

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817  
Phone 407-723-5900; Fax 407-723-5901  
<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **January 8, 2025, 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 December 11, 2024, Board of Supervisors' Meeting
- 2) Maddtraxx Proposal for Shell Path Construction
- 3) Maverick Building Estimate #371 for Decorative Stop Sign
- 4) Maverick Building Estimate #372 for Pickleball Court Sidewalk
- 5) Maverick Building Estimate #373 for Fort Hamer Road Sign Repairs
- 6) Maverick Building Estimate #374 for No Parking Signs
- 7) Maverick Building Estimate #411 for Bollard Installation
- 8) SignPro Proposal for Monument Refurbishing
- 9) Funding Requests Nos. 470 – 475
- 10) Payment Authorization Nos. 107 – 109
- 11) Series 2023B Requisition Nos. 106 – 112 & 116
- 12) District Financial Statements *(provided under separate cover)*

### **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 December 11, 2024,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

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

**Wednesday, December 11, 2024, at 1:15 p.m.**

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

Board Members present via phone or in person:

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

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting – District Manager	
Venessa Ripoll	PFM Group Consulting – District Manager	
Amanda Lane	PFM Group Consulting – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting – ADM	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Land & Neighborhoods – Developer	(via phone)
Jim Schier	Neal Land & Neighborhoods – Developer	
John McKay	J.H. McKay LLC	
Andy Richardson	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 1:15 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 November 5, 2024, Landowner's Election Meeting
2. Minutes of the November 11, 2024, Board of Supervisors' Meeting
3. Bay Area Bobcat Estimate #96 for Tree Cutting and Dog Park Entry Resurfacing
4. Bay Area Bobcat Estimate #98 for Brightwood Clean-up
5. Bay Area Bobcat Estimate #99 for Concrete Pads for Slides
6. Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2024 Auditor Engagement Letter
7. Bliss Products Quote #73806 for Brightwood Playground Repairs
8. GeoPoint Proposal for Miscellaneous Survey Staking
9. Maverick Building Estimate #358 for Wildleaf Sign Repairs
10. Maverick Building Estimate #359 for Brightwood Sign Repairs
11. Maverick Building Estimate #360 for Sign Repairs
12. Maverick Building Estimate #376 for Concrete Paving
13. Mike Armstrong Change Order for Amenity Area
14. MSB Services Bid for Light Poles Relocation
15. Ornamental Design Estimate 11317 for Richmond Trail Gate Repairs
16. Ornamental Design Estimate 11318 Canyon Creek Trail Gate Repairs
17. Ornamental Design Estimate 11319 for Trimbelle Terrace Gate Repairs
18. Ornamental Design Estimate 11320 for Canyon Creek Trail Gate Repairs
19. Ornamental Design Estimate 11321 for Emergency Exit Gate Repairs
20. Rayco Electric Quote #24-0260 for Monument Sign Repairs
21. Funding Requests Nos. 463 – 469
22. Payment Authorization Nos. 103 – 106

- 23. Series 2023 Neighborhood Infrastructure Requisitions No. 166**
- 24. Series 2023B Requisition No. 105**
- 25. District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board ratified the Consent Agenda Items 1 - 25.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Mike Armstrong  
Landscaping Invoices:**

- a. 13270, 13574 and 13575 for Fort Hamer 2<sup>nd</sup> Extension**
- b. 13271, 13573 and 13576 for Phases 4A and 4B**

Mr. Panaseney stated the Fort Hamer are for invoices from September – October. They are maintaining the landscaping in the Fort Hamer extension roadway project. He recommended moving these to a contract and putting them into the O&M budget. These are monthly invoices.

It was noted that these are being moved to that budget.

There was a brief discussion regarding how these are invoiced. There are three different companies that are maintaining those areas. It is a very large area for one company to handle.

Ms. Carvalho noted that the district is working with Mr. Charles Varah to combine and comprise these areas if possible. Several areas are post warranty period or close to post warranty.

There was also a brief discussion on acquiring RFPs for the different areas and how those are divided.

Mr. Engel stated Stantec can help with that process to identify specific performance standards for delineated areas. There could also be a comprised list of pre-approved landscape contractors as well, depending on how the Board would want to proceed.

Ms. Snow recommended having Ms. Carvalho work with Mr. Varah, Mr. Johnson, and Mr. Engel, to determine what is needed from whom as it relates to initiating an RFP process.

Ms. Carvalho confirmed, but noted it is a little premature to determine mapping at this point.

The Board agreed to move forward with actual RFP's rather than doing the pre-qualification list at this time.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the creation of a Landscape Proposal Package with evaluation criteria by Ms. Carvalho, Mr. Engel, Mr. Johnson, and Mr. Varah.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Mike Armstrong Landscaping Invoices.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

- District Counsel –** Mr. Johnson reminded the Board of their required continuing education ethics training requirements, as it due by the end of the year.
- District Engineer –** No report.
- District Manager –** Ms. Carvalho reminded the Board that the next meeting is January 8<sup>th</sup>.
- Field Manager –** The report was emailed to the Board. Mr. Williams stated there are some dead palm fronds that need removal in Brightwood. Ms. Carvalho noted she would follow up.
- Lifestyle Manager –** The report was emailed to the Board.

**Audience Comments and Supervisor Requests**

There were no audience comments or Supervisor requests at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Carvalho called for a motion to adjourn the meeting.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the December 11th, 2024, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:29 p.m.

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

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



**North River Ranch  
Improvement Stewardship District**

Maddtraxx Proposal for Shell Path Construction



# MADDTRAXX LLC

3946 Sasser Rd, Zolfo Springs FL 33890  
863-832-4807 | dustin@maddtraxx.com | office@maddtraxx.com

## FORCDD - Sidewalks/Trails

# PROPOSAL

12/19/2024

**Prepared for:**  
North River Ranch ISD

**Project:**  
North River Ranch Trails

Thank you for providing MADDTRAXX the opportunity to offer you a proposal to construct approx. 3200 LF of shell walk trails on the North River Ranch Project.

### SCOPE

Remove existing sod and construct 8' wide by approx. 3200 LF of shell trails. 4" Depth.

#### Proposed Method-

- Survey out designated trails, rototill existing sod to a depth of 4" in pathway of trail to allow for a cleaner and more efficient sod removal.
- Utilize skid steer, loader and dump trailer to remove strippings and stock pile in designated location.
- Haul in and place provided shell and final grade to create trails.

### MATERIAL

- To be provided by others

### LABOR

- Lumpsum – anticipated 2 weeks to completion

### EQUIPMENT INCLUDED

- John Deere 333P Track Loader
- Hyundai HL930 Wheel Loader
- Dump trailer
- Rototiller attachment

### COST

<b>Total Cost:</b>	<b>\$27,850</b>
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**TERMS**

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Bid price (as shown) for work described above is **\$27,850**. Upon execution, it constitutes a binding purchase order. This bid price will remain in effect for thirty (30) days from the date above.

A handwritten signature in blue ink, consisting of a large initial 'Q' followed by several loops and a wavy tail.

Signature of Acceptance

Signature of Acceptance

**North River Ranch  
Improvement Stewardship District**

Maverick Building Estimate #371  
for Decorative Stop Sign

# DECORATIVE SIGN ESTIMATE

NRR Decorative Stop Sign

Estimate Total (USD)

**\$1,160.00**

**BILL TO**  
**North River Ranch Improvement**  
**Stewardship District**  
Andy Richardson

**FORCDD - Signage/Striping**

9413768496  
arichardson@nealland.com

**Estimate Number:** 371

**Estimate Date:** December 9, 2024

**Valid Until:** January 8, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
<b>stop sign</b> R1-1 - 30" Stop Sign HIP Aluminum, Black, Direct Burial-24" Below Grade 4" Post Top Cap Finial -Custom 4" with 5" sleeve 24" SQUARE POST, 14' - Pyramid Finial	1	\$1,050.00	\$1,050.00
<b>Installation</b> Covers full installation of (Direct Burial-24" Below Grade) decorative sign	1	\$110.00	\$110.00
<b>Total:</b>			\$1,160.00
<b>Estimate Total (USD):</b>			<b>\$1,160.00</b>

## Notes / Terms

To initiate the project, signature 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.

*AW 12/10/24*



**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**

Maverick Building Estimate #372  
for Pickleball Court Sidewalk

# SIDEWALK ESTIMATE

Pickleball court 2 sidewalks addition

Estimate Total (USD)

**\$1,288.00**

## NRR Amenity - Amenities Non-Entry

BILL TO  
**North River Ranch Improvement  
Stewardship District**  
Andy Richardson

9413768496  
arichardson@nealland.com

**Estimate Number:** 372

**Estimate Date:** December 9, 2024

**Valid Until:** January 8, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Concrete Pad</b> This covers all materials and labor needed for framing, pouring, dressing 2 sidewalk additions to the pickleball court entryway	1	\$1,288.00	\$1,288.00

**Total:** \$1,288.00

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**Estimate Total (USD):** **\$1,288.00**

### Notes / Terms

To initiate the project a signature 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.

*AW 12/10/24*



**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**

Maverick Building Estimate #373  
for Fort Hamer Road Sign Repairs



# FORT HAMMER ROAD ESTIMATE

Hurricane Milton Fort Hammer Road Sign Repair

Estimate Total (USD)

**\$3,955.00**

**BILL TO**  
**North River Ranch Improvement**  
**Stewardship District**  
Andy Richardson

**NRR O&M**

9413768496  
arichardson@nealland.com

**Estimate Number:** 373

**Estimate Date:** December 9, 2024

**Valid Until:** January 8, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Sign repairs</b> Re-digging up, re-digging, re- framing 12" x 24" tubular hole, repouring high-strength concrete, and leveling the 29 counted damaged signage throughout the phases.	29	\$100.00	\$2,900.00
<b>U channel Poles and Hardware</b> 12ft U channel poles with Breakaway kits	12	\$50.00	\$600.00
<b>Sign Replacements</b> 3- Median Merge Right 24"x30" 2- Bike Lane 24"x30" 2- Speed Limit 45mph sign	7	\$65.00	\$455.00
<b>Total:</b>			\$3,955.00
<b>Estimate Total (USD):</b>			<b>\$3,955.00</b>

*aw 12/10/24*



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

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

# FORT HAMMER ROAD ESTIMATE

Hurricane Milton Fort Hammer Road Sign Repair

Estimate Total (USD)

**\$3,955.00**

## Notes / Terms

To initiate the project, signature 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](mailto:Phillip@maverickbuildingsolutions.com)

**North River Ranch  
Improvement Stewardship District**

Maverick Building Estimate #374  
for No Parking Signs

# NRR SIGN ESTIMATE

6 Decorative Custom No Overnight Parking signs

Estimate Total (USD)

**\$6,060.00**

**BILL TO**  
**North River Ranch Improvement**  
**Stewardship District**  
Andy Richardson

9413768496  
arichardson@nealland.com

**NRR - O&M**

**Estimate Number:** 374

**Estimate Date:** December 9, 2024

**Valid Until:** January 8, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
<b>No Overnight Parking Signs</b> - 18"x24" No overnight Parking Signs -Decorative Trim for 18x24 Sign -4"/5" custom POST, 12' TALL -Pyramid Finial for 4" Square -5" Square Post w/ Square Collar	6	\$900.00	\$5,400.00
<b>Installation</b> Covers full installation of 6 signs into 12"x24" tubular sonotube 24" below grade to designated areas.	6	\$110.00	\$660.00
<b>Total:</b>			\$6,060.00
<b>Estimate Total (USD):</b>			<b>\$6,060.00</b>

## Notes / Terms

To initiate the project, a 40% 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.

*AR 12/10/24*



**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**

Maverick Building Estimate #411  
for Bollard Installation

# BOLLARDS ESTIMATE

Bollard Installation at Phase 4b Amenity

Estimate Total (USD)

**\$2,800.00**

**BILL TO**  
**North River Ranch Improvement**  
**Stewardship District**  
Andy Richardson

9413768496  
arichardson@nealland.com

**FORCDD - Amenities Non-Entry**

**Estimate Number:** 411

**Estimate Date:** December 22, 2024

**Valid Until:** January 21, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Bollard Installation</b> Installing Decorative Bollards in Phase 4B amenity Area. Installation includes drilling our 8" core and concreting in Bollards according to Spec.	1	\$2,800.00	\$2,800.00

**Total:** \$2,800.00

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**Estimate Total (USD):** **\$2,800.00**

## Notes / Terms

To initiate the project, a signature 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.

*QRW 12/23/24*



**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**

SignPro Proposal for Monument Refurbishing

12/18/24

To: North River Ranch Stewardship Improvement District  
 5824 Lakewood Ranch Blvd.  
 Sarasota, FL 34240  
 Att: John Neal  
 Re: **Refurbishing Monuments**

Desc: The following monuments will be repainted by using 2-3 different colors of Prime/Paint Sherwin Williams 10 year exterior paint. The surfaces will be cleaned and prepared as needed. Colored logos and lettering will be repainted as needed.

A:	Monument at MW and Grand River		\$ 4,500.00
B:	(4) Village monuments. Riverfield and Brightwood	Price: \$2,800 each	\$11,200.00
C:	(2) Amenities – Pavillion and Veranda	Price \$ 900.00 each	\$ 1,800.00
D:	All the rest of the newer signs Like Wildleaf, Long Meadow etc. and anything Produced after those either have been or will be clear coated using flat clear coat.		
	Price: \$1,000.00 each		\$ TBD
F:	Materials: 3 colors for Faux Rust and the matte Clear Coat.	\$500.00	\$ N/C

: TOTAL: Approx **\$17,500,00** unless any of Item D occur. \$ TBD

TERMS: Payment is Due upon completion and receipt of invoice net 10 days.

Accepted By:  Date: 12/19/24

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



**North River Ranch  
Improvement Stewardship District**

Funding Request Nos. 470 - 475

**Funding Requests 470-475**

FR #	Description	Amount	Total
470			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)</b>	<b>CRS Building Corporation</b>	\$39,271.50	
			<b>\$39,271.50</b>
471			
<b>Jon M Hall Dispute</b>	<b>Kutak Rock</b>	\$ 836.00	
			<b>\$836.00</b>
472			
<b>Brightwood</b>	<b>Bay Area Bobcat</b>	\$ 2,550.00	
			<b>\$2,550.00</b>
473			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)</b>	<b>Amerritt</b>	\$ 740.00	
	<b>Clearview Land Design</b>	\$ 7,630.00	
	<b>Driggers Engineering Services</b>	\$ 1,308.00	
	<b>GeoPoint Surveying</b>	\$ 1,445.00	
		\$ 2,007.50	
		\$ 450.00	
	<b>RIPA &amp; Associates</b>	\$ 199,142.40	
			<b>\$212,722.90</b>
474			
<b>Phase 2</b>	<b>Driggers Engineering Services</b>	\$ 1,113.50	
	<b>Stantec Consulting Services</b>	\$ 1,990.00	
			<b>\$3,103.50</b>
475			
<b>Neighborhood Infrastructure (Phase 4C-1, 4E/F, IIIA Townhomes)</b>	<b>Peace River Electric Cooperative</b>	\$ 23,234.14	
			<b>\$23,234.14</b>
		<b>Grand Total</b>	<b>\$281,718.04</b>

**North River Ranch  
Improvement Stewardship District**

Payment Authorization Nos. 107 - 109

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 107-109

PA #	Description	Amount	Total
107	Advanced Aquatic Services	\$ 6,528.00	
		\$ 1,250.00	
	Aqua Plumbing & Air	\$ 414.00	
	Ballenger Landcare	\$ 750.00	
	Bogart & Daugherty Consulting	\$ 60.00	
	Brown & Bigelow	\$ 582.14	
		\$ 427.94	
		\$ 783.28	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
	Doody Free 941	\$ 520.00	
	Frontier	\$ 202.01	
		\$ 788.35	
	Jan-Pro of Manasota	\$ 147.31	
		\$ 125.00	
		\$ 195.00	
		\$ 1,766.35	
		\$ 1,814.84	
	Kutak Rock	\$ 1,686.00	
	Lewis Consulting Services	\$ 1,500.00	
	McClatchy	\$ 100.02	
	Manatee County Utilities Department	\$ 42.48	
		\$ 47.57	
	Rayco Electric	\$ 1,800.00	
	S&G Pools	\$ 1,650.00	
		\$ 1,282.60	

	<b>Safetouch</b>	<b>\$ 450.00</b>	
		<b>\$ 2,507.00</b>	
		<b>\$ 450.00</b>	
	<b>Spectrum Business</b>	<b>\$ 149.61</b>	
	<b>Steadfast Contractors Alliance</b>	<b>\$ 350.00</b>	
	<b>Steadfast Maintenance</b>	<b>\$ 4,500.00</b>	
	<b>Sunrise Landscape</b>	<b>\$ 41,057.24</b>	
		<b>\$ 5,250.00</b>	
	<b>US Bank</b>	<b>\$ 3,885.61</b>	
		<b>\$ 360.64</b>	
	<b>Valley National Bank</b>	<b>\$ 2,073.56</b>	
	<b>Verizon Business</b>	<b>\$ 166.12</b>	
	<b>WTS International</b>	<b>\$ 2,031.25</b>	
		<b>\$ 585.00</b>	
		<b>\$ 585.00</b>	
		<b>\$ 5,047.73</b>	
		<b>\$ 4,961.51</b>	
			<b>\$98,958.16</b>
<b>108</b>	<b>Aqua Plumbing &amp; Air</b>	<b>\$ 94.00</b>	
		<b>\$ 134.00</b>	
	<b>Brown &amp; Bigelow</b>	<b>\$ 1,124.95</b>	
		<b>\$ 531.75</b>	
	<b>Clearview Land Design</b>	<b>\$ 888.28</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 800.00</b>	
	<b>Florida State Fence</b>	<b>\$ 2,631.90</b>	
		<b>\$ 5,008.10</b>	
		<b>\$ 2,479.40</b>	
	<b>Frontier</b>	<b>\$ 114.98</b>	
		<b>\$ 114.98</b>	
		<b>\$ 114.98</b>	
	<b>Jan-Pro of Manasota</b>	<b>\$ 472.59</b>	
	<b>Manatee County Utilities Department</b>	<b>\$ 248.44</b>	

	<b>Maverick Building Solutions</b>	<b>\$ 5,200.00</b>	
	<b>PFM Group Consulting</b>	<b>\$ 6,416.67</b>	
		<b>\$ 2,083.33</b>	
		<b>\$ 9.66</b>	
	<b>Tropic Oil Company</b>	<b>\$ 150.00</b>	
		<b>\$ 250.00</b>	
		<b>\$ 794.39</b>	
	<b>United Rentals</b>	<b>\$ 701.96</b>	
	<b>WTS International</b>	<b>\$ 4,909.22</b>	
			<b>\$35,273.58</b>
<b>109</b>	<b>Jan-Pro of Manasota</b>	<b>\$ 189.98</b>	
	<b>KS StateBank</b>	<b>\$ 2,227.85</b>	
	<b>Maverick Building Solutions</b>	<b>\$ 4,456.00</b>	
	<b>Mike Armstrong Landscaping</b>	<b>\$ 23,824.80</b>	
		<b>\$ 10,975.00</b>	
	<b>PFM Group Consulting</b>	<b>\$ 8,750.00</b>	
	<b>Southern Land Services of Southwest Florida</b>	<b>\$ 6,850.00</b>	
	<b>Spectrum Business</b>	<b>\$ 134.56</b>	
	<b>Supervisor Fees - 12/11/24 Meeting</b>	<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
		<b>\$ 200.00</b>	
	<b>United Rentals</b>	<b>\$ 1,583.00</b>	
	<b>WTS International</b>	<b>\$ 40.63</b>	
			<b>\$60,031.82</b>
		<b>Total</b>	<b>\$194,263.56</b>

**North River Ranch  
Improvement Stewardship District**

Series 2023B Requisition No. 106 - 112 & 116

North River Ranch ISD  
 Series 2023B  
 Summary of Requisition(s): 106-112

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
106	LRK	\$ 721.25	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 04.20020.10-36 with the wire.	Via Wire
107	Ron Litts	\$ 8,750.00	Please reference invoice(s) 240921, 1024111 and 1124112 on the payment.	Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707
108	Welch Tennis Courts	\$ 4,280.00	Please reference Pay Application 4 for Project 230225 on the payment.	Welch Tennis Courts, Inc. PO Box 7770 Sun City, FL 33586
109	Driggers Engineering Services	\$ 4,689.50	Please reference invoice(s) SAL16726 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
110	Booth Design Group	\$ 668.00	Please reference invoice(s) 4144 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
111	RIPA & Associates	\$ 110,436.17	Please wire the funds per the instructions on page(s) 30-31 of the .pdf file and reference 01-2137-22 with the wire.	Via Wire
112	Stewart's Tree Service	\$ 625.00	Please reference invoice(s) 18643 on the payment.	Stewart's Tree Service Inc. 24225 Croom Rd. Brooksville, FL 34601
<b>Total</b>		<b>\$ 130,169.92</b>		



North River Ranch ISD  
Series 2023B  
Summary of Requisition(s): 116

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
116	Maverick Building Solutions	\$ 38,900.50	Please wire the funds per the instructions on page(s) 5-6 of the .pdf file and reference invoice(s) 301 and 302 with the wire.	Via Wire
<b>Total</b>		\$ 38,900.50		

**North River Ranch  
Improvement Stewardship District**

District Financial Statements  
*(provided under separate cover)*

**North River Ranch  
Improvement Stewardship District**

Staff Reports