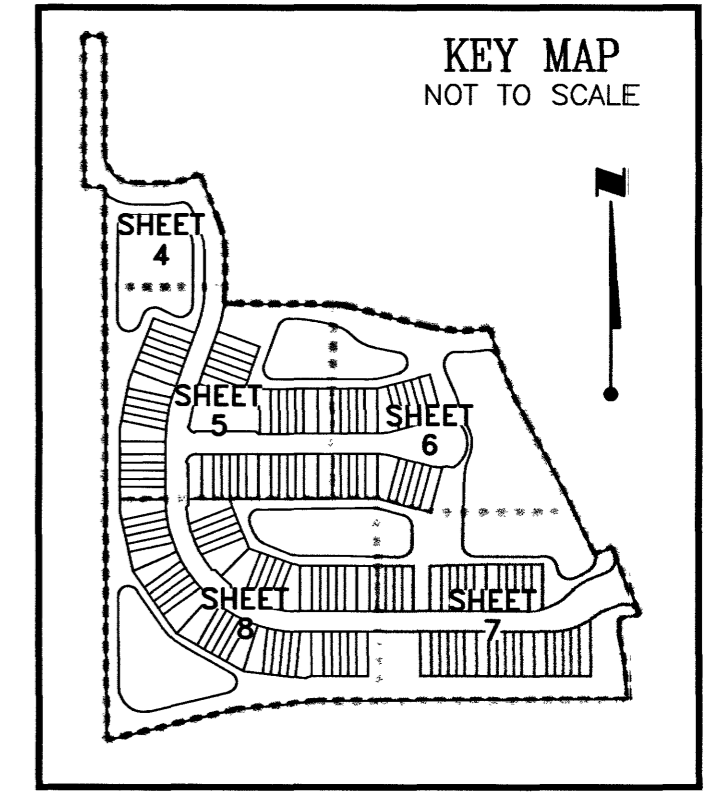
LINE	BEARING	DISTANCE
L4	N69°13'24"E	46.92'
L5	S75°45'57"W	44.58'
L6	S00°00'00"E	42.20'
L18	N71°03'07"E	24.47'
L19	S71°03'07"W	28.10'
L23	N90°00'00"E	10.02'
L25	S90°00'00"W	9.17'
L26	S89°45'23"W	38.65'
L27	S55°39'51"W	9.49'
L30	N67°00'15"W	47.10'
L31	N25°50'38"W	37.53'
L32	N64°09'22"E	5.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	560.00'	2°14'16"	21.87'	21.87'	S19°39'28"E
C9	886.00'	9°58'54"	154.35'	154.16'	S06°35'50"E
C33	165.00'	26°46'27"	77.10'	76.40'	N57°39'54"E
C34	35.00'	91°49'43"	56.09'	50.28'	N25°08'16"E
C35	35.00'	90°24'33"	55.23'	49.67'	N63°44'36"W
C36	150.00'	23°44'21"	62.15'	61.71'	S59°10'57"W
C46	175.00'	5°13'08"	15.94'	15.93'	N53°32'23"E
C47	30.80'	91°55'56"	49.42'	44.29'	N20°07'20"E
C48	184.20'	9°56'55"	31.98'	31.94'	N61°06'51"E
C49	30.80'	118°12'38"	63.55'	52.86'	S64°45'18"E
C50	30.00'	84°22'11"	44.18'	40.29'	S47°48'54"E
C51	30.00'	91°33'32"	47.94'	43.00'	S44°13'14"E
C58	30.00'	75°00'00"	39.27'	36.53'	S37°40'19"E
C59	30.00'	90°56'52"	47.62'	42.78'	S45°18'07"W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C73	175.00'	10°16'46"	31.40'	31.36'	N61°17'20"E
C74	175.00'	6°58'35"	21.31'	21.29'	N69°55'00"E
C75	175.00'	6°43'50"	20.56'	20.55'	N76°46'13"E
C76	175.00'	6°35'42"	20.14'	20.13'	N83°25'58"E
C77	175.00'	3°16'11"	9.99'	9.99'	N88°21'55"E
C124	147.00'	4°13'25"	10.84'	10.83'	S87°53'17"W
C125	147.00'	10°53'22"	27.94'	27.90'	S80°19'54"W
C126	22.00'	34°05'33"	13.09'	12.90'	S72°42'37"W
C127	38.00'	34°05'33"	22.61'	22.28'	S72°42'37"W
C128	600.00'	5°13'26"	54.70'	54.68'	S87°08'40"W
C129	600.00'	5°26'29"	56.98'	56.96'	S87°15'12"W
C136	35.00'	33°37'39"	20.54'	20.25'	N54°14'18"E
C137	100.00'	20°07'19"	35.12'	34.94'	S60°59'28"W



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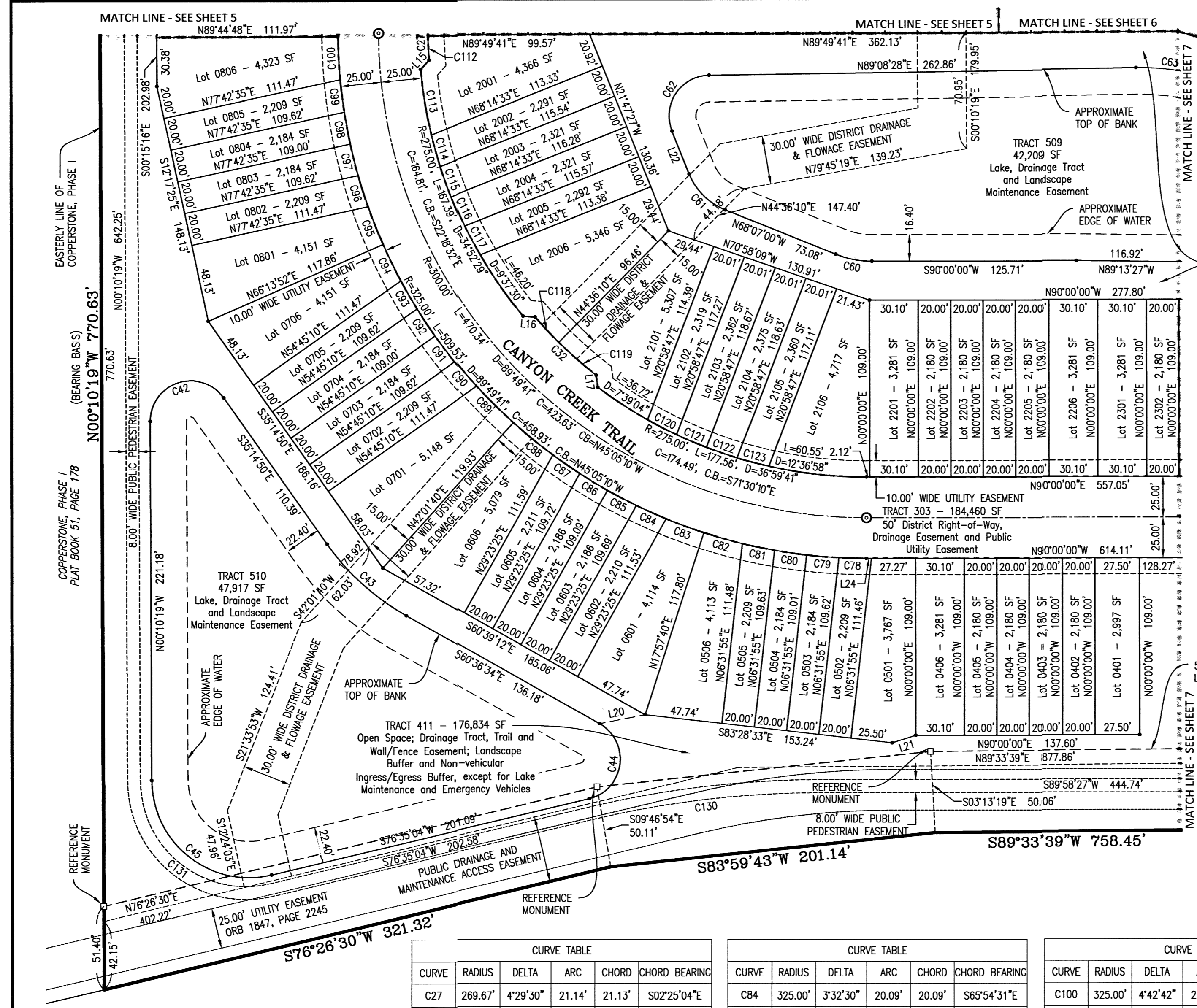
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FILED AND RECORDED
11/13/2020 @ 3:21 PM
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FL

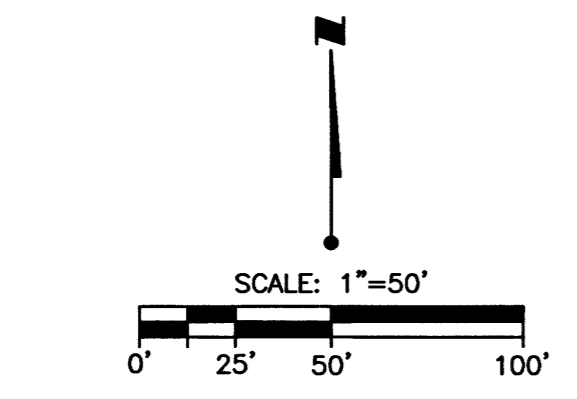


TRACT 410
147,746 SF
Open Space; Drainage Tract, Trail and Wall/Fence Easement; Landscape Buffer and Non-vehicular Ingress/Egress Buffer, except for Lake Maintenance and Emergency Vehicles

LINE	BEARING	DISTANCE
L15	S42°08'17"W	7.77'
L16	S85°43'35"E	7.48'
L17	S07°23'04"E	7.53'
L20	S78°53'37"W	28.61'
L21	N72°24'58"E	15.34'
L22	N21°45'27"W	28.53'
L24	N90°00'00"E	3.05'

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50' OFFSET LINE



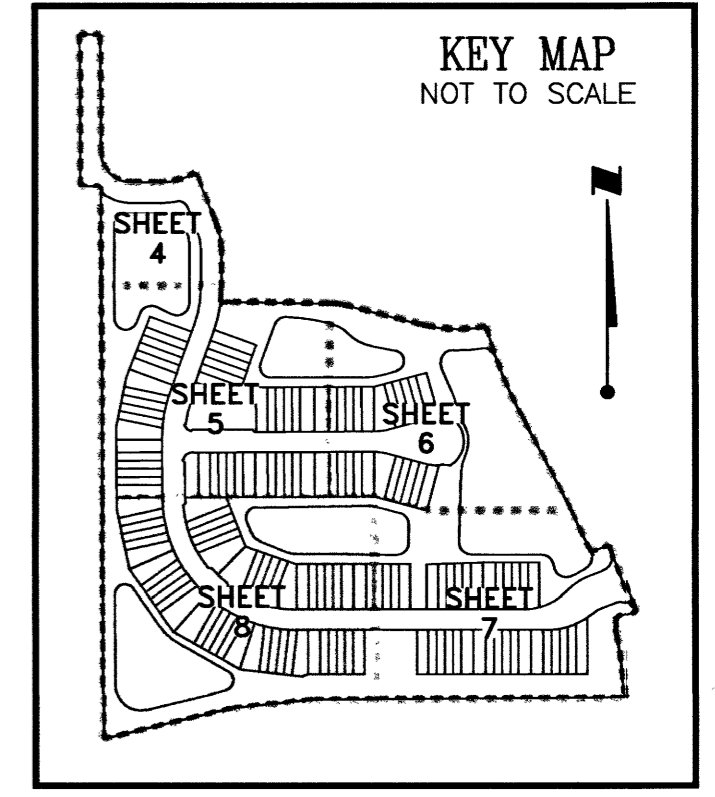
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CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C27	269.67'	4°29'30"	21.14'	21.13'	S02°25'04"E
C32	269.67'	11°02'08"	51.94'	51.86'	S46°22'07"E
C42	25.00'	144°55'29"	63.24'	47.68'	N72°17'25"E
C43	150.00'	25°21'44"	66.40'	65.86'	S47°55'42"E
C44	25.00'	137°11'38"	59.86'	46.55'	S07°59'15"W
C45	60.00'	103°14'37"	108.12'	94.07'	N51°47'38"W
C60	60.00'	21°53'00"	22.92'	22.78'	N79°03'30"W
C61	40.00'	46°21'32"	32.36'	31.49'	N44°56'14"W
C62	25.00'	110°53'55"	48.39'	41.18'	N33°41'30"E
C63	150.00'	15°41'13"	41.07'	40.94'	S83°00'56"E
C78	325.00'	3°00'14"	17.04'	17.04'	S88°29'53"E
C79	325.00'	3°31'41"	20.01'	20.01'	S85°13'55"E
C80	325.00'	3°31'41"	20.01'	20.01'	S81°42'14"E
C81	325.00'	3°32'30"	20.09'	20.09'	S78°10'09"E
C82	325.00'	4°21'34"	24.73'	24.72'	S74°13'07"E
C83	325.00'	4°21'34"	24.73'	24.72'	S69°51'33"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C84	325.00'	3°32'30"	20.09'	20.09'	S65°54'31"E
C85	325.00'	3°31'41"	20.01'	20.01'	S62°22'25"E
C86	325.00'	3°31'41"	20.01'	20.01'	S58°50'44"E
C87	325.00'	3°32'30"	20.09'	20.09'	S55°18'38"E
C88	325.00'	5°33'46"	31.55'	31.54'	S50°45'30"E
C89	325.00'	5°39'36"	32.11'	32.09'	S45°08'49"E
C90	325.00'	3°32'30"	20.09'	20.09'	S40°32'46"E
C91	325.00'	3°31'41"	20.01'	20.01'	S37°00'41"E
C92	325.00'	3°31'41"	20.01'	20.01'	S33°29'00"E
C93	325.00'	3°32'30"	20.09'	20.09'	S29°56'54"E
C94	325.00'	4°24'32"	25.01'	25.00'	S25°58'23"E
C95	325.00'	4°24'32"	25.01'	25.00'	S21°33'52"E
C96	325.00'	3°32'30"	20.09'	20.09'	S17°35'21"E
C97	325.00'	3°31'41"	20.01'	20.01'	S14°03'15"E
C98	325.00'	3°31'41"	20.01'	20.01'	S10°31'34"E
C99	325.00'	3°32'30"	20.09'	20.09'	S06°59'29"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C100	325.00'	4°42'42"	26.73'	26.72'	S02°51'53"E
C112	269.67'	3°11'48"	15.05'	15.04'	N03°03'55"W
C113	275.00'	8°31'21"	40.90'	40.87'	N09°07'58"W
C114	275.00'	4°11'35"	20.12'	20.12'	N15°29'26"W
C115	275.00'	4°10'14"	20.02'	20.01'	N19°40'20"W
C116	275.00'	4°10'14"	20.02'	20.01'	N23°50'35"W
C117	275.00'	4°11'35"	20.12'	20.12'	N28°01'29"W
C118	269.67'	4°32'37"	21.39'	21.38'	N43°07'22"W
C119	269.67'	6°29'31"	30.55'	30.54'	N48°38'26"W
C120	275.00'	4°11'35"	20.12'	20.12'	N62°45'11"W
C121	275.00'	4°10'14"	20.02'	20.01'	N66°56'06"W
C122	275.00'	4°10'14"	20.02'	20.01'	N71°06'20"W
C123	275.00'	4°11'35"	20.12'	20.12'	N75°17'14"W
C130	600.00'	1°32'23"	140.22'	139.90'	S83°16'45"W
C131	73.00'	103°14'37"	131.54'	114.45'	N51°47'38"W



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Task Code: 521
Project Number: 215614811

This instrument prepared, without benefit of title search,
at the request of the parties, by:
Vogler Ashton, PLLC
705 10th Ave. W., #103
Palmetto, FL 34221

QUIT CLAIM DEED

This quit claim deed, executed this 5th day of ~~September~~ October, 2021, by First Party, **MOCCASIN WALLOW ASSOCIATES, LLC**, a Florida limited liability company, and **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company, whose addresses are 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (also collectively referred to herein as "Developer"), to Second Party, **FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o 12051 Corporate Blvd., Orlando, FL, 32817, (*Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of companies and corporations, wherever the context admits or requires*).

First Party, in consideration of the sum of ten dollars (\$10.00), in hand paid by Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described land, situate, lying and being in the County of Manatee, State of Florida, to-wit:

Tracts 303, 410, 411, 412, 507, 508, 509, 510, and 511 of MORGAN'S GLEN TOWNHOMES, PHASES IIIA & IIIB, a Subdivision, per Plat thereof as recorded in Official Records Plat Book 69, Page 90, of the Public Records of Manatee County, Florida.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

This Quit Claim Deed is made pursuant to a Declaration of Covenants, Conditions and Restrictions for North River Ranch, as same has been amended and supplemented, and is recorded in Official Records Book 2817, Page 4011, in and for the Public Records of Manatee, Florida, (the "Declaration"); and pursuant to the provisions of applicable law and regulation requires only minimum tax. This Quit Claim Deed is subject to all easements, restrictions, covenants, and reservations of record; including but not limited to, all easements and reservations to and for Developer as same are identified, established, or set forth in the Declaration or as identified on the Plats.

(Signature Pages to Follow)

In witness whereof, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

MOCCASIN WALLOW ASSOCIATES, LLC, a Florida limited liability company

By: **Lakota Partners, LLC**, a Florida limited liability company, its Manager

By: James R. Schier
Its: Manager

Michele Zink
Witness

Michele Zink

Print Name of Witness

John McKay
Witness

John McKay
Print Name of Witness

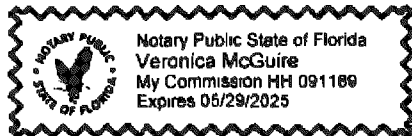
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 5 day of ~~September~~ October, 2021, by James R. Schier, as Manager of Lakota Partners, LLC, a Florida limited liability company, on behalf of the Company, as Manager of Moccasin Wallow Associates, LLC, a Florida limited liability company, () who is personally known to me, or () who has produced _____ as identification.

(Affix Seal)

Veronica McGuire
Signature of Notary Public

Print Notary Name: **Veronica McGuire**
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____



**NEAL COMMUNITIES OF SOUTHWEST FLORIDA,
LLC, a Florida limited liability company**

By: NCDG Management, LLC, a Florida limited liability company, its Manager

By: *James R. Schier*
James R. Schier, Manager

Michele Zink
Witness
Michele Zink

Print Name of Witness

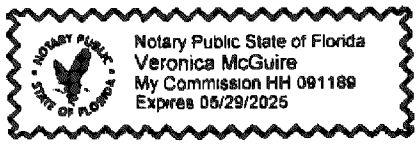
John McKay
Witness
John McKay
Print Name of Witness

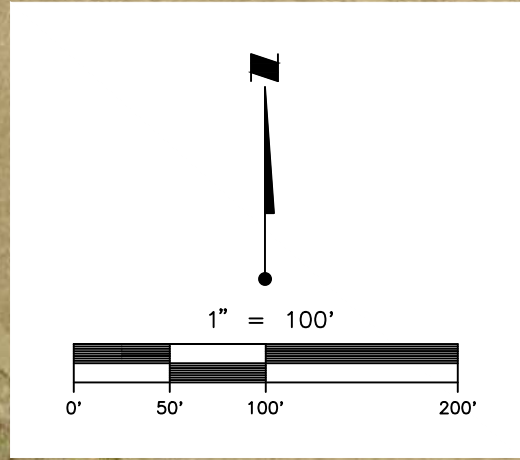
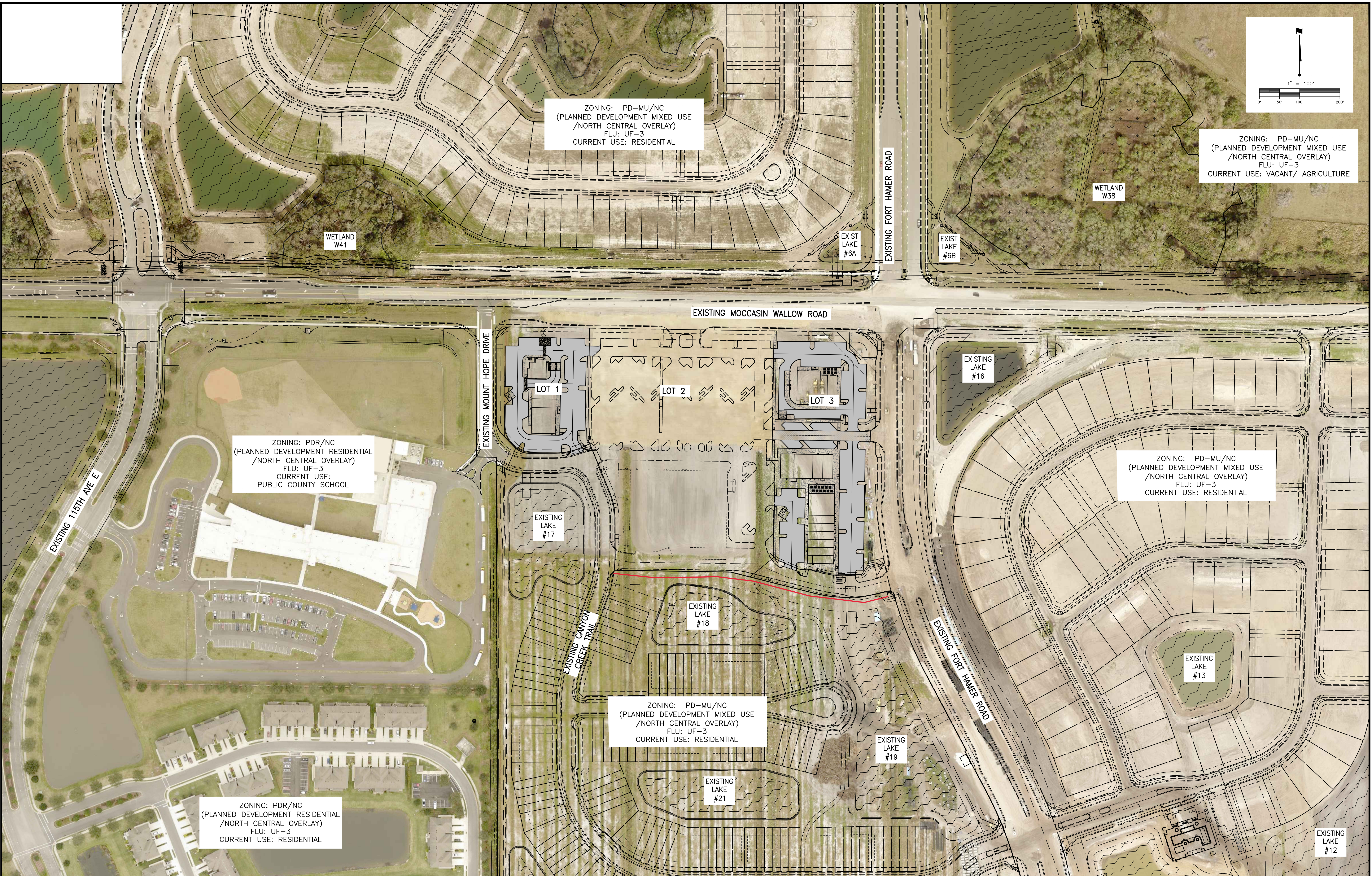
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 5 day of ~~September~~ October, 2021, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company. () who is personally known to me, or () who has produced _____ as identification.

(Affix Seal)

Veronica McGuire
Signature of Notary Public
Print Notary Name: Veronica McGuire
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____





ZONING: PD-MU/NC
(PLANNED DEVELOPMENT MIXED USE
/NORTH CENTRAL OVERLAY)
FLU: UF-3
CURRENT USE: RESIDENTIAL

ZONING: PD-MU/NC
(PLANNED DEVELOPMENT MIXED USE
/NORTH CENTRAL OVERLAY)
FLU: UF-3
CURRENT USE: VACANT/ AGRICULTURE

ZONING: PDR/NC
(PLANNED DEVELOPMENT RESIDENTIAL
/NORTH CENTRAL OVERLAY)
FLU: UF-3
CURRENT USE: PUBLIC COUNTY SCHOOL

ZONING: PD-MU/NC
(PLANNED DEVELOPMENT MIXED USE
/NORTH CENTRAL OVERLAY)
FLU: UF-3
CURRENT USE: RESIDENTIAL

ZONING: PD-MU/NC
(PLANNED DEVELOPMENT MIXED USE
/NORTH CENTRAL OVERLAY)
FLU: UF-3
CURRENT USE: RESIDENTIAL

ZONING: PDR/NC
(PLANNED DEVELOPMENT RESIDENTIAL
/NORTH CENTRAL OVERLAY)
FLU: UF-3
CURRENT USE: RESIDENTIAL

NO.	REVISION	DATE	BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
G	REVISION TO LOT #1; SITE PLAN REVISIONS	11/3/23	MSS/139619			DESIGNED BY:	MSS/139619	11/7/2023
F	REVISION TO LOT #1 PENDING	9/8/23	MSS/139619			DRAWN BY:		11/7/2023
B	WESTERN ENTRANCE REMOVED FROM LOT 1	7/18/23	MSS/139619			CHECKED BY:		
						CONTRACT ADMIN. BY:		
						WM APPROVED BY:		

Stantec
4920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale this drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: MORGAN'S GLEN JOINT VENTURE, LLC
PROJECT: MORGAN'S GLEN LOTS 1 AND 3 COMMERCIAL

DATE: 11/7/2023
TITLE: AERIAL SITE PLAN
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
SHEET NUMBER: 2 OF 20
PROJECT NUMBER: 215618077

ROBERT A. ENGEL, P.E.
FLORIDA LICENSE NO. 58602
INDEX NUMBER: 215618077-02C-002PL
SHEET NUMBER: 2 OF 20

Description Sketch

(Not A Survey)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 410 OF THE MORGAN'S GLEN TOWNHOMES, PHASES IIIA AND IIIB SUBDIVISION, RECORDED IN PLAT BOOK 69, PAGE 92, BEING A REPLAT OF LOTS 3 THROUGH 7, 11 AND 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN THENCE WESTERLY, 150.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 26°27'04" (CHORD BEARING N.89°01'47"W., 148.71 FEET); THENCE N.75°48'14"W., A DISTANCE OF 130.94 FEET; THENCE S.00°10'19"E., A DISTANCE OF 60.59 FEET; THENCE S.89°49'41"W., A DISTANCE OF 4.50 FEET TO THE **POINT OF BEGINNING**; THENCE S.25°03'19"W., A DISTANCE OF 10.00 FEET; THENCE N.64°56'41"W., A DISTANCE OF 23.07 FEET; THENCE N.48°18'04"W., A DISTANCE OF 39.59 FEET; THENCE N.47°16'43"W., A DISTANCE OF 28.62 FEET; THENCE N.61°34'36"W., A DISTANCE OF 10.81 FEET; THENCE N.70°05'56"W., A DISTANCE OF 11.34 FEET; THENCE N.72°37'41"W., A DISTANCE OF 23.26 FEET; THENCE N.84°44'31"W., A DISTANCE OF 34.09 FEET; THENCE N.87°51'15"W., A DISTANCE OF 30.59 FEET; THENCE N.88°53'13"W., A DISTANCE OF 36.62 FEET; THENCE N.89°49'29"W., A DISTANCE OF 36.92 FEET; THENCE S.83°13'31"W., A DISTANCE OF 26.29 FEET; THENCE S.77°10'44"W., A DISTANCE OF 28.00 FEET; THENCE S.75°39'19"W., A DISTANCE OF 26.60 FEET; THENCE N.14°20'41"W., A DISTANCE OF 10.00 FEET; THENCE N.75°39'19"E., A DISTANCE OF 26.73 FEET; THENCE N.77°10'44"E., A DISTANCE OF 28.66 FEET; THENCE N.83°13'31"E., A DISTANCE OF 27.42 FEET; THENCE S.89°49'29"E., A DISTANCE OF 37.61 FEET; THENCE S.88°53'13"E., A DISTANCE OF 36.79 FEET; THENCE S.87°51'15"E., A DISTANCE OF 30.95 FEET; THENCE S.84°44'31"E., A DISTANCE OF 35.42 FEET; THENCE S.72°37'41"E., A DISTANCE OF 24.54 FEET; THENCE S.70°05'56"E., A DISTANCE OF 12.31 FEET; THENCE S.61°34'36"E., A DISTANCE OF 12.80 FEET; THENCE S.47°16'43"E., A DISTANCE OF 29.78 FEET; THENCE S.48°18'04"E., A DISTANCE OF 38.04 FEET; THENCE S.64°56'41"E., A DISTANCE OF 21.60 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 0.082 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF TRACT 410 OF THE MORGAN'S GLEN TOWNHOMES, PHASES IIIA AND IIIB SUBDIVISION, RECORDED IN PLAT BOOK 69, PAGE 92, BEING A REPLAT OF LOTS 3 THROUGH 7, 11 AND 12 OF BLOCK 4 OF MANATEE RIVER FARMS, RECORDED IN PLAT BOOK 6, PAGE 45 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°03'11"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
2. I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
3. SEE SHEET 2 FOR DATA TABLES
4. SEE SHEET 3 FOR SKETCH

Justin O. Brantely LS6837	JOB #: 1002062			West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768
	DR- N: SWM D-TE: 04/03/2024 CHECKED: MHC			
	Prepared For: Moccasin Wallow Associates, LLC			
	Revisions			
	D-TE	DESCRIPTION	DR- N	
---	---	---		
---	---	---		
---	---	---		
---	---	---		

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N75°48'14"W	130.94'
L2	S00°10'19"E	60.59'
L3	S89°49'41"W	4.50'
L4	S25°03'19"W	10.00'
L5	N64°56'41"W	23.07'
L6	N48°18'04"W	39.59'
L7	N47°16'43"W	28.62'
L8	N61°34'36"W	10.81'
L9	N70°05'56"W	11.34'
L10	N72°37'41"W	23.26'
L11	N84°44'31"W	34.09'
L12	N87°51'15"W	30.59'
L13	N88°53'13"W	36.62'
L14	N89°49'29"W	36.92'
L15	S83°13'31"W	26.29'
L16	S77°10'44"W	28.00'

Line Data Table		
No.	Bearing	Length
L17	S75°39'19"W	26.60'
L18	N14°20'41"W	10.00'
L19	N75°39'19"E	26.73'
L20	N77°10'44"E	28.66'
L21	N83°13'31"E	27.42'
L22	S89°49'29"E	37.61'
L23	S88°53'13"E	36.79'
L24	S87°51'15"E	30.95'
L25	S84°44'31"E	35.42'
L26	S72°37'41"E	24.54'
L27	S70°05'56"E	12.31'
L28	S61°34'36"E	12.80'
L29	S47°16'43"E	29.78'
L30	S48°18'04"E	38.04'
L31	S64°56'41"E	21.60'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	325.00'	150.04'	26°27'04"	N89°01'47"W	148.71'

See Sheet 1 for Signature & Revisions

See Sheet 2 for Sketch

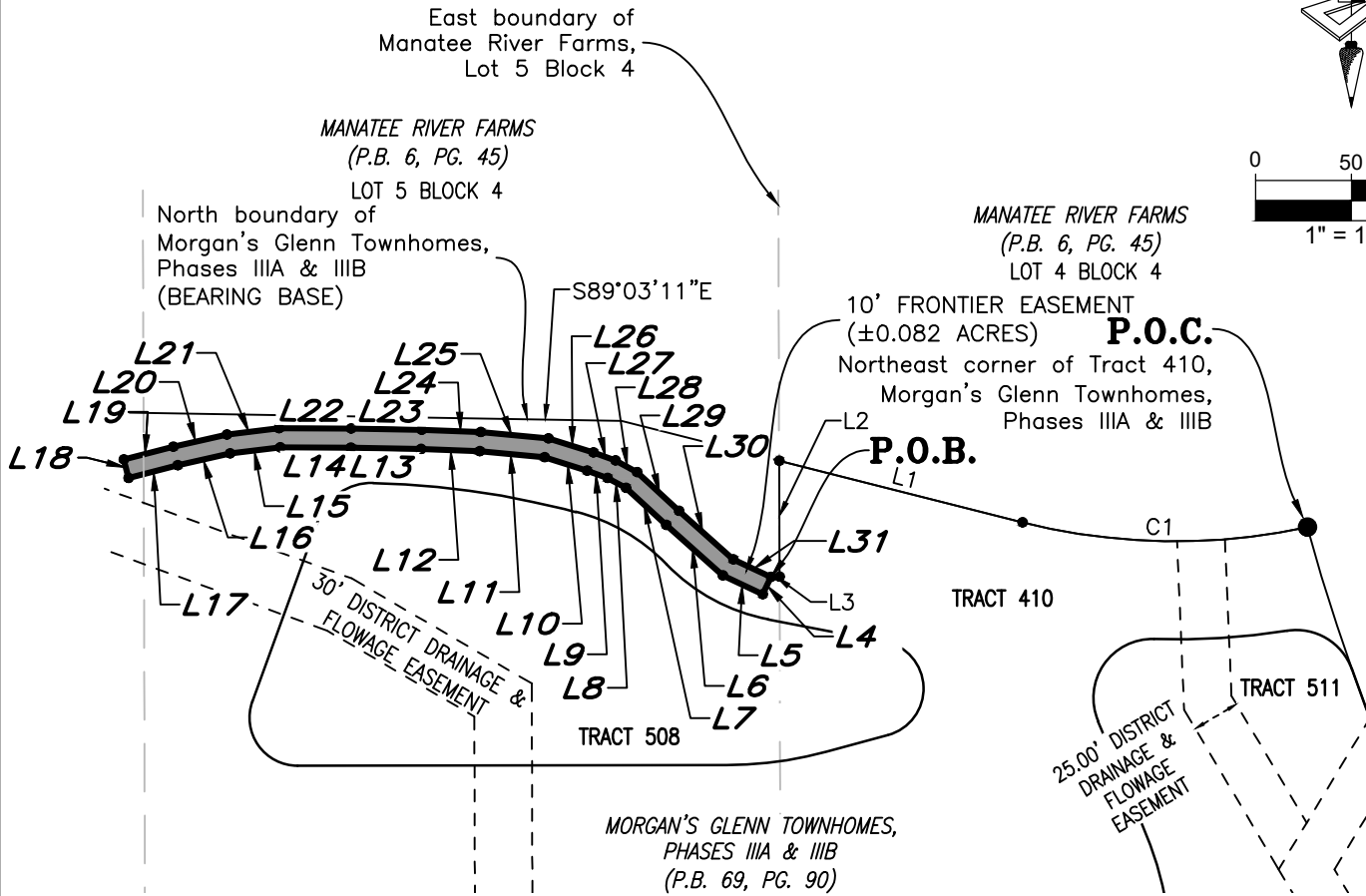
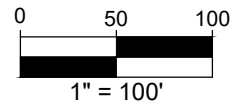
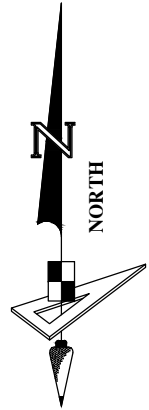
West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768



GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



LEGEND

- P.B. ----- Plat Book
- P.O.B. ----- Point of Beginning
- P.O.C. ----- Point of Commencement
- ----- Bearing Break

See Sheet 1 for Signature & Revisions
See Sheet 2 for Data Tables

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
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www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

**North River Ranch
Improvement Stewardship District**

Review and Consideration of Bike Park Fence

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

Estimate

Date 5/13/2024
 Estimate # 42400

Name / Address
 North River Ranch ISD

Ship To
 North River Ranch Bike Park

NRR Amenity - Fencing

Office	Terms	Rep	Project		
813-413-7844	Net 30	Brong	Bike Park		
Description		Qty	U/M	Rate	Total
North River Ranch Bike Park Location: Parrish, FL Scope of Work: supply and install 5' high aluminum picket fence and a gate at bike park All permits by others Install survey and stake by others Quote is good for 30 days					
< 5' High Aluminum Picket Fence > 750 LF of 5' high aluminum picket fence at bike park Color: Black 5' high x 6' wide 3 rail commercial grade panels 1-1/4" x 1-1/4" channels 3/4" sq. picket on 3-7/8" spacing 2" sq. x .063 x 84" post on 6' max spacing all posts are set in concrete		750	l/ft.	33.50	25,125.00
< 5' High Swing Gate > (1) 5' high x 4' wide opening single swing gate 2" sq. x .125 x 96" gate post with self closing hinge Magna top pull latch		1	ea	690.00	690.00

Price is good for Cash, Check, or ACH only.
 Convenience Electronic fee will apply.
 Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total	\$25,815.00
--------------	-------------

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

**North River Ranch
Improvement Stewardship District**

Review and Consideration Jan-Pro Cleaning
Services Areas Contract



Amended Agreement

Date: May 28, 2024

To: Brightwood Pavillion

Attention: Bryan Worley
bworley@nealland.com

Phone: 941-713-6707

For office use only
Sold by: LO
Scheduled by: _____
Inspected by: _____
Verified by: _____
Billed by: _____
Filed by: _____

Amendment to Cleaning and Pricing Agreement between JAN-PRO of Manasota and,

Client: Brightwood Pavillion

Location: 11510 Little River Way, Parrish, FL 34219

Dated: May 28th, 2024

Effective, June 2nd 2024, the above-mentioned Cleaning Agreement would be amended to increase the cleaning frequency from 3xweek to 4xweek for \$103.34 per service. Monthly pricing will increase from \$1,342.50 to \$1,789.84

Amended Contract value: **\$ 1,789.84 per month plus applicable sales tax.**

Start Date: _____ Authorized by: _____

Signature: _____ Title: _____

Client hereunder, agrees by signing this Amendment Agreement to be bound to all terms and conditions of the original Cleaning Contract and Pricing Agreement dated _____.



Amended Agreement

Date: May 28, 2024

To: Verandah at North River Ranch

Attention: Bryan Worley
bworley@nealland.com

Phone: 941-713-6707

For office use only
Sold by: LO
Scheduled by: _____
Inspected by: _____
Verified by: _____
Billed by: _____
Filed by: _____

Amendment to Cleaning and Pricing Agreement between JAN-PRO of Manasota and,

Client: Veranda at North River Ranch

Location: 8414 Arrow Creek. Parrish, FL 34219

Dated: May 28th, 2024

Effective, June 1st, 2024, the above-mentioned Cleaning Agreement would be amended to increase the cleaning frequency from 2xweek to 4xweek for \$100.54 per service. Monthly pricing will increase from \$870.70 to \$1,741.35

Amended Contract value: \$ 1,741.35 per month plus applicable sales tax.

Start Date: _____ Authorized by: _____

Signature: _____ Title: _____

Client hereunder, agrees by signing this Amendment Agreement to be bound to all terms and conditions of the original Cleaning Contract and Pricing Agreement dated _____.

**North River Ranch
Improvement Stewardship District**

Review and Consideration of Additional
Pool Pump Motors for the Riverfield and
Verandah Pools



A PLAYCORE Company

10601 Oak Street NE
 Saint Petersburg, FL 33716
 SAINT PETERSBURG, FL 33716
 Phone : (727) 329-8845 or 888-426-8511
 Fax : (727) 289-7126

Quote

Date		Quote Number
6/5/2024		0009472
Terms	Rep	P.O. No.
Net 15	HOUS	

Name/Address
Waterscapes Pools & Spas 8141 Lakewood Main Street Suite 209-A Lakewood Ranch, FL 34202

Ship To
Lakewood Ranch, FL 34202

Customer Contact	Customer Phone	Customer Fax	Job
John Collier	941-328-1227	941-328-1229	BRIGHTWOOD PUMPS

Ordered	Item Code	Description	Price	Amount
1.00	2028	EQKT1500 WO/POT 15HP, 208-230/460V 3PH	6,927.70	6,927.70
1.00	2000	SUPERFLO TEFC 1HP, 115/208-230V 1PH	553.82	553.82
1.00	/DEL	Delivery TBD	0.00	0.00

"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."

<p>PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION</p> <p>Signature _____</p> <p><small>Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If the invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St. Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 60 days with freight subject to change. Aquaworx adds a 3% service fee for credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and are subject to a 40% Re-stocking fee. Notice of Commencement must accompany orders.</small></p> <p style="text-align: center;">Thank You for Your Order</p>	Subtotal	7,481.52
	Sales Tax (7.0%)	504.43
	Order Total	7,985.95

Please Choose: GREEN or WHITE
 TEST CAPS or INSTALLED VALVES

DESIRED SHIP DATE: _____



A PLAYCORE Company

10601 Oak Street NE
 Saint Petersburg, FL 33716
 SAINT PETERSBURG, FL 33716
 Phone : (727) 329-8845 or 888-426-8511
 Fax : (727) 289-7126

Sales Order

Date		Quote Number
6/5/2024		0009473
Terms	Rep	P.O. No.
Net 15	HOUS	

Name/Address
Waterscapes Pools & Spas 8141 Lakewood Main Street Suite 209-A Lakewood Ranch, FL 34202

Ship To
Lakewood Ranch, FL 34202

Customer Contact	Customer Phone	Customer Fax	Job
John Collier	941-328-1227	941-328-1229	RIVERFIELD PUMPS

Ordered	Item Code	Description	Price	Amount
1.00	2019	EQ750 W/POT 7.5HP, 230V 1PH	5,674.49	5,674.49
1.00	2000	SUPERFLO TEFC 1HP, 115/208-230V 1PH	553.82	553.82
1.00	/DEL	Delivery TBD	0.00	0.00

"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."

<p>PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION</p> <p>Signature _____</p> <p><small>Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If the invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St. Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 60 days with freight subject to change. Aquaworx adds a 3% service fee for credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and are subject to a 40% Re-stocking fee. Notice of Commencement must accompany orders.</small></p> <p style="text-align: center;">Thank You for Your Order</p>	Subtotal	6,228.31
	Sales Tax (7.0%)	429.24
	Order Total	6,657.55

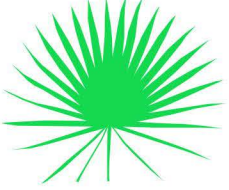
Please Choose: GREEN or WHITE
 TEST CAPS or INSTALLED VALVES

DESIRED SHIP DATE: _____

**North River Ranch
Improvement Stewardship District**

Review and Consideration of Armstrong
Landscaping Buffer Trees Sod & Irrigation

MIKE ARMSTRONG LANDSCAPING INC.

8475 69 th ST. E. Palmetto, FL. 34221 941-776-1076 Office 941-776-2705 Fax	PROPOSAL	
Proposed to: Neal Land Ventures 5800 Lakewood Ranch Blvd	NRR Phase 4 C-1 (Page L1.01) Buffer Trees, Sod, Irrigation Plan Rev: N/A Bid Date: 05-22-24 County: Manatee	

PLANTING SCHEDULE

QTY	DESCRIPTION	SIZE	UNIT	EXTENSION
22	Live Oak	3" Cal	\$750.00	\$16,500.00
2.5	Cocoa Brown Mulch	CY	\$85.00	\$212.50
6300	St. Augustine sod	SF	\$0.54	\$3,402.00
25258	Bahia Sod	SF	\$0.42	\$10,608.36
1	Irrigation coverage for landscape & sod		\$22,029.00	\$22,029.00
1	Allowance for sod removal / bed prep		\$5,000.00	\$5,000.00

Notes:

*

Total	\$57,751.86
--------------	--------------------

Acceptance of Quote:

Client

Representative. _____ Title _____ Date _____

MIKE ARMSTRONG LANDSCAPING INC 8475 69TH ST E PALMETTO, FL. 34221 941-776-1076	IRRIGATION MATERIAL SUMMARY
	Job: 8224 - NRR-PLUM RIVER DRIVE EXTENTION Quote Date: <p align="center">05/22/2024</p>

	Job Name: NRR-PLUM RIVER DRIVE EXTENTION
--	--

Good Thru:	Payment Terms:	Estimator:
One Month From Quote Date	Net 30 Days	0

<i>Quantity</i>	<i>Description</i>	<i>Unit</i>	<i>Ext Price</i>
	***** ***** IRRIGATION DISTRIBUTION SYSTEM TO BE AS FOLLOW ***** *****		
39.00	HUNTER PGP-R ROTORS	EA	
113.00	HUNTER PRO-6-R SPRAYS	EA	
22.00	HUNTER PCB-50-R	EA	
900.00	BUBBLER LATERAL PIPE	FT	
670.00	2 1/2" C-200-GJ RECLAIM MAINLINE	FT	
670.00	HUNTER 2-WIRE IN 1" PVC	FT	
6.00	HUNTER ICV-151-R	EA	
1.00	HUNTER ICV-101-R	EA	
2.00	HUNTER ICD-200 DECODER	EA	
3.00	HUNTER ICD-100 DECODER	EA	
2.00	GROUND RODS	EA	

INCLUDED IN PROPOSAL

Notes:
SEE ATTACHED MAP
FOR SOD COVERAGE

- THIS QUOTE IS GOOD FOR 60 DAYS
- *Water source, water meter, backflow and certification by others, unless otherwise stated.
 - *Water quality of well is not guaranteed. Any water quality treatment needed including, but not limited to, sand separator or rust elimination would be an additional fee added to the contract.
 - *Electric power supply by others. If temporary power is needed, SVC battery operated controllers will be installed at an additional fee added to the contract.
 - *Any permitting costs required would be an additional fee added to the contract.
 - *Terms of payment are as follows: Invoices should be paid in 30 days. Any unpaid invoices will result in interest being added at a rate of 18% annually.
 - *Any job requiring C67160 insurance certificate for waiver of subrogation or additionally insured will need to be quoted per job and may require additional costs.

SIGHT VISIBILITY STANDARDS (FLORIDA GREENBOOK):



IRRIGATION NOTES:
 • SITE TO UTILIZE RECLAIMED WATER FOR IRRIGATION.

MATCHLINE, SEE SHEET L1.02

P.D. & A.E.
 DHW100=33.5
 DHW25=32.9
 DHW10=32.3
 DLW=31.13
 DNW=30.88



164 HECROB ST. W. STE. 301
 ST. PETERSBURG, FL 33701
 772.821.5597
 CONSULTANTS
 CLEARVIEW LAND DESIGN
 210 W. ARCADE ST.
 TAMPA, FL 33609
 813.253.2919
 PROJECT MANAGER
 BALLEGER AND COMPANY
 239 14TH PLACE N.E.
 ST. PETERSBURG FL
 772-510-1082

OWNER
 NEAL LAND VENTURES
 5800 LAKWOOD RANCH BLVD. N.
 WAKESOTA FL 54901

NORTH RIVER RANCH
 PHASE IV C-1
 MOCCASIN WALLOW RD.
 PARRISH | FLORIDA

SIGNATURE & SEAL

FL Registration: LC20000471

PERMIT SET

ISSUE DATE	REVISION
05/04/22	1 PERMIT SET REVISION
08/09/22	2 PERMIT SET REVISION
10/20/22	3 PERMIT SET REVISION
05/08/23	4 PLAN REVISION
08/04/23	5 PLAN REVISION
10/19/23	7 BID SET
06/15/24	8 DRINK BOTTLE PARK
06/18/24	9 CONSENT SET

REVISIONS

NO. COMMENTS DATE

SHEET INFORMATION

JOB NUMBER 20016

DESIGNED BY JBM/GCS

CHECKED BY HBM/JB

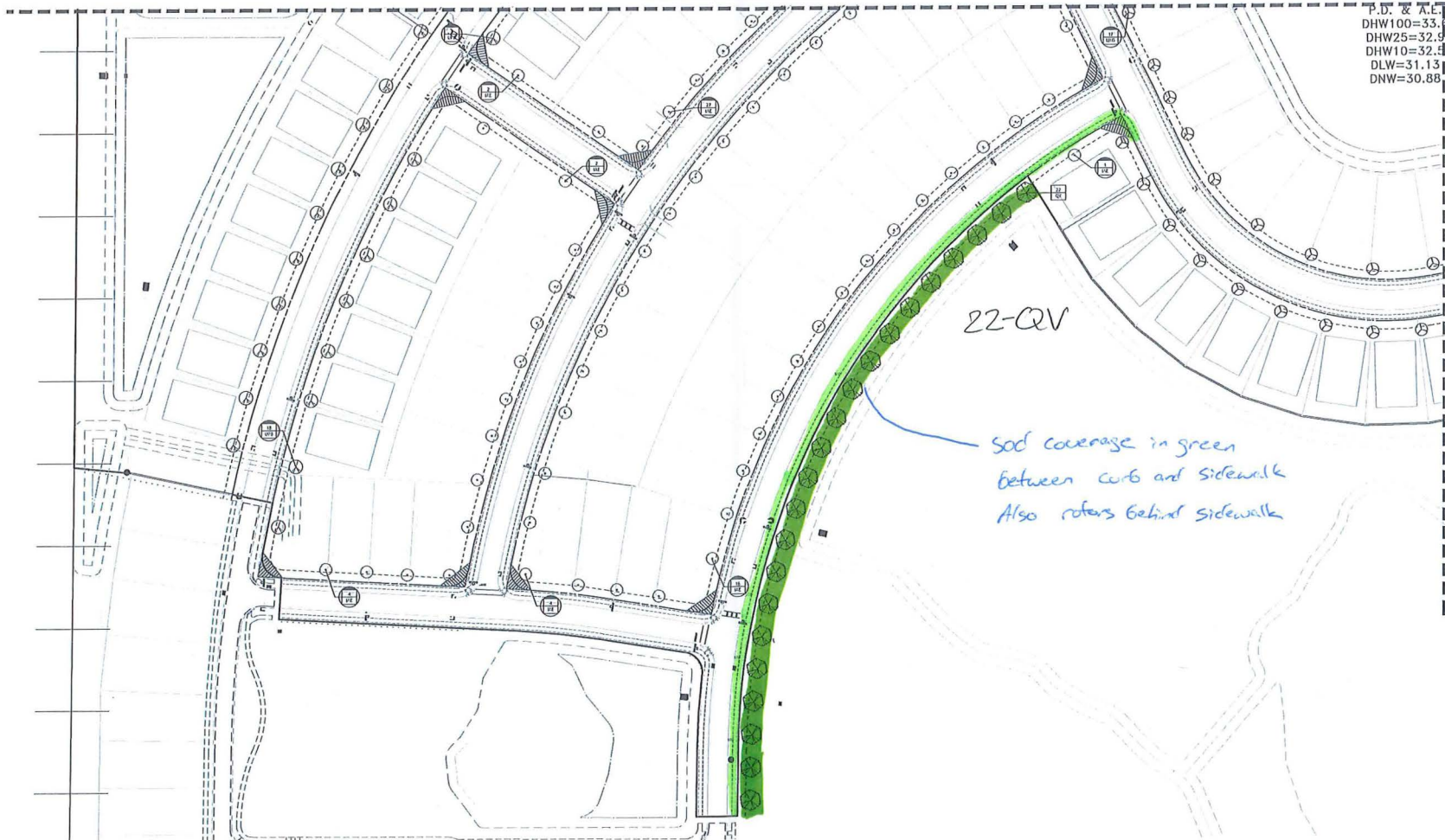
SCALE: 1"=60'-0"



STREET TREE DEVELOPMENT PLAN

L1.01

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**North River Ranch
Improvement Stewardship District**

Review and Consideration of Perimeter Tiger
Hinges Little River Way and Arrow Creek Dr



Perimeter Solutions Group
 6500 E. Broadway Ave.
 Tampa, FL 33619
 P 813-251-5883 F (813) 251-5997
 ar@westfloridafence.com
 www.westfloridafence.com

Proposal

ID: SQ2024-05403
 Date: 6/6/2024
 Expiration Date: 6/13/2024

NEALLAND - 8414 ARROW CREEK DR.

Client	NORTH RIVER RANCH IMPROVEMENT 3501 Quadrangle Boulevard STE 270 Orlando, FL 32817-8362 USA	Point of Contact	BRYAN WORLEY (941) 713-6707 bworley@nealland.com
Jobsite Address	NORTH RIVER RANCH VERANDAH 8414 Arrow Creek Drive Parrish, FL 34219 USA	Sales Person	Frank Gavaghan frank@westfloridafence.com 813-690-9089

Scope of Work

Replace the two pool entrance gate hinges with light commercial grade black Tiger hinges from Locinox.

#	Product	Total
1	TIGER HINGES BY LOCINOX BLACK	1,107.00
2	Minimum Labor-Standard Crew	1,080.00
		2,187.00

Signatures	Summary
	Subtotal 2,187.00
	Tax 0.00
Signature	Total 2,187.00

Inclusions	Exclusions
PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY	1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING. 2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING. 3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILITIES BEYOND SCOPE OF 811. 4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES. 5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

Terms & Conditions

TERMS:
 1) PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.
 2) IF WAIVER OF SUBROGATION IS REQUIRED, ADD \$350.00 TO TOTAL.
 3) CLIENT AGREES TO PROVIDE PSG ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESSIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE PSG FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.
 4) WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANTY FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.
 5) WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.
 6) PSG ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.
 7) FORCE MAJEURE - PSG'S AGREED TO PERFORMANCE OBLIGATIONS ARE NULLIFIED WHEN CERTAIN EVENTS/CIRCUMSTANCES OCCUR BEYOND PSG'S CONTROL INCLUDING:
 *ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.
 *WAR, ACTS OF TERRORISM, EPIDEMICS, OR PANDEMICS.
 *ACTS OF GOVERNMENTAL AUTHORITIES
 *STRIKES AND LABOR DISPUTES



Perimeter Solutions Group
 6500 E. Broadway Ave.
 Tampa, FL 33619
 P 813-251-5883 F (813) 251-5997
 ar@westfloridafence.com
 www.westfloridafence.com

Proposal

ID: SQ2024-05405
 Date: 6/6/2024
 Expiration Date: 6/13/2024

NEALLAND -11510 LITTLE RIVER WAY.

Client	NORTH RIVER RANCH IMPROVEMENT 3501 Quadrangle Boulevard STE 270 Orlando, FL 32817-8362 USA	Point of Contact	BRYAN WORLEY (941) 713-6707 bworley@nealland.com
Jobsite Address	NORTH RIVER RANCH 11510 Little River Way Parrish, FL 34219 USA	Sales Person	Frank Gavaghan frank@westfloridafence.com 813-690-9089

Scope of Work

Replace the four pool entrance gate hinges with light commercial grade black Tiger hinges from Locinox.

#	Product	Total
1	TIGER HINGES BY LOCINOX BLACK	2,214.00
2	Minimum Labor-Standard Crew	1,080.00
		3,294.00

Signatures	Summary
	Subtotal 3,294.00
	Tax 0.00

Signature	Print Name & Title	Date	Total	3,294.00
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Inclusions	Exclusions
PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY	1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING. 2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING. 3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILITIES BEYOND SCOPE OF 811. 4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES. 5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

Terms & Conditions

TERMS:

- PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.
- IF WAIVER OF SUBROGATION IS REQUIRED, ADD \$350.00 TO TOTAL.
- CLIENT AGREES TO PROVIDE PSG ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESSIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE PSG FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.
- WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANTY FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.
- WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.
- PSG ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.
- FORCE MAJEURE - PSG'S AGREED TO PERFORMANCE OBLIGATIONS ARE NULLIFIED WHEN CERTAIN EVENTS/CIRCUMSTANCES OCCUR BEYOND PSG'S CONTROL INCLUDING:
 *ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.
 *WAR, ACTS OF TERRORISM, EPIDEMICS, OR PANDEMICS.
 *ACTS OF GOVERNMENTAL AUTHORITIES
 *STRIKES AND LABOR DISPUTES

**North River Ranch
Improvement Stewardship District**

Review and Consideration of Woodruff & Sons
CO #10 for the Fort Hamer Road Extension

Change Order

No. 10

Date of Issuance: June 03,2024 Effective Date: June 12, 2024

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

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

Description:

Fuel surcharges; CAD file updates; Signs; Thermoplastics; RA curb overrun; lift station drive; Add 8' Sidewalk; R&R curbs; Re-cleaning sanitary sewer; Handicap ramp quantity overrun; Water flush; TV Truck stand-by charge; Add SOD

Attachments: (List documents supporting change):

Directive from Client 06/03/2024

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ 10,599,215.68	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days Substantial completion (days or date): 330 Days Ready for final payment (days or date): 360 Days
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>9</u> : \$ 527,051.09	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>9</u> : Substantial completion (days): _____ Ready for final payment (days): _____
Contract Price prior to this Change Order: \$ 11,126,266.77	Contract Times prior to this Change Order: Substantial completion (days or date): 330 Days Ready for final payment (days or date): 360 Days
[Increase] [Decrease] of this Change Order: \$ 74,384.64	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Contract Price incorporating this Change Order: \$ 11,200,651.41	Contract Times with all approved Change Orders: Substantial completion (days or date): 330 Days (2/21/23) Ready for final payment (days or date): 360 Days (3/17/23)

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

V:\2156\active\215616746\civil\construction_phase_documents\change_orders\lift_hamer-2nd-ext\received\con_nrrisd_ft-hamer-2nd-ext_co-10_74384-64_woodruff_rae_20240603.docx



Woodruff & Sons, Inc.

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

Proposal

OFFICIAL USE ONLY

<input type="checkbox"/>	Job No:	2763
<input type="checkbox"/>	Control No:	P019
<input type="checkbox"/>	Log Date:	5/2/2024
<input type="checkbox"/>	Invoice No:	
<input type="checkbox"/>	Change Order	

To: North River Ranch Imp. Stewardship District Address: 12051 Corporate Boulevard Orlando, FL. 32817	Contact: Andy Richardson Tel No: 941-724-2819 Email: arichardson@nealland.com
Project Name: Ft. Hamer 2nd Extension Project Location: Manatee County, Parrish, FL.	Bid No: P21-075 Bid Date: Friday, November 5, 2021

Item #	Item Description:	Estimated Quantity	Unit	Unit Price	Total Price
	This is a Compiled Change Order Request for outstanding change order items previously submitted.				
1.	February 2023 Fuel Surcharge	1.00	ls	\$3,098.48	\$ 3,098.48
2.	March 2023 Fuel Surcharge	1.00	ls	\$1,721.92	\$ 1,721.92
3.	Update CAD File, Calc revs for revised valve loc	1.00	ls	\$438.00	\$ 438.00
4.	Update CAD File, Calc revs for revised pond 5A due to addition of Outpost bldg. / Revise CAD at Sta. 110+00 due to roundabout issues.	1.00	ls	\$3,364.90	\$ 3,364.90
5.	Thermoplastic, Std., White, 24"	362.00	lf	\$5.50	\$ 1,991.00
6.	Thermoplastic, Std., White, Dot Guide, 6"	180.00	lf	\$1.10	\$ 198.00
7.	Thermoplastic, Std., White, Message Merge	1.00	ea	\$192.50	\$ 192.50
8.	Thermoplastic, Yield Message	(2.00)	ea	\$192.50	\$ (385.00)
9.	Thermoplastic, School Message	1.00	ea	\$225.00	\$ 225.00
10.	Thermoplastic, Std., White, Arrow	(1.00)	ea	\$66.00	\$ (66.00)
11.	Sign - R2-1 On U Channel Post 30x36	2.00	ea	\$330.00	\$ 660.00
12.	Sign - D1-5 On U Channel Post	(1.00)	ea	\$440.00	\$ (440.00)
13.	Sign - W4-2R On U Channel Post	1.00	ea	\$357.50	\$ 357.50
14.	Sign - R3-17, R5-1B and R9-3C On U Channel Post	2.00	ea	\$357.50	\$ 715.00
15.	Sign - R3-8B On U Channel Post	1.00	ea	\$357.50	\$ 357.50
16.	Sign - S1-1 with W16-7P On U Channel Post	1.00	ea	\$357.50	\$ 357.50
17.	Sign - R2-6AP-1 On U Channel Post	(1.00)	ea	\$330.00	\$ (330.00)
18.	Sign - R1-7 On U Channel Post	(1.00)	ea	\$302.50	\$ (302.50)
19.	Sign - R1-2 On U Channel Post	(1.00)	ea	\$302.50	\$ (302.50)
20.	Sign - R6-4 On U Channel Post 23-30	(4.00)	ea	\$302.50	\$ (1,210.00)
21.	Sign - R3-8 On U Channel Post	1.00	ea	\$357.50	\$ 357.50
22.	Sign - R6-4A 48x24 On U Channel Post	4.00	ea	\$357.50	\$ 1,430.00
23.	Sign - D1-5 Multi Post On W6x12 I Beam	2.00	ea	\$8,800.00	\$ 17,600.00
24.	Electric service lateral length to Lift Station	76.00	lf	\$18.28	\$ 1,389.28
25.	Roundabout quantity overrun - Sub-grade prep	38.00	sf	\$0.38	\$ 14.44
26.	Roundabout quantity overrun - 9" concrete apron F&I	38.00	sf	\$18.97	\$ 720.86
27.	Roundabout quantity overrun - Brick pavers F&I	38.00	sf	\$11.43	\$ 434.34
28.	Lift Station drive quantity overrun - Sub-grade prep	97.00	sf	\$0.43	\$ 41.71
29.	Lift Station drive quantity overrun - 6" concrete F&I	97.00	sf	\$7.70	\$ 746.90
30.	Additional 8' sidewalk	29.00	lf	\$48.63	\$ 1,410.27
31.	R&R F Curb	30.00	lf	\$34.64	\$ 1,039.20
32.	R&R D Curb	15.00	lf	\$22.24	\$ 333.60
33.	Re-cleaning of sanitary sewer due to RIPA (3 x's)-Vac Truck	21.00	hr	\$245.00	\$ 5,145.00



Woodruff & Sons, Inc.

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Proposal

OFFICIAL USE ONLY

<input type="checkbox"/> Job No:	<u>2763</u>
<input type="checkbox"/> Control No:	<u>P019</u>
<input type="checkbox"/> Log Date:	<u>5/2/2024</u>
<input type="checkbox"/> Invoice No:	_____
<input type="checkbox"/> Change Order	_____

To: North River Ranch Imp. Stewardship District Address: 12051 Corporate Boulevard Orlando, FL. 32817	Contact: Andy Richardson Tel No: 941-724-2819 Email: arichardson@nealland.com
Project Name: Ft. Hamer 2nd Extension Project Location: Manatee County, Parrish, FL.	Bid No: P21-075 Bid Date: Friday, November 5, 2021

Item #	Item Description:	Estimated Quantity	Unit	Unit Price	Total Price
34.	Re-cleaning of sanitary sewer due to RIPA (3 x's) - Foreman	21.00	hr	\$110.00	\$ 2,310.00
35.	T.V truck stand-by charge	4.00	hr	\$235.00	\$ 940.00
36.	Additional sod at berms and embankments	388.00	sy	\$2.86	\$ 1,109.68
37.	Handicap ramp quantity overrun - bidform quantity incorrect	12.00	ea	\$2,269.63	\$ 27,235.56
38.	Water flush, samples, for 2nd round of DEP clearance.	1.00	ls	\$1,485.00	\$ 1,485.00
Total Price for above Items:					\$ 74,384.64

- Notes:
- Prices may be withdrawn, if not accepted within 45 days as of the date of this proposal.
 - This proposal does not require additional days.
 - This proposal includes labor and material for quantity overruns and plan revisions contained in P-010, P-015, P-016, P-017.
 - All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal.

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

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Printed Name: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>Woodruff & Sons, Inc.</p> <p>Authorized Signature: _____</p> <p style="text-align: center;">Donald P. Woodruff, President</p> <p>Project Manager: Scott Russell (scottr@woodruffandsons.com)</p>
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**North River Ranch
Improvement Stewardship District**

Review and Consideration of RIPA Fort Hamer
1st Extension Bid



To: North River Ranch ISD	Contact: Andy Richardson
Address: 3501 Quadrangle Blvd, STE 270 Orlando, FL 32817	Phone:
	Fax:
Project Name: Fort Hammer 1st Ext	Bid Number: 24-TB24
Project Location: Fort Hammer, Palmetto, FL	Bid Date: 5/20/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	MOBILIZATION	1.00	LS	\$1,721.30	\$1,721.30
002	MAINTENANCE OF TRAFFIC	1.00	LS	\$2,827.19	\$2,827.19
003	3/4" TYPE SP 9.5 ASPHALT	12,311.00	SY	\$11.56	\$142,315.16
004	1" TYPE FC FRICTION COURSE	2,214.00	SY	\$7.99	\$17,689.86
005	SIGNAGE & STRIPING	1.00	LS	\$56,720.09	\$56,720.09
Total Price for above Items:					\$221,273.60

Total Bid Price: \$221,273.60

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

**North River Ranch
Improvement Stewardship District**

Review and Consideration of FEDCO
Communication and Utilities, LLC Proposal
Phase 4C1

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

DATE: 12/11/2023
PROPOSAL: PE-NR4C1-LB-01
AMOUNT: \$111,126.24
PRECO SUB JOB# 782885
PRECO BB JOB# 782886

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

FORCDD - Conduit

PROPOSAL
NORTH RIVER RANCH
PRECO SUB FEEDER AND BACKBONE INSTALLATION
PHASE 4C1
PARRISH, FL

RE: INSTALLATION OF PRECO SUB FEEDER AND PRIMARY BACKBONE CONDUIT SYSTEM:

WE PROPOSE TO DO THE FOLLOWING WORK:

- | | |
|--|-------------|
| 1) EXCAVATE AND INSTALL PRECO SUB FEEDER CONDUIT SYSTEM: | \$26,234.56 |
| 2) EXCAVATE AND INSTALL PRECO PRIMARY BACKBONE CONDUIT SYSTEM: | \$78,743.98 |
| 3) CONNECT TO EXISTING ROAD CROSSINGS INSTALLED BY OTHERS | |
| 4) FOLLOW PRECO DESIGN PRINTS - ENCLOSED | |
| 5) INSTALL ALL CONDUITS, PADS, HANDHOLES AND JUNCTIONS AS PER DESIGN | |
| 6) BLOW OUT CONDUIT TO ENSURE CONTINUITY | |
| 7) PROVIDE ALL LABOR, EQUIPMENT AND NECESSARY INSURANCE | |
| 8) ADDITIONAL WORK: | |
| 9) RELOCATE 2 J-BOXES AT LONGMEADOW DUE TO SIGN CONFLICTS (SEE ATTACHED MAP) | \$2,095.00 |
| 10) TECO CROSSING MATERIALS PROVIDED TO RIPA (RIPA DID NOT INSTALL) | \$4,052.70 |

NOTES:

- A) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- B) DEVELOPER TO STAKE ALL LOT CORNERS AND ROW WITH GRADE
- C) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- D) DOES NOT INCLUDE ANY DIRECTIONAL BORING OR SOD RESTORATION
- E) FEDCO PROVIDE DUMPSTER AND CLEAN SITE OF EXCESS MATERIAL WHEN COMPLETED
- F) FEDCO TO NOTIFY PRECO WHEN WORK IS COMPLETED

COST: \$111,126.24

PAYMENT TERMS: UPON COMPLETION



Allan S. Feder,

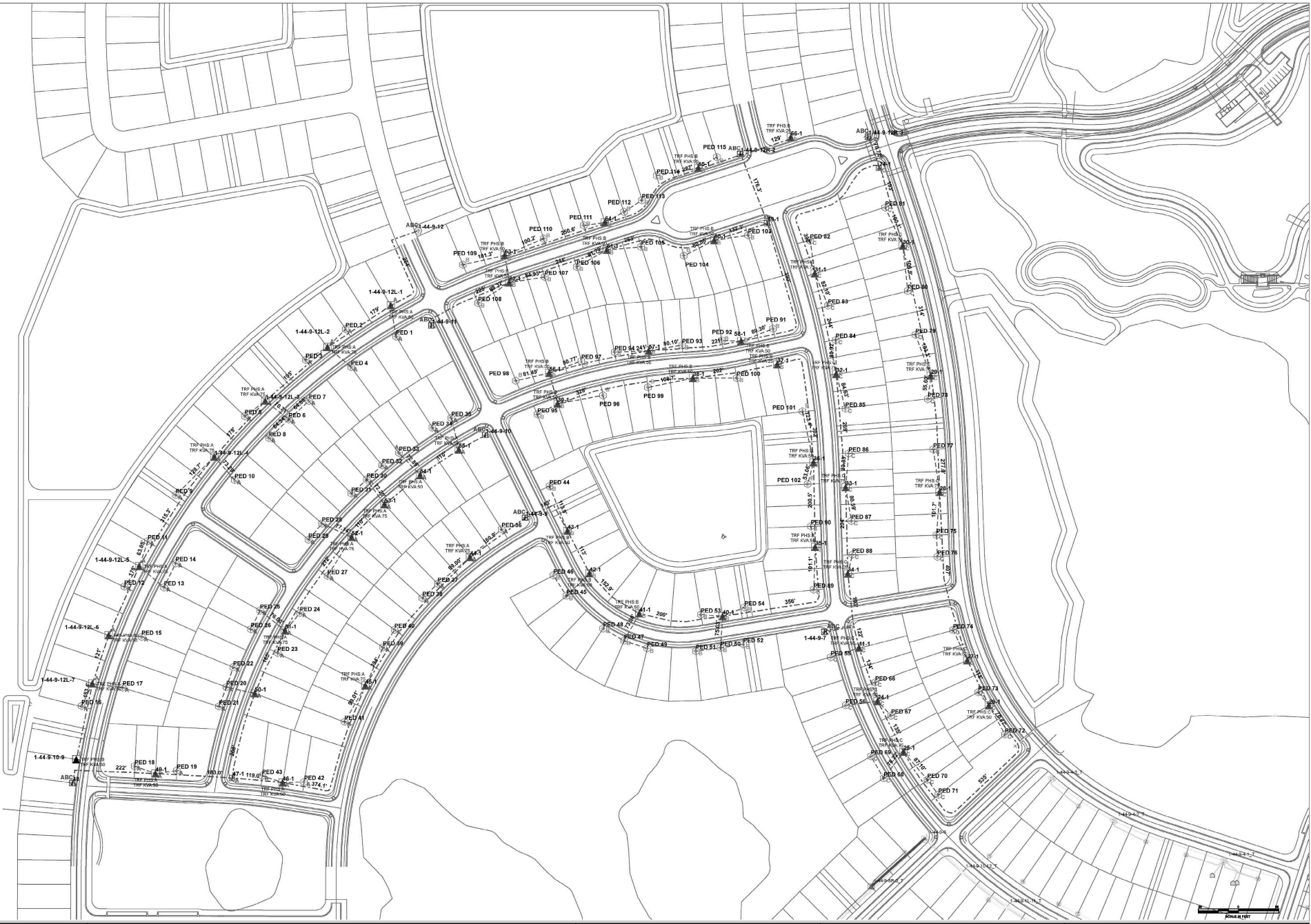
FEDCO COMMUNICATIONS AND UTILITIES, LLC

12/11/2023

DATE

NORTH RIVER RANCH ISD

DATE



Job Title: NORTH RIVER RANCH ISO

Sheet Date:

County: Maricopa

Scale: 1:1150

Engineer Info:

Tax District:

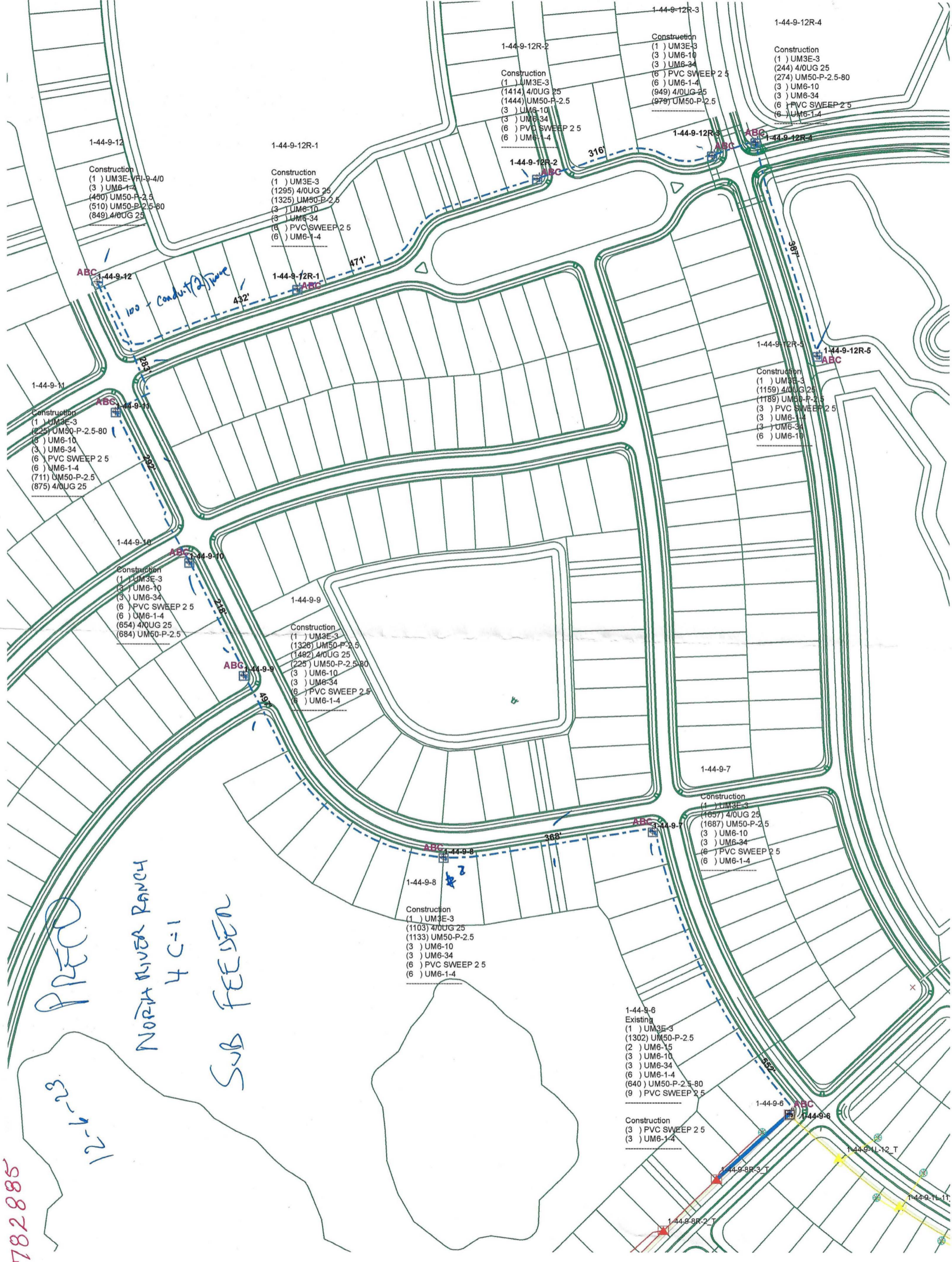
Map No.:

782885

PRECED

NORIA RIVER RANCH
4 C-1
SUB FEESER

12-6-23



Construction
 (1) UM3E-VFI-9-4/0
 (3) UM6-1-4
 (450) UM50-P-2.5
 (510) UM50-P-2.5-80
 (849) 4/0UG 25

Construction
 (1) UM3E-3
 (1295) 4/0UG 25
 (1325) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (1414) 4/0UG 25
 (1444) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4
 (949) 4/0UG 25
 (979) UM50-P-2.5

Construction
 (1) UM3E-3
 (244) 4/0UG 25
 (274) UM50-P-2.5-80
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (225) UM50-P-2.5-80
 (6) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4
 (711) UM50-P-2.5
 (875) 4/0UG 25

Construction
 (1) UM3E-3
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4
 (654) 4/0UG 25
 (684) UM50-P-2.5

Construction
 (1) UM3E-3
 (1326) UM50-P-2.5
 (1482) 4/0UG 25
 (225) UM50-P-2.5-80
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (1159) 4/0UG 25
 (1189) UM50-P-2.5
 (3) PVC SWEEP 2.5
 (3) UM6-1-4
 (3) UM6-34
 (6) UM6-10

Construction
 (1) UM3E-3
 (1657) 4/0UG 25
 (1687) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

Construction
 (1) UM3E-3
 (1103) 4/0UG 25
 (1133) UM50-P-2.5
 (3) UM6-10
 (3) UM6-34
 (6) PVC SWEEP 2.5
 (6) UM6-1-4

1-44-9-6
 Existing
 (1) UM3E-3
 (1302) UM50-P-2.5
 (2) UM6-15
 (3) UM6-10
 (3) UM6-34
 (6) UM6-1-4
 (640) UM50-P-2.5-80
 (9) PVC SWEEP 2.5

Construction
 (3) PVC SWEEP 2.5
 (3) UM6-1-4

1-44-9-11-T
 1-44-9-12-T
 1-44-9-11-T

**North River Ranch
Improvement Stewardship District**

Review and Consideration of the Stantec
Consulting Services Inc. CO # 9 to Work
Authorization No. 1 for the JMH Lawsuit Support



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414
Tel: (941) 907-6900

June 11, 2024

215616746

Via: E-Mail (caravalhov@pfm.com)

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

Attn: **Ms. Vivian Carvalho**
District Manager

Reference: **Change Order 9 to Work Authorization No. 1**
Professional Services Proposal for North River Ranch Improvement Stewardship District
JMH Lawsuit Support

Dear Mr. Adams:

Stantec is providing Change Order No. 9 for services related to the Districts ongoing lawsuit with John M Hall (JMH).

This CO is attached to and made a part of the General Provisions attached to Agreement made between North River Ranch Improvement Stewardship Development District and Stantec Consulting Services Inc. (Engineer) for Professional Engineering Services, providing for professional services. The Basic Services of Engineer as described in said General Provisions are amended or supplemented as indicated below.

New Task 280 – JMH Lawsuit Support

Engineer shall:

- a. Gather and provide documents as requested.
- b. Respond to questions as requested.
- c. Attend meetings as requested.
- d. Respond to subpoena requests as requested
- d. Prepare for and attend depositions if requested.
- e. Generally, comply with legal team requests.

These services will be performed on a T/M basis at our standard rates under our Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2023.



Stantec Consulting Services Inc.
 6920 Professional Parkway
 Sarasota FL 34240-8414
 Tel: (941) 907-6900

Task	Services	Fee Type	Fee Amount
280	JMH lawsuit support	T/M*	(est.) \$ 20,000

* Time and Material (T/M) estimates are based upon past experience, but the actual fee may be more or less due to factors outside of Stantec's control.

Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

S.A. Contract to Date	\$ 218,000
Increase this Change Order	<u>\$ 20,000</u>
New Contract Sum	\$ 238,000

 Stantec Consulting Services Inc.

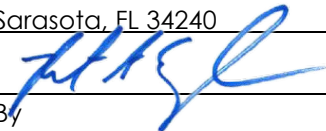
 North River Ranch Improvement Stewardship
 District c/o PFM Group Consulting, LLC

 6920 Professional Parkway

 3501 Quadrangle Blvd., Suite 270

 Sarasota, FL 34240

 Orlando, FL 32817

 By 

 By

 06/12/2024
 Date

 Date

 By

 Date



SCHEDULE OF FEES

Effective January 1, 2024

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

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

**North River Ranch
Improvement Stewardship District**

Staff Reports

DESIGNATIONS BY SECRETARY RELATED TO PUBLIC RECORDS

I, VIVIAN CARVALHO, as Secretary of the North River Ranch Improvement Stewardship District ("District") Board of Supervisors, hereby make the following designation and/or appointment:

VIVIAN CARVALHO is designated as a custodian of public records for the District under section 119.011(5), Florida Statutes. Any prior designation of a designee by a Secretary is hereby rescinded.

AND/OR

VIVIAN CARVALHO is appointed as the District's Records Management Liaison Officer under section 257.36(5)(a), Florida Statutes. Any prior appointment of a Records Management Liaison Officer by a Secretary is hereby rescinded.



Printed Name: VIVIAN CARVALHO
Secretary, District Board of Supervisors

Date: 5/8/24