

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 **Wednesday, August 13, 2025, at 2:00 P.M. at Lakewood Ranch Library – Meeting Room A (#127), 16410 Rangeland Pkwy, Bradenton, FL 34211.**

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

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

Participant Code: **2536 634 0209**

<https://pfmcdd.webex.com/join/carvalhov>

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]*
Please refer to attached Resolution 2021-17, Providing for the Public's Opportunity to be Heard Addressing Public Meetings and Public Comment Period.

1. Consent Agenda

- 1) Minutes of July 17, 2025, Board of Supervisors' Rescheduled Meeting
- 2) Advanced Aquatics Service Agreement Addendum
- 3) Clearview Proposal for Phase 4-F1 Inspection and Certification
- 4) David Kersey Proposal for Brush Clearing by Hospital
- 5) FITREV Proposal for Slam Balls
- 6) Forsberg Proposal for Relocation of Water Whips
- 7) Golf Car Outlet Proposal for ClubCar Repairs
- 8) Impact Proposal #007 for Phase 2 Replacement Trees and Shrubs
- 9) Impact Proposal for Palm Replacement at Spruce River Way Lift Station
- 10) Impact Proposal for Phase 4 Plantings and Mulch
- 11) MaddTraxx Proposal for ADA Mat Replacement
- 12) MaddTraxx Proposal for Amenity Island Repair and Enhancement
- 13) MaddTraxx Proposal for Baraboo Way House Clean Up
- 14) MaddTraxx Proposal for Bush Hogging Trailer Compound
- 15) MaddTraxx Proposal for Meadow River Way Washout Repairs
- 16) MaddTraxx Proposal for Moving Canteen Material
- 17) MaddTraxx Proposal for Riverfield Trail Washout Repairs
- 18) MaddTraxx Proposal for Shell Trail Replenishment
- 19) Ron Litts Proposal for Tree Fertilization
- 20) Steadfast Estimate for Enhancement of Ft Hamer Islands and Roundabout
- 21) Sunrise Proposal for Brightwood Bermuda Grass Fertilization

- 22) Payment Authorizations Nos. 137 – 138
- 23) Funding Requests Nos. 559 – 567
- 24) District Financial Statements

Business Matters

- 2. Consideration of **Resolution 2025-08, Adopting Goals, Objectives, and Performance Measures and Standards**
- 3. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of **Resolution 2025-09, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**
- 4. Public Hearing on the Imposition of Special Assessments
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of **Resolution 2025-10, Adopting an Assessment Roll for Fiscal Year 2025/2026, and Certifying Special Assessments for Collection**
- 5. Consideration of **Resolution 2025-11, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026**
- 6. Consideration of **Resolution 2025-12, Expressing Intent to Use Uniform Method Related to 2024 & 2025 Boundary Amendments**
- 7. Consideration of Clearview Land design P.L. Change Order #14
- 8. Review and Acceptance of Arbitrage Report – Series 2019A-1 & 2019A-2
- 9. Discussion of Landscape Maintenance Services

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: September 10, 2025
- Field Manager
- Lifestyle Director

Supervisor Requests and Comments

Please refer to attached Resolution 2021-17, Providing for the Public's Opportunity to be Heard Addressing Public Meetings and Public Comment Period.

Adjournment



North River Ranch Improvement Stewardship District

Public Comment Period

*[for any members of the public desiring to speak on any
proposition before the Board]*

**Please refer to attached Resolution 2021-17,
Providing for the Public's Opportunity to be Heard
Addressing Public Meetings and Public Comment Period.**

RESOLUTION 2021-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2021-191, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors (the "Board") finds that it is in the best interests of the District to adopt by resolution a policy (the "Public Comment Policy") for immediate use and application.

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

SECTION 1. DESIGNATING PUBLIC COMMENT PERIOD. The District's Chair, his or her designee, or such other person conducting a District meeting (the "Presiding Officer"), shall ensure that there is at least one period of time (the "Public Comment Period") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- a) An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.
- b) Speakers shall be permitted to address any agenda item or non-agenda matter(s) of personal or general concern, during the initial Public Comment Period.
- c) Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.

- d) The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, *Florida Statutes*. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

SECTION 3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

- a) Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.
- b) All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.
- c) Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer

shall have the discretion to remove any speaker who disregards these policies from the meeting.

d) In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

- i. The Presiding Officer may declare a recess.
- ii. The Presiding Officer may contact the local law enforcement authority.
- iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, *Florida Statutes*, or other applicable law.

SECTION 4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, *Florida Statutes*, including those set forth in Section 286.0114(3), *Florida Statutes*, and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

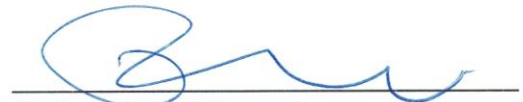
PASSED AND ADOPTED this 10th day of February, 2021.

Attest:



Secretary/Assistant Secretary

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**



Chair, Board of Supervisors



North River Ranch Improvement Stewardship District

Consent Agenda



North River Ranch Improvement Stewardship District

Minutes of July 17, 2025,
Board of Supervisors' Rescheduled Meeting

MINUTES OF MEETING

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

Thursday, July 17, 2025, at 1:15 p.m.

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

Board Members present via phone or in person:

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

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC– District Manager	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Tom Panaseney	Neal Communities – Developer	(via phone)
Andy Richardson	Neal Land & Neighborhoods - Developer	(via phone)
John McKay	Consultant – J.H. McKay LLC	(via phone)
Rob Engel	Stantec – District Engineer (1:28 p.m.)	(via phone)
Will McKramer	Resident	(via phone)
Nick Peterson	Resident	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:16 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting.

Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

Mr. Peterson had a comment regarding the Deer Park boundary and Prosperity Lakes.

Mr. Johnson requested that the boundary map be updated on the website and noted that if the Prosperity Lakes land were to be brought in there would have to be an amendment to the boundaries via legislative session.

Mr. Panaseney noted there are no plans yet to bring those lands into the ISD.

Mr. McCrary commented regarding landscaping in Riverfield and the damaged common areas. He has requested an update from Mr. Jackson.

Ms. Carvalho will follow up. It was noted that much of the damage is a part of FEMA claims and the ISD is awaiting reimbursement.

Mr. Williams assured Mr. McCrary that the matter will be addressed.

Mr. McCrary also noted there has been damage to his fence from the landscaping team's mower. He has contacted Mr. Jackson.

Ms. Carvalho will follow up.

There were no further public comments.

Consent Agenda

- 1. Minutes of the June 11, 2025, Board of Supervisors' Meeting**
- 2. Advanced Aquatics Proposal for Water Testing at Ponds 26 & 27**
- 3. Advanced Aquatics Proposal for Midge Fly Treatment in Ponds 26 & 27**
- 4. Agreement for Zone 1 Landscape and Irrigation Maintenance**
- 5. Agreement for Zone 2 Landscape and Irrigation Maintenance**
- 6. Agreement for Zone 4 Landscape and Irrigation Maintenance**
- 7. Agreement for Zone 5 Landscape and Irrigation Maintenance**

8. Agreement for Zone 6 Landscape and Irrigation Maintenance
9. Aqua Plumbing Proposal for Backflow Preventer Testing
10. Bay Area Bobcat Estimate for Camp Creek Tree Removal
11. Clearview Proposal for Phase 4-C2 Inspection & Certification
12. David Kersey Estimate for Clearing at Pond 21
13. David Kersey Proposal for Pond Seeding
14. Daystar Estimate for Brightwood Sidewalks and Mailbox Pad
15. Floridian Environmental Landscape Proposal for Phase 4B Wetland Plantings
16. Florida State Fence Estimate for Dog Park Fence Repairs
17. Florida State Fence Estimate for Temporary Fence at Trailer
18. Fort Hamer Extension Authorization Letter
19. Fort Hamer Extension Financial Capability Certification
20. Fort Hamer Extension Operation and Maintenance Plan for SWFWMD
21. Impact Proposal for Camp Creek Pinestraw
22. Impact Proposal for Camp Creek Plantings
23. Impact Proposal for Fort Hamer and Arrow Creek Plantings
24. JB Handyman Proposal for Riverfield Verandah Wall Repair
25. Maddtraxx Proposal for Camp Creek Amenity Tree Removal

26. Maddtraxx Proposal for Dog Park Shell Regrading
27. Maddtraxx Proposal for Drain and Grate Repair
28. Maddtraxx Proposal for Entrance Rehabilitation
29. Maddtraxx Proposal for Sod and Tree Removal
30. Maddtraxx Proposal for Riverfield Pond 13 Rehab
31. Piper Fire Protection Proposal for Brightwood Pavilion
32. Piper Fire Protection Proposal for Camp Creek
33. Piper Fire Protection Proposal for Riverfield Verandah
34. Roto-Rooter Proposal 1 for Riverfield Verandah Sewer Line Clearing
35. Roto-Rooter Proposal 2 for Riverfield Verandah Sewer Line Clearing
36. Payment Authorizations Nos. 132 – 136
37. Funding Requests Nos. 540 – 558
38. District Financial Statements

The Board reviewed the items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Consent Agenda Items 1 – 38.

SECOND ORDER OF BUSINESS

Business Matters

Public Hearing on Adopting Rules Related to Parking and Enforcement

- a. Public Comments and Testimony
- b. Board Comments
- c. Consideration of Resolution 2025-07,

**Adopting Rules Related
to Parking and
Enforcement**

Mr. Williams called for a motion.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board opened the Public Hearing on Adopting Rules Related to Parking and Enforcement.

Mr. McCrary requested clear communication with detailed explanation regarding the parking and enforcement.

Mr. Williams confirmed this information will be placed on the District's website.

Mr. Peterson noted that parking is very scarce in the amenity areas. He recommended adding more parking in the future or having guest parking.

There were no Board comments.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board closed the Public Hearing on Adopting Rules Related to Parking and Enforcement.

Mr. Johnson reviewed the parking options before the Board. He noted there are two potential tow-away zones. The Board will decide what properties to include.

Mr. Williams noted any grass areas, landscaped areas, or common areas on District-owned property are 24-hour tow-away zones. No overnight parking at the amenity centers, mail kiosks, or designated parking spots.

The Board recommended District Counsel to work with the District Engineer on the exact map locations.

The Board discussed the parking and tow-away zone options. There was also discussion regarding the definition of an abandoned vehicle.

Ms. Carvalho noted the Board also needs to decide on an effective date for the initiation of the parking and enforcement.

Mr. Williams recommended September 1, 2025, as the effective date.

There was brief discussion regarding an abandoned vehicle currently on property.

Mr. Johnson recommended following up with the Sherriff.

Ms. Carvalho will follow up.

Mr. Weidemiller noted that proper signage pursuant to Florida Statutes needs to be posted.

Mr. Johnson confirmed.

There was a brief discussion on a vendor to use for signage.

It was noted there should be a date change in the resolution. It should be updated from 2023-2025.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2025-07, Adopting Rules Related to Parking and Enforcement, with recommended date update.

**Review and Consideration of
Proposals for Brightwood Second
Asphalt Lift**

- a. Ajax Paving Industries
of Florida, LLC**
- b. Florida Asphalt &
Concrete**

Mr. Engel gave an overview of the proposals. He noted the original proposal that was approved did not include the entry road.

Mr. Richardson noted that the one from Florida Asphalt & Concrete is the proposal that includes the entry road.

Ms. Snow noted there should be a change in the location listed on the proposal, as it should be Brightwood.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board approved the Proposal for Brightwood Second Asphalt Lift from Florida Asphalt & Concrete, with final execution and approval by the Chair.

**Consideration of Ameritt, Inc.
Proposal for Ph IV-C2 Record Plat
Services**

Mr. Panaseney gave an overview of the proposal and noted this is for the second phase of Longmeadow.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board approved the Amerrit, Inc. Proposal for Ph IV-C2 Record Plat Services.

**Consideration of RIPA Change
Order No. 4 for Phase 2 Master
Infrastructure**

Mr. Engel gave an overview of the change order. He noted it is for a reduction of \$1,548,201.04 and the District will save \$87,776.53 in sales tax.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the RIPA Change Order No. 4 for Phase Master Infrastructure.

**Consideration of US Bank Fee
Increase for:**

- a. Fieldstone CDD 2019A1
CAP ACCT**
- b. North River Ranch ISD
2019A REV Fund**

Ms. Carvalho gave an overview of the increase and noted it is for a small increase in the fees for the bonds of the District.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Blakley, with all in favor, the Board approved the US Bank Fee Increase for Fieldstone CDD 2019A1 CAP ACCT, and North River Ranch ISD 2019A REV Fund.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager –	Ms. Carvalho stated the next Board Meeting will be August 13, 2025, at 2:00 p.m., for the Public Hearing. It will be held at the Lakewood Ranch Library. Quorum was noted.
Field Manager –	The report was included in the packet for the Board. Ms. Carvalho noted the Field Services scope of work will change in the new Fiscal year.
Lifestyle Director –	The report was included in the packet for the Board.

**Audience Comments and
Supervisor Requests**

Mr. Richardson confirmed that the asphalt proposal was correct, only mislabeled.

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

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the July 17th, 2025, Rescheduled Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Advanced Aquatics Service Agreement Addendum



Proposal Date: 7/11/2025

**ENVIRONMENTAL SERVICES AGREEMENT
- ADDENDUM -**

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

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

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

- 1) AAS, Inc. agrees to manage one (1) ditch identified in the attached map in the red shaded area located at North River Ranch Improvement Stewardship District in Parrish, Florida.
- 2) A minimum of 12 inspections with treatment as required (1 visit per month)
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Ditch:

Total Additional Monthly Investment	\$185.00
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- 4) This agreement is subject to the terms and conditions contained on previously executed agreement started on 2/1/2023.

For: Advanced Aquatic Services, Inc.

Date: _____

 Z/V/AC

Authorized Customer's Signature Title

Print Name: P. Wilkins Date: 7/25/25

Contract Addendum Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

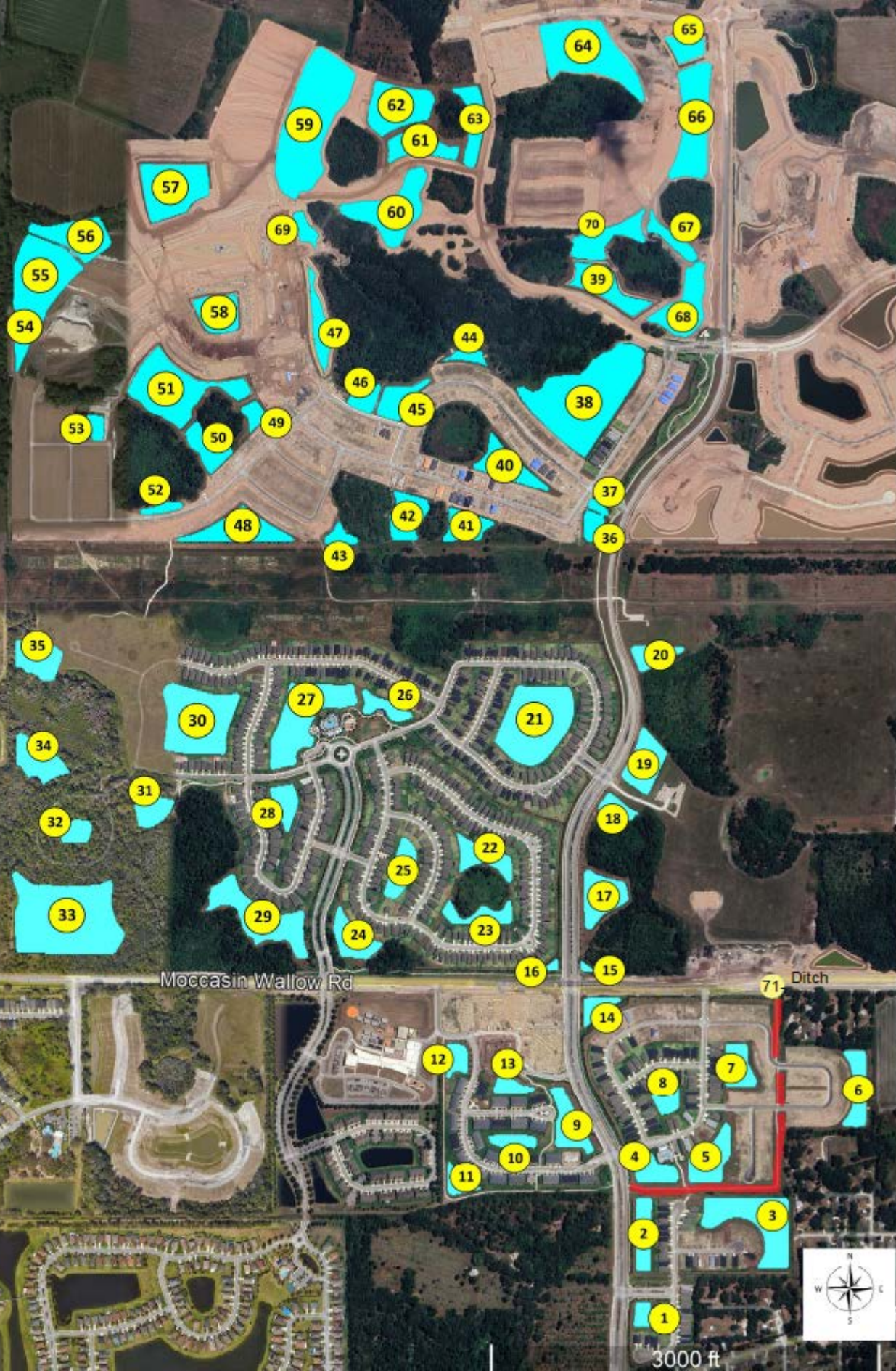
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



North River Ranch

Key:

-  Pond Perimeter
-  Pond
-  Ditch



Moccasin Wallow Rd

Ditch

Google Earth

Image © 2024 Airbus



3000 ft



North River Ranch Improvement Stewardship District

**Clearview Proposal for
Phase 4-F1 Inspection and Certification**

July 17, 2025

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

FORCDD - Const Eng.

TPanaseney@nealland.com and arichardson@nealland.com

**RE: North River Ranch Phase IV-F1
Inspection & Certification Proposal**

PROJECT DESCRIPTION:

This project will consist of inspection and certification services for North River Ranch Phase IV-F1.

SCOPE OF SERVICES:

A. CIVIL INSPECTIONS & CERTIFICATIONS:

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

- d. Final inspection of water and sewer lines with Contractor, County and Developer. One reinspection to ensure completion of final punch list. Any reinspection of a punch list item shall be extra to this contract.
7. Review and process Contractor's monthly pay applications.
8. *Review as-built information provided by surveyor.

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

NOTE: INSPECTION ASSUMES SURVEYOR PREPARES THE RECORD DRAWINGS.

B. WORK SPECIFICALLY EXCLUDED FROM THIS CONTRACT:

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

FEE SUMMARY:

Description	Job No.	Billing Type	Amount
Phase IV-F1 Inspections	CDD-NR-110	Lump Sum	\$15,000
Phase IV-F1 Certifications	CDD-NR-111	Lump Sum	\$25,000
Engineering Supervision	CDD-NR-112	Hourly Not to Exceed	\$10,000

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

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

Sincerely,

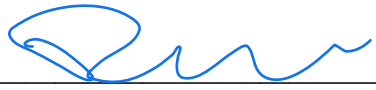
CLEARVIEW LAND DESIGN, P.L.



Christopher Fisher, P.E.
Project Manager

ACCEPTANCE:

NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT

By: 

Date: 7/22/25

ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

Limitation of Liability

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

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

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

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

Revised 09/29/15



Clearview

LAND DESIGN, P.L.

2025 CDD Fee Schedule	
1/1/2025	
Employee Type	2025 Hourly CDD Rate
Principal	\$ 295.00
Senior Professional Engineer	\$ 240.00
Professional Engineer	\$ 215.00
Design Engineer	\$ 195.00
Senior Field Engineer	\$ 180.00
Field Engineer	\$ 150.00
Senior Landscape Architect	\$ 215.00
Landscape Architect	\$ 190.00
Landscape Designer	\$ 170.00
Senior Environmental Scientist	\$ 215.00
Environmental Scientist	\$ 155.00
Senior Entitlement Planner	\$ 215.00
Entitlement Planner	\$ 160.00
Senior Professional Surveyor & Mapper	\$ 205.00
GIS Specialist	\$ 195.00
Senior CADD Designer	\$ 180.00
CADD Designer	\$ 155.00
Senior Project Coordinator	\$ 170.00
Project Coordinator	\$ 145.00
Graphic Designer	\$ 150.00
Project CPA	\$ 220.00
Administrative Assistant	\$ 110.00



North River Ranch Improvement Stewardship District

David Kersey Proposal
for Brush Clearing by Hospital

ESTIMATE

David Kersey, LLC
1315 Skates St
Arcadia, FL 34266

davidkersey14@gmail.com
+1 (941) 915-7191



North River Ranch

Bill to
NRR ISD
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

YORK CDD - Landscaping

Estimate details

Estimate no.: 1028
Estimate date: 07/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/22/2025	Clearing	Property clearing brush for signs along 301 & Moccasin Wallow	1	\$2,100.00	\$2,100.00
Total						\$2,100.00

Accepted date 7/25/25 Accepted by [Signature]



North River Ranch Improvement Stewardship District

FITREV Proposal for Slam Balls

**PROPOSAL**

Quote	Date	Sales Rep:
AAAQ36774	07/30/25	Guillermo Frizza

Sold To:

North River Ranch
Kwame Jackson
11510 Little River Way
Parrish, FL 34219

Phone: 407.723.5946
Email: jacksonk@pfm.com

Ship To:

North River Ranch
Kwame Jackson
11510 Little River Way
Parrish, FL 34219

Phone: 407.723.5946
Email: jacksonk@pfm.com

Qty	Manuf.	Manuf #	Description	Unit List Price	Ext. Price
1	TAG	TTSLAM-30	TAG 30lb Tire Tread Slam Ball	\$74.00	\$74.00
1	TAG	TTSLAM-20	TAG 20lb Tire Tread Slam Ball	\$56.00	\$56.00
1	TAG	TTSLAM-10	TAG 10lb Tire Tread Slam Ball	\$38.00	\$38.00
1	FITREV	Freight	Shipping and Handling	\$100.00	\$100.00
				SubTotal	\$268.00
				Sales Tax	\$0.00
				Total	\$268.00

Please contact me if I can be of further assistance.

This quote becomes an order with signature. (see below for terms).

Signed: _____

Name: _____

VIVIAN CARVALHO

Requested date of Installation? _____

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit, an additional 25% to ship and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.**

****Purchase orders in lieu of payment MUST be provided before order will be processed. Deposit and final payment are required.**

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships. FLOORING INSTALLATIONS ARE HANDLED BY A 3rd PARTY VENDOR AND IS NOT THE RESPONSIBILITY OF FITREV.

Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

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

All orders remain 100% property of FITREV until PAID IN FULL

Quote is valid for 90 days unless otherwise stated



North River Ranch Improvement Stewardship District

Forsberg Proposal for
Relocation of Water Whips

VISCDDP1 - Water

DATE: 16-JUL-25



SITework ROADS UTILITIES

645 CHARLOTTE STREET PUNTA GORDA, FL 33950

PHONE: (941) 637-8500 FAX: (941) 639-1073

STATE LIC. # CU CO 055716

[illegible]



North River Ranch Improvement Stewardship District

Golf Car Outlet Proposal for ClubCar Repairs

Golf Car Outlet, LLC

5707 19th Street East
Ellenton, Florida 34222

Ph: 941-479-7948
Fax: 941-479-7952

WWW.GOLFCAROUTLET.COM

SERVICE INVOICE

Date	Invoice #
7/31/2025	GCO30356

Bill To North River Ranch Improvement District 11593 No. River Ranch Trail Parrish, FL 34219 941-713-6707 - Bryana

For Official GCO. Carry all 500 Club Car Carryall - green 2 pass - No lift - Service bed SN: MA1703-800819 WO: 11239
--

Delivery Date	Terms	Payment Type	Tech	Insp. By
7/31/2025	Due on rec...		Gary	KH

Quantity	Item	Description	Serviced	Rate	Amount
1	Pick up Fee Go...	Pick up / Delivery fee-- RUNNING-- 1) Cart leaking oil and losing power. Carry All located at 11645 Camp Creek Trail, Parrish, Florida 34219, Cory at 941-236-1347		0.00	0.00
1	Diagnostic Fee	Diagnostic Fee 1) Engine has bad blow by (rings bad)a 2) Carts engine has 2200 hrs on it (worn)a 3) Spark plug bada		110.00	110.00Ta
1	BPR6HS	Spark Plug, BPR6HS		10.50	10.50T
0.25	Labor & Install	Labor & Install		110.00a	27.50T
1	Shop Supply	GCO Shop Supplies		19.95a	19.95T
		GCO notes Customer was notified that the cart's engine is worn out and recommend cart replacement.			

Key		Charger		Enclosure	
-----	--	---------	--	-----------	--

Windshield: _____	Scratch: _____
10% Re- Stocking Fee on Any Return Purchases Within 14 days and no Returns Allowed on Electronic Parts Terms- Net Cash No Goods Held Over 30 days.	
Warranty does not cover under/over watering run dry, under/over charging or left dormant for 2 months or more per Trojan and HS Battery Warranty ^a X  Customer Signature	

Subtotal	\$167.95
Sales Tax (0.0%)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$167.95
THANK YOU	



North River Ranch Improvement Stewardship District

Impact Proposal #007 for
Phase 2 Replacement Trees and Shrubs

PROPOSAL007

#007

Name <u>NRRISD</u>	Pref Vendor & PO _____
Address <u>3501 Quadrangle Boulevard, Suite 270, Orlando, FL</u>	Sales Rep _____
Community <u>North River Ranch</u>	Date <u>7/3/2025</u>
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

Irrigation: **Open Call** Estimate Technician for same day install

Scope of Work:

Proposal to install plant material in the open areas along Phase 2 of Fort Hammer Road removing and disposing of declining material. Augment irrigation as needed then top dress with mulch.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	Removal and disposal		\$ 250.00	\$ 250.00
58	#15 Calusia		\$ 107.45	\$ 6,232.10
18	7-8' OA Cedar Trees		\$ 438.75	\$ 7,897.50
6	8-10' OA Japanese Blueberry's		\$ 562.50	\$ 3,375.00
1	TransPlant of Holly		\$ 125.00	\$ 125.00
41	#7 Viburnum		\$ 42.00	\$ 1,722.00
1	8-10' OA Sable Palm		\$ 360.00	\$ 360.00
8	#15 Silver Button Wood bush		\$ 110.00	\$ 880.00
1	Irrigation Augment		\$ 1,000.00	\$ 1,000.00
210	Coco Brown Mulch		\$ 6.00	\$ 1,260.00
7	# 15 Viburnum		\$ 125.00	\$ 875.00
17	#15 Viburnum - Replacing Wax Myrtle		\$ 125.00	\$ 2,125.00
ADDITIONAL CHARGES				
	Labor @ \$75 hour		\$ 75.00	\$ -
	Irrigation Labor @ \$65 hour		\$ 65.00	\$ -
2	Equipment Rental		\$ 250.00	\$ 500.00
TOTAL				\$ 26,601.60



Accepted

8/1/25

Date

Proposal is good for 30 days.

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred therein.



North River Ranch Improvement Stewardship District

Impact Proposal for Palm Replacement at
Spruce River Way Lift Station

PROPOSAL005

Name <u>Jessica Hamill</u>	Pref Vendor & PO _____
Address <u>Spruce River Way Lift Station</u>	Sales Rep _____
Community <u>North River Ranch</u>	Date _____
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

Irrigation: Open Call Estimate Technician for same day install

Scope of Work:

Proposal to remove and replace (1) 8-10' OA Sable palms - These may be under warranty?

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	Removal and disposal		\$ 75.00	\$ 75.00
1	8-10' OA Sable Palms		\$ 289.00	\$ 289.00
				\$ -
				\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
ADDITIONAL CHARGES				
	Labor @ \$75 hour		\$ 75.00	\$ -
2	Irrigation Labor @ \$65 hour		\$ 65.00	\$ 130.00
	Equipment Rental			\$ -
TOTAL				\$ 494.00

Accepted



Proposal is good for 30 days.

Date

7/29/25

(5)



Spruce River way lift station

Created: Mon, 7/7/2025

Dead sable



North River Ranch Improvement Stewardship District

Impact Proposal for Phase 4
Plantings and Mulch

PROPOSAL

Name <u>Lisa A</u>	Pref Vendor & PO _____
Address <u>Areas of North River Phase 4</u>	Sales Rep _____
Community <u>North River Ranch</u>	Date _____
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

Irrigation: **Open Call** Estimate Technician for same day install

Scope of Work:

Proposal to remove and replace dead plant material accroding to the attached report.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
17	#3 White FountainGrasses		\$ 14.00	\$ 238.00
60	2cu coco brown bags		\$ 6.00	\$ 360.00
7	#3 Indian Hawthorn		\$ 14.00	\$ 98.00
13	#3 Thryallis		\$ 18.00	\$ 234.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			\$ -	\$ -
			\$ -	\$ -
ADDITIONAL CHARGES				
	Labor @ \$75 hour		\$ 75.00	\$ -
	Irrigation Labor @ \$65 hour		\$ 65.00	\$ -
	Equipment Rental			\$ -
TOTAL				\$ 930.00



Accepted

7/28/25

Date

Proposal is good for 30 days.

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred therein.



North River Ranch Improvement Stewardship District

MaddTraxx Proposal
for ADA Mat Replacement



PROPOSAL

MaddTraxx LLC

3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

DATE	August 5th, 2025
PAYMENT TERMS	NET 30
PO NUMBER	080525ADA

BILL TO
PFM Group Consulting LLC

JOB
Royal river Circle ADA Mat

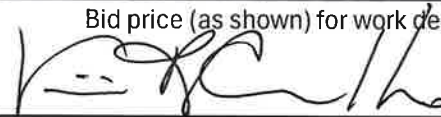
SCOPE	QUANTITY	RATE	AMOUNT
Material and labor to install new ADA truncated dome at the intersctions of Royal River Circle. Old mat to be removed and disposed of.	1	\$800.00	\$800.00
Materials Included : ADA truncated dome anchors / hardware. Epoxy.			

Total : \$800.00

Thank you for allowing MaddTraxx to service your land needs!
Contact office@maddtraxx.com for any questions or concerns.
Please make check payable to MaddTraxx LLC.

TERMS

Bid price (as shown) for work described above is \$800.00. Upon execution, it constitutes a binding purchase order.


Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for Amenity Island
Repair and Enhancement

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

Bill To:
Visterra FPL Amenity Center Lighting

Date: Aug 3, 2025

Payment Terms: NET 30

PO Number: VisterraLighting

VISCDDP1 - Conduit

Balance Due: \$6,775.00

Scope	Quantity	Rate	Amount
Labor and equipment to dig and replant (2) trees in center of landscape islands. - Remove and preserve landscape mulch and shrubs in area to be excavated. - Excavate and remove spoils to locate buried conduit in (2) landscape islands. - Barricade off excavated pits to allow lighting contractor to install light poles on following day. - Return on second day as support to lighting contractor and to backfill excavated pits after light pole installation. - Replant shrubbery and reinstall mulch. Stake and tie replanted trees. - Repair and replace irrigation that was removed prior to excavation.	1	\$5,075.00	\$5,075.00
Material: Misc. irrigation fittings. Wood mulch Tree staking material			
Equipment: Mini excavator Pick up with dump trailer			
Returned on June 16th to excavate and locate marked conduit from landscape island to sodded area behind sidewalk in front of amenity center. Locate and mark conduit and rehab area.	1	\$1,700.00	\$1,700.00
Total:			\$6,775.00

Notes:

Thank you for allowing MaddTraxx to service your land needs!
Contact office@maddtraxx.com for any questions or concerns.
Please make check payable to MaddTraxx LLC

SW 8/4/25



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for Baraboo Way
House Clean Up

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

NRR - O&M

Date: Aug 3, 2025

Bill To:
**North River Ranch
ISD**

Job:
**Baraboo Way Clean
Up**

Payment Terms: NET 30

PO Number: 080325BarabooWay

Balance Due: \$1,350.00

Scope	Quantity	Rate	Amount
Clean up and remove trash / debris from abandoned home on Baraboo Way so that common area around pond can be mowed. Completed July 14th	1	\$1,350.00	\$1,350.00
Returned following day with mini excavator and dump trailer to remove large slabs of concrete behind the home.	1	\$0.00	\$0.00

Total: \$1,350.00

Notes:

Thank you for allowing MaddTraxx to service your land needs!

Contact office@maddtraxx.com for any questions or concerns.

Please make check payable to MaddTraxx LLC

GW 8/4/25



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for Bush Hogging
Trailer Compound

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

NRR - O&M

Date: Jun 27, 2025

Bill To:
**North River Ranch
ISD**

Job:
**Job Trailer / Laydown
Yard Bush Hogging**

Payment Terms: NET 30

PO Number: 080325BushHog

Balance Due: \$1,100.00

Scope	Quantity	Rate	Amount
Bush hog perimeter of job trailer / lay down area so chain link fence can be installed.	1	\$1,100.00	\$1,100.00
- Skid Steer with bush hog head utilized. Completed on 6-27-25			

Total: \$1,100.00

Notes:

Thank you for allowing MaddTraxx to service your land needs!

Contact office@maddtraxx.com for any questions or concerns.

Please make check payable to MaddTraxx LLC

QW 8/4/25



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for Meadow River Way
Washout Repairs

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

FORCDD - Earthwork

Date: Aug 3, 2025

Bill To:
**North River Ranch
ISD**

Job:
**Meadow River Way -
Washout Repair**

Payment Terms: NET 30

PO Number: 080325MeadowWay

Balance Due: \$1,300.00

Scope	Quantity	Rate	Amount
Repair washout on Meadow River Way.	1	\$1,300.00	\$1,300.00
- Remove dirt from roadway. Install (1) pallet of Bahia sod to stabilize washout and prevent soil from washing into roadway again.			

Total: \$1,300.00

Notes:

Thank you for allowing MaddTraxx to service your land needs!

Contact office@maddtraxx.com for any questions or concerns.

Please make check payable to MaddTraxx LLC

OW 8/4/25



North River Ranch Improvement Stewardship District

MaddTraxx Proposal
for Moving Canteen Material

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

NRR Amenity - Amenities Non-Entry

Date: Aug 3, 2025

Bill To:
**North River Ranch
ISD**

Job:
**Amenity Center
Canteen POS
Delivery / Material
Handling**

Payment Terms: NET 30

PO Number: 080325CanteenPOSMaterial

Balance Due: \$1,000.00

Scope	Quantity	Rate	Amount
6-09-25: Utilized skid steer and trailer to pick up and remove pallet of canteen materials. Deliver to 8514 Arrow Creek Drive to store in garage.	1	\$1,000.00	\$1,000.00
07-23-25: Load and haul pallet of materials back to the amenity center for installation.			

Total: \$1,000.00

Notes:

Thank you for allowing MaddTraxx to service your land needs!

Contact office@maddtraxx.com for any questions or concerns.

Please make check payable to MaddTraxx LLC

 8/4/25



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for Riverfield Trail
Washout Repairs

PROPOSAL

NRR - O&M

07/14/2025

Prepared for:

North River Ranch ISD

Riverfield town homes - Trail washout repair



SCOPE

- Import fill as needed to repair washouts. Sod Impacted areas.
- Use Mirafi fabric and small rip rap rubble to help dissipate storm water runoff in high water shed areas.
- Contour ground to help dissipate water shed with rip rap.
- Top dress / add shell and regrade shell trail behind Riverfield town homes.

Equipment:

- Skid Steer
- Mini Excavator
- Loader
- Tractor with box blade
- Pick up with dump trailer

Materials provided:

Bahia sod
Rip rap rubble
Mirafi fabric



Total Cost:		\$16,720
-------------	--	----------



TERMS

Bid price (as shown) for work described above is **\$16,720**. Upon execution, it constitutes a binding purchase order. This bid price will remain in effect for thirty (30) days from the date above.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for Shell Trail
Replenishment

MaddTraxx LLC
3946 Sasser Rd
Zolfo Springs, FL 33890
863-832-4807

NRR - O&M

Date: Aug 3, 2025

Bill To:
**North River Ranch
ISD**

Job:
**Waymouth Terrace
Trail - Shell Addition**

Payment Terms: NET 30

PO Number: 080325WaymouthTerrace

Balance Due: \$1,650.00

Scope	Quantity	Rate	Amount
-------	----------	------	--------

Install approx. 3" of shell on existing trail from sidewalk going in approx. 20' where shell is thin.

1

\$1,650.00

\$1,650.00

Equipment :

Pick up with dump trailer

Skid Steer

Total: \$1,650.00

Notes:

Thank you for allowing MaddTraxx to service your land needs!

Contact office@maddtraxx.com for any questions or concerns.

Please make check payable to MaddTraxx LLC


8/4/25



North River Ranch Improvement Stewardship District

Ron Litts Proposal
for Tree Fertilization

QUOTE 07088112

Ron Litts

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

DATE: JUNE 10, 2025

NRR - O&M

JOB		
North River Ranch Amenity Center		

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Fertilization of Trees This Includes Granular and Liquid product application.		3,850.00
			3,850.00

 8/11/25



North River Ranch Improvement Stewardship District

Steadfast Estimate for Enhancement
of Ft Hamer Islands and Roundabout



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/22/2025	8/21/2025	

BILL TO
North River Ranch ISD
PFM Group Consulting LLC.
3501 Quadrangle Boulevard,
Suite 270
Orlando FL 32817 USA

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Crape Myrtle, Dynamite 30 gal	3.00	300.00	900.00
Juniper, Parsoni 1gal	60.00	8.00	480.00
Floratam Sod	2,000.00	1.00	2,000.00
Coco Brown Mulch - Bagged	25.00	55.00	1,375.00
Maintenance Labor	32.00	50.00	1,600.00
Irrigation Enhancement	4.00	85.00	340.00
Irrigation Parts	1.00	150.00	150.00



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/22/2025	8/21/2025	

BILL TO
North River Ranch ISD
PFM Group Consulting LLC.
3501 Quadrangle Boulevard,
Suite 270
Orlando FL 32817 USA

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work: -Install three red crape myrtles where trees are missing and stake them. - install new juniper to fill in empty areas. -Install new coco brown mulch in the two islands and round-a-about. -prepare damaged sod areas for new sod. -Install new sod. -Install new efficient irrigation heads and make adjustments for new plant material. -Monitor irrigation to new sod until it is established.			

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

TOTAL 6,845.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 25 day of July, 2025.

Signature: [Signature]

Printed Name and Title: Pete Williams

Chairman

Representing (Name of Firm):



North River Ranch Improvement Stewardship District

Sunrise Proposal for Brightwood Bermuda
Grass Fertilization

**Proposal Prepared for:**

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

Prepared by:

Niles Badgerow
Email:
nbadgerow@sunriselandscape.com
Proposal Date: 7/21/2025
Proposal #: 26164

Event fieldsummer fertilization

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

Labor and materials to apply 16-0-16 slow release fertilizer on the event field and bermuda area behind the Brightwood pool.

EH - Turf Fertilization App

Items	Quantity	Unit	Price/Unit	Price
Labor - Horticulture	2.00	HR	\$77.91	\$155.82
16-0-16 Granular Fertilizer	325.00	1 LB	\$1.24	\$402.20
EH - Turf Fertilization App:				\$550.00
PROJECT TOTAL:				\$550.00

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

7/21/2025

Sunrise Landscape

By



Date

7/25/25

North River Ranch ISD



North River Ranch Improvement Stewardship District

Payment Authorizations
Nos. 137 – 138

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 137 - 138

PA #	Description	Amount	Total
137	Alsco Uniforms	\$ (4.50)	
	Aqua Plumbing & Air	\$ 480.92	
		\$ 163.00	
		\$ 189.00	
		\$ 190.00	
	Bay Area Bobcat	\$ 3,150.00	
	Canteen Refreshment Services	\$ 178.84	
		\$ 385.65	
	Clearview Land Design	\$ 1,201.35	
	Daystar Exterior Cleaning	\$ 375.00	
	Florida State Fence	\$ 2,795.00	
	Frontier	\$ 870.00	
		\$ 130.98	
	GreatAmerica Financial Services	\$ 416.30	
	Impact Landscaping & Irrigation	\$ 16,093.15	
		\$ 5,415.00	
		\$ 1,215.00	
	Jan-Pro of Manasota	\$ 403.61	
		\$ 440.38	
		\$ 81.25	
	JB Handyman Repairs	\$ 350.00	
	Jones & Sons	\$ 75.00	
		\$ 200.00	
		\$ 150.00	
	Spectrum Business	\$ 138.65	
	Stantec Consulting Services	\$ 2,572.00	

	Sunrise Landscape	\$ 1,675.00	
		\$ 575.45	
		\$ 725.00	
		\$ 725.00	
		\$ 725.00	
		\$ 2,905.00	
	Supervisor Fees - 7/17/25 Meeting	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	WTS International	\$ 12,765.91	
		\$ 130.47	
			\$58,882.41
138	Advanced Aquatic Services	\$ 6,789.00	
		\$ 3,850.00	
		\$ 370.00	
	Alsco Uniforms	\$ 44.75	
		\$ 44.75	
		\$ 44.75	
	Ballenger Landcare	\$ 750.00	
		\$ 750.00	
	David Kersey	\$ 1,625.00	
	Daystar Exterior Cleaning	\$ 8,520.95	
	Doody Free 941	\$ 1,092.00	
	FitRev	\$ 95.00	
		\$ 268.00	
	Frontier	\$ 115.09	
		\$ 112.43	
		\$ 112.43	
		\$ 112.43	
		\$ (133.25)	
		\$ 777.07	
		\$ 202.01	
	GNP Services	\$ 3,750.00	
	Impact Landscaping & Irrigation	\$ 10,380.23	

		\$ 6,516.32	
		\$ 7,091.89	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 125.00	
		\$ 195.00	
		\$ 1,766.35	
		\$ 1,814.84	
	Jones & Sons	\$ 125.00	
		\$ 25.00	
		\$ 125.00	
		\$ 80.00	
		\$ 200.00	
		\$ 80.00	
		\$ 125.00	
	Kutak Rock	\$ 5,459.50	
	MaddTraxx	\$ 550.00	
		\$ 1,850.00	
	McClatchy Company	\$ 105.73	
		\$ 138.09	
		\$ 1,031.35	
	MCUD	\$ 322.80	
		\$ 672.24	
		\$ 288.96	
		\$ 421.40	
		\$ 221.09	
		\$ 524.71	
		\$ 152.61	
		\$ 281.44	
		\$ 804.02	
		\$ 440.27	
		\$ 1,035.80	
		\$ 65.57	
		\$ 67.45	
		\$ 107.72	
		\$ 168.17	
		\$ 115.01	
		\$ 41.55	
		\$ 91.84	
		\$ (312.15)	
		\$ 21.15	
		\$ 16.84	
	Neal Land & Neighborhoods	\$ 5,000.00	

	Piper Fire Protection	\$ 47.50	
		\$ 127.50	
		\$ 126.00	
	Peace River Electric Cooperative	\$ 1,256.31	
		\$ 1,509.16	
		\$ 30.93	
		\$ 49.70	
		\$ 1,162.49	
		\$ 40.61	
		\$ 45.38	
		\$ 54.25	
		\$ 71.09	
		\$ 39.54	
		\$ 634.05	
		\$ 38.22	
		\$ 765.83	
		\$ 2,471.54	
		\$ 34.81	
		\$ 800.64	
		\$ 1,392.41	
		\$ 1,705.70	
		\$ 31.53	
		\$ 30.81	
		\$ 39.29	
		\$ 34.63	
		\$ 60.70	
		\$ 2,527.69	
		\$ 1,705.70	
		\$ 30.34	
		\$ 30.09	
		\$ 31.05	
		\$ 505.93	
		\$ 885.58	
		\$ 289.65	
		\$ 30.81	
		\$ 870.95	
		\$ 1,670.89	
		\$ 40.01	
		\$ 33.32	
		\$ 835.45	
		\$ 213.76	
		\$ 29.73	
		\$ 72.77	
	Rayco Electric	\$ 4,635.00	
	Safetouch	\$ 14,410.00	
		\$ 450.00	
		\$ 2,507.00	

		\$ 450.00	
	Southern Land Services of Southwest Florida	\$ 2,025.00	
		\$ 4,400.00	
		\$ 1,850.00	
	Steadfast Contractors Alliance	\$ 184.22	
		\$ 13,240.00	
	Sunrise Landscape	\$ 229.17	
		\$ 666.35	
		\$ 1,995.00	
		\$ 2,875.00	
		\$ 800.00	
		\$ 821.37	
		\$ 41,057.24	
		\$ 22,347.67	
		\$ 387.63	
	TieTechnology	\$ 85.30	
	Tropic Oil Company	\$ 974.31	
	Tyree Brown, Arborist	\$ 700.00	
	United Rentals	\$ 1,583.00	
		\$ 701.96	
	WTS International	\$ 1,228.50	
		\$ 3,086.88	
		\$ 12,037.78	
			\$239,352.92
		Total	\$298,235.33



North River Ranch Improvement Stewardship District

Funding Requests
Nos. 559 – 567

Funding Requests 559 - 567

FR #	Description	Amount	Total
559			
Phase Deer Park	County Materials Corporation	\$12,967.20	
		\$11,340.00	
		\$11,340.00	
		\$11,340.00	
		\$11,340.00	
		\$11,016.00	
		\$8,892.00	
		\$11,524.00	
		\$10,008.00	
		\$9,774.00	
		\$8,892.00	
		\$6,840.00	
		\$8,892.00	
		\$10,296.00	
		\$7,344.00	
		\$6,060.60	
		\$9,374.40	
		\$8,892.00	
		\$9,720.00	
		\$1,872.00	
		\$8,892.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
		\$10,296.00	
	Oldcastle Infrastructure	\$28,146.41	
		\$33,880.65	
		\$8,081.38	
		\$7,616.20	
		\$45,707.53	
		\$7,228.80	
		\$42,954.99	
		\$8,861.49	
			\$471,757.65
560			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Clearview Land Design	\$ 562.50	
		\$ 1,620.00	
		\$ 168.75	
		\$ 1,700.00	
	SignPro Studios	\$ 7,600.00	
			\$11,651.25
561			
Phase 2	Driggers Engineering Services	\$ 1,565.00	
			\$1,565.00
562			
Amenity	SignPro Studios	\$ 3,800.00	
			\$3,800.00
563			
Phase 2	Booth Design Group	\$ 7,000.00	
	David Kersey	\$ 2,100.00	
	Peace River Electric Cooperative	\$ 582.29	
			\$9,682.29
564			
Phase 4B	FEDCO Communications and Utilities	\$ 40,945.64	

			\$40,945.64
565			
Amenity	MaddTraxx	\$ 3,100.00	
		\$ 2,950.00	
	Safetouch	\$ 10,000.00	
			\$16,050.00
566			
Brightwood	Sunrise Landscape	\$ 3,290.00	
			\$3,290.00
567			
Phase Deer Park	County Materials Corporation	\$ 8,892.00	
		\$ 2,678.40	
		\$ 4,017.60	
		\$ 9,633.60	
		\$ 9,374.40	
		\$ 3,168.00	
	Frederick Derr & Company	\$ 403,340.51	
			\$441,104.51
		Grand Total	\$999,846.34



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

June 2025 Financial Package

June 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



North River Ranch Improvement SD
Statement of Financial Position
As of 6/30/2025

	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	\$ 932,088.19										\$ 932,088.19
Accounts Receivable	5,143.60										5,143.60
Prepaid Expenses	4,419.58										4,419.58
Deposits	12,108.28										12,108.28
Debt Service Reserve (Series 2019)		\$ 166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		90,993.75									90,993.75
Revenue (Series 2019)		326,966.96									326,966.96
Revenue (Series 2019-MG)		153,743.26									153,743.26
Interest A1 (Series 2019)		0.02									0.02
Interest A1 (Series 2019-MG)		0.01									0.01
Prepayment A1 (Series 2019)		1.67									1.67
Prepayment A1 (Series 2019-MG)		4,434.87									4,434.87
Debt Service Reserve A1 (Series 2020)			\$ 224,050.00								224,050.00
Debt Service Reserve A2 (Series 2020)			21,525.00								21,525.00
Revenue A1, A2 (Series 2020)			183,390.06								183,390.06
Interest A2 (Series 2020)			3,428.56								3,428.56
Prepayment A2 (Series 2020)			330,529.84								330,529.84
Debt Service Reserve A1 (Series 2023-1)				\$ 740,410.00							740,410.00
Debt Service Reserve A2 (Series 2023-1)				1,136,775.00							1,136,775.00
Debt Service Reserve A (Series 2023-2)				736,587.50							736,587.50
Revenue (Series 2023-1)				373,520.01							373,520.01
Interest A2 (Series 2023-1)				29,037.31							29,037.31
Prepayment A1 (Series 2023-1)				10,997.60							10,997.60
Prepayment A2 (Series 2023-1)				2,040,553.14							2,040,553.14
Prepayment A (Series 2023-2)				18,093.20							18,093.20
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				182.27							182.27
Capitalized Interest A2 (Series 2023-1)				0.74							0.74
Capitalized Interest A (Series 2023-2)				387,601.29							387,601.29
Debt Service Reserve (Series 2023B)					\$ 770,780.00						770,780.00
Prepayment (Series 2023B)					12,075.05						12,075.05
Capitalized Interest (Series 2023B)					466,970.23						466,970.23
Accounts Receivable - Due from Developer						\$ 264,526.99					264,526.99
Acquisition/Constr (Series 2019-MG)						76,966.17					76,966.17
Restricted Acq/Constr (Series 2019-MG)						3.24					3.24
Prepaid Expenses						11,649.64					11,649.64
Acquisition/Constr A1, A2 (Series 2020)							\$ 20,279.88				20,279.88
Prepaid Expenses							1,296.18				1,296.18
Acquisition/Constr - Neighborhood Infras								\$ 3,734.53			3,734.53
Acquisition/Constr - Master Infrastructu								444.59			444.59
Acquisition/Constr (Series 2023-2)								10,203.11			10,203.11
Prepaid Expenses								1,246.57			1,246.57
Acquisition/Constr (Series 2023B)									\$ 695.32		695.32
Prepaid Expenses								1,976.67			1,976.67
Total Current Assets	\$ 953,759.65	\$ 742,197.42	\$ 762,923.46	\$ 5,473,758.15	\$ 1,249,825.28	\$ 353,146.04	\$ 21,576.06	\$ 15,628.80	\$ 2,671.99	\$ -	\$ 9,575,486.85



North River Ranch Improvement SD
Statement of Financial Position
As of 6/30/2025

	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										\$ 8,228,704.31	\$ 8,228,704.31
Amount To Be Provided										60,741,295.69	60,741,295.69
Total Investments	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 68,970,000.00	\$ 68,970,000.00
Total Assets											
	\$ 953,759.65	\$ 742,197.42	\$ 762,923.46	\$ 5,473,758.15	\$ 1,249,825.28	\$ 353,146.04	\$ 21,576.06	\$ 15,628.80	\$ 2,671.99	\$ 68,970,000.00	\$ 78,545,486.85
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	\$ 84,930.75										\$ 84,930.75
Due to Developer	259,999.99										259,999.99
Deferred Revenue	5,143.60										5,143.60
Accounts Payable						\$ 266,865.39					266,865.39
Retainage Payable						86,232.39					86,232.39
Deferred Revenue						264,526.99					264,526.99
Accounts Payable							\$ 850.00				850.00
Retainage Payable								\$ 329,151.73			329,151.73
Retainage Payable									\$ 206,437.53		206,437.53
Total Current Liabilities	\$ 350,074.34	\$ -	\$ -	\$ -	\$ -	\$ 617,624.77	\$ 850.00	\$ 329,151.73	\$ 206,437.53	\$ -	\$ 1,504,138.37
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										\$ 68,970,000.00	\$ 68,970,000.00
Total Long Term Liabilities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 68,970,000.00	\$ 68,970,000.00
Total Liabilities											
	\$ 350,074.34	\$ -	\$ -	\$ -	\$ -	\$ 617,624.77	\$ 850.00	\$ 329,151.73	\$ 206,437.53	\$ 68,970,000.00	\$ 70,474,138.37



North River Ranch Improvement SD
Statement of Financial Position
As of 6/30/2025

	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>Net Assets</u>											
Net Assets, Unrestricted	\$ 86,545.45										\$ 86,545.45
Current Year Net Assets, Unrestricted	517,139.86										517,139.86
Net Assets, Unrestricted		\$ 1,120,298.78									1,120,298.78
Current Year Net Assets, Unrestricted		(378,101.36)									(378,101.36)
Net Assets, Unrestricted			\$ 1,054,226.91								1,054,226.91
Current Year Net Assets, Unrestricted			(291,303.45)								(291,303.45)
Net Assets, Unrestricted				\$ 5,245,380.36							5,245,380.36
Current Year Net Assets, Unrestricted				228,377.79							228,377.79
Net Assets, Unrestricted					\$ 2,017,610.20						2,017,610.20
Current Year Net Assets, Unrestricted					(767,784.92)						(767,784.92)
Net Assets, Unrestricted						\$ (415,145.56)					(415,145.56)
Current Year Net Assets, Unrestricted						150,666.83					150,666.83
Net Assets, Unrestricted							\$ 180,036.86				180,036.86
Current Year Net Assets, Unrestricted							(159,310.80)				(159,310.80)
Net Assets, Unrestricted								\$ (419,769.28)			(419,769.28)
Current Year Net Assets, Unrestricted								106,246.35			106,246.35
Net Assets, Unrestricted									\$ 5,744.32		5,744.32
Current Year Net Assets, Unrestricted									(209,509.86)		(209,509.86)
Total Net Assets	<u>\$ 603,685.31</u>	<u>\$ 742,197.42</u>	<u>\$ 762,923.46</u>	<u>\$ 5,473,758.15</u>	<u>\$ 1,249,825.28</u>	<u>\$ (264,478.73)</u>	<u>\$ 20,726.06</u>	<u>\$ (313,522.93)</u>	<u>\$ (203,765.54)</u>	<u>\$ -</u>	<u>\$ 8,071,348.48</u>
Total Liabilities and Net Assets	<u>\$ 953,759.65</u>	<u>\$ 742,197.42</u>	<u>\$ 762,923.46</u>	<u>\$ 5,473,758.15</u>	<u>\$ 1,249,825.28</u>	<u>\$ 353,146.04</u>	<u>\$ 21,576.06</u>	<u>\$ 15,628.80</u>	<u>\$ 2,671.99</u>	<u>\$ 68,970,000.00</u>	<u>\$ 78,545,486.85</u>



North River Ranch Improvement SD
Statement of Activities
As of 6/30/2025

	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 - Irrigation Repairs	\$ 17,196.63										\$ 17,196.63
Amenity - Pool Maintenance	31,128.40										31,128.40
Amenity - Janitorial	59,719.31										59,719.31
Amenity - Pest Control	6,590.00										6,590.00
Amenity - Fitness Equipment Leasing	24,836.35										24,836.35
Amenity - Security Monitoring	8,100.00										8,100.00
Amenity - Firepits	2,155.07										2,155.07
Amenity - Gate Access and Maintenance	28,982.93										28,982.93
Amenity - Capital Outlay	39,868.75										39,868.75
Amenity - Miscellaneous	42,550.60										42,550.60
Amenity - Pool Equipment	9,672.77										9,672.77
Amenity - AC Maintenance and Equipment	853.97										853.97
Amenity - Playground Maintenance	11,275.00										11,275.00
Amenity - Office Equipment Leasing	3,546.46										3,546.46
Amenity - Cost of Goods Sold	6,636.83										6,636.83
Amenity - Streetlight Leasing	91,370.73										91,370.73
Equipment Rental	925.00										925.00
General Insurance	10,569.00										10,569.00
Property & Casualty Insurance	70,796.00										70,796.00
Other Insurance	90.00										90.00
Irrigation	44,457.11										44,457.11
Lake Maintenance	72,739.00										72,739.00
Landscaping Maintenance & Material	723,620.02										723,620.02
Landscape Improvements	86,491.50										86,491.50
Fertilizer / Pesticides	54,480.58										54,480.58
Contingency	37,642.65										37,642.65
Equipment Repair & Maintenance	8,429.86										8,429.86
Pest Control	490.00										490.00
Monument Maintenance	15,957.99										15,957.99
Hurricane Cleanup	114,320.00										114,320.00
Capital Expenditures	83,667.07										83,667.07
Street, Sidewalk, Curb Maintenance	27,104.10										27,104.10
Streetlight Leasing	30,270.17										30,270.17
Dog Park	9,551.84										9,551.84
Sales Tax Adjustment	2.61										2.61
Principal Payments - Series 2019		\$ 185,000.00									185,000.00
Principal Payments - Series 2019-MG A1		105,000.00									105,000.00
Principal Payments - Series 2019-MG A2		535,000.00									535,000.00
Interest Payments - Series 2019		476,765.00									476,765.00
Interest Payments - Series 2019-MG A1		257,740.00									257,740.00
Interest Payments - Series 2019-MG A2		16,445.00									16,445.00
Developer Repayment		503.65									503.65
Principal Payments - Series 2020 A1			\$ 155,000.00								155,000.00
Principal Payments - Series 2020 A2			1,315,000.00								1,315,000.00
Interest Payment - Series 2020 A1			293,375.00								293,375.00
Interest Payment - Series 2020 A2			66,780.00								66,780.00
Principal Payments - Series 2023 (1) A1				\$ 150,000.00							150,000.00
Principal Payments - Series 2023 (1) A2				3,880,000.00							3,880,000.00
Principal Payments - Series 2023 (2) A				1,200,000.00							1,200,000.00
Interest Payments - Series 2023 (1) A1				612,057.50							612,057.50
Interest Payments - Series 2023 (1) A2				1,188,093.75							1,188,093.75
Interest Payments - Series 2023 (2) A				626,492.50							626,492.50
Miscellaneous					\$ 7,460.39						7,460.39
Principal Payment - Series 2023B					45,000.00						45,000.00
Interest Payment - Series 2023B					770,780.00						770,780.00



North River Ranch Improvement SD
Statement of Activities
As of 6/30/2025

	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
Engineering						\$ 261,976.86					\$ 261,976.86
District Counsel						3,076.52					3,076.52
Contingency						5,911,440.12					5,911,440.12
Engineering							\$ 26,909.00				26,909.00
Contingency							61,902.66				61,902.66
Developer Repayment							135,056.65				135,056.65
Contingency								\$ 79,965.50			79,965.50
Engineering									\$ 1,065.00		1,065.00
Contingency									228,419.32		228,419.32
Total Expenses	\$ 2,652,834.86	\$ 1,576,453.65	\$ 1,830,155.00	\$ 7,656,643.75	\$ 823,240.39	\$ 6,176,493.50	\$ 223,868.31	\$ 79,965.50	\$ 229,484.32	\$ -	\$ 21,249,139.28

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$ 35,181.33										\$ 35,181.33
Dividend Income		\$ 28,272.06									28,272.06
Dividend Income			\$ 22,592.68								22,592.68
Dividend Income				\$ 157,648.21							157,648.21
Dividend Income					\$ 48,033.74						48,033.74
Dividend Income						\$ 1,711.62					1,711.62
Dividend Income							\$ 3,918.51				3,918.51
Dividend Income								\$ 799.44			799.44
Dividend Income									\$ 4,432.70		4,432.70
Total Other Revenues (Expenses) & Gains (Losses)	\$ 35,181.33	\$ 28,272.06	\$ 22,592.68	\$ 157,648.21	\$ 48,033.74	\$ 1,711.62	\$ 3,918.51	\$ 799.44	\$ 4,432.70	\$ -	\$ 302,590.29

Change In Net Assets	\$ 517,139.86	\$ (378,101.36)	\$ (291,303.45)	\$ 228,377.79	\$ (767,784.92)	\$ 150,666.83	\$ (159,310.80)	\$ 106,246.35	\$ (209,509.86)	\$ -	\$ (803,579.56)
Net Assets At Beginning Of Year	\$ 86,545.45	\$ 1,120,298.78	\$ 1,054,226.91	\$ 5,245,380.36	\$ 2,017,610.20	\$ (415,145.56)	\$ 180,036.86	\$ (419,769.28)	\$ 5,744.32	\$ -	\$ 8,874,928.04
Net Assets At End Of Year	\$ 603,685.31	\$ 742,197.42	\$ 762,923.46	\$ 5,473,758.15	\$ 1,249,825.28	\$ (264,478.73)	\$ 20,726.06	\$ (313,522.93)	\$ (203,765.54)	\$ -	\$ 8,071,348.48



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 1,825,146.25	\$ 1,356,822.68	\$ 468,323.57	\$ 1,809,096.91	100.89%
Off-Roll Assessments	1,275,259.56	956,444.71	318,814.85	1,275,259.61	100.00%
Developer Contributions	15,000.00	3,750.00	11,250.00	5,000.00	300.00%
Other Income & Other Financing Sources	22,595.18	18,600.00	3,995.18	24,800.00	91.11%
Carryforward Cash	45,000.00	45,000.00	-	60,000.00	75.00%
Net Revenues	\$ 3,183,000.99	\$ 2,380,617.39	\$ 802,383.60	\$ 3,174,156.52	100.28%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 7,800.00	\$ 9,000.00	\$ (1,200.00)	\$ 12,000.00	65.00%
POL Insurance	8,646.00	6,969.00	1,677.00	9,292.00	93.05%
Trustee Services	27,423.42	19,511.25	7,912.17	26,015.00	105.41%
District Management	57,750.03	57,750.00	0.03	77,000.00	75.00%
Field Management	18,749.97	18,750.00	(0.03)	25,000.00	75.00%
Engineering	53,257.65	45,000.00	8,257.65	60,000.00	88.76%
Disclosure	16,250.00	18,750.00	(2,500.00)	25,000.00	65.00%
District Counsel	12,125.97	16,500.00	(4,374.03)	22,000.00	55.12%
Assessment Administration	25,000.00	18,750.00	6,250.00	25,000.00	100.00%
Reamortization Schedules	1,700.00	1,875.00	(175.00)	2,500.00	68.00%
Audit	-	3,750.00	(3,750.00)	5,000.00	0.00%
Arbitrage Calculation	3,500.00	2,250.00	1,250.00	3,000.00	116.67%
Travel and Per Diem	1,342.64	-	1,342.64	-	
Telephone	1,434.33	825.00	609.33	1,100.00	130.39%
Postage & Shipping	3,031.22	3,000.00	31.22	4,000.00	75.78%
Copies	1,341.59	3,000.00	(1,658.41)	4,000.00	33.54%
Legal Advertising	1,783.99	3,750.00	(1,966.01)	5,000.00	35.68%
Miscellaneous	28,570.41	37,500.00	(8,929.59)	50,000.00	57.14%
Office Supplies	2,636.78	1,875.00	761.78	2,500.00	105.47%
Property Taxes	75.25	225.00	(149.75)	300.00	25.08%
Web Site Maintenance	2,250.00	2,250.00	-	3,000.00	75.00%
Holiday Decorations	40,000.00	29,999.99	10,000.01	40,000.00	100.00%
Dues, Licenses, and Fees	675.70	131.25	544.45	175.00	386.11%
Maintenance Staff	45,000.00	88,500.00	(43,500.00)	118,000.00	38.14%
Lifestyle Staff	192,396.26	156,481.65	35,914.61	208,642.20	92.21%
Resident Services	50,445.22	34,008.15	16,437.07	45,344.20	111.25%
Total General & Administrative Expenses	\$ 603,186.43	\$ 580,401.29	\$ 22,785.14	\$ 773,868.40	77.94%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Field Operations					
Electric	\$ 2,855.08	\$ 7,500.00	\$ (4,644.92)	\$ 10,000.00	28.55%
Water Reclaimed	18,555.56	15,750.00	2,805.56	21,000.00	88.36%
Wetland Monitoring	-	7,500.00	(7,500.00)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	18,750.00	(18,750.00)	25,000.00	0.00%
Wetland Mitigation	-	900.00	(900.00)	1,200.00	0.00%
Equipment Rental	925.00	1,875.00	(950.00)	2,500.00	37.00%
General Insurance	10,569.00	9,260.63	1,308.37	12,347.50	85.60%
Property & Casualty Insurance	70,796.00	33,810.94	36,985.06	45,081.25	157.04%
Other Insurance	90.00	1,500.00	(1,410.00)	2,000.00	4.50%
Irrigation	44,457.11	52,500.00	(8,042.89)	70,000.00	63.51%
Lake Maintenance	72,739.00	51,300.00	21,439.00	68,400.00	106.34%
Landscape Maintenance & Material	723,620.02	412,500.00	311,120.02	550,000.00	131.57%
Landscape Improvements / Replacement	86,491.50	150,000.00	(63,508.50)	200,000.00	43.25%
Fertilizer / Pesticides	54,480.58	45,000.00	9,480.58	60,000.00	90.80%
Contingency	37,642.65	150,000.00	(112,357.35)	200,000.00	18.82%
Equipment Repair and Maintenance	8,429.86	6,300.00	2,129.86	8,400.00	100.36%
Pest Control	490.00	4,500.00	(4,010.00)	6,000.00	8.17%
Monument Maintenance	15,957.99	6,000.00	9,957.99	8,000.00	199.47%
Bridge and Boardwalk Maintenance	-	1,875.00	(1,875.00)	2,500.00	0.00%
Hurricane Cleanup	114,320.00	-	114,320.00	-	
Capital Expenditures	83,667.07	72,000.00	11,667.07	96,000.00	87.15%
Street, Sidewalk, and Curb Maintenance	27,104.10	25,125.00	1,979.10	33,500.00	80.91%
Lighting	-	4,500.00	(4,500.00)	6,000.00	0.00%
Streetlight Leasing	30,270.17	131,381.25	(101,111.08)	175,175.00	17.28%
Shared Bike Maintenance	-	11,250.00	(11,250.00)	15,000.00	0.00%
Dog Park	9,551.84	11,250.00	(1,698.16)	15,000.00	63.68%
Sales Tax Adjustment	2.61	-	2.61	-	
Total Field Operations	\$ 1,413,015.14	\$ 1,232,327.82	\$ 180,687.32	\$ 1,643,103.75	86.00%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 10,434.73	\$ 11,250.00	\$ (815.27)	\$ 15,000.00	69.56%
Clubhouse Water	19,242.70	15,000.00	4,242.70	20,000.00	96.21%
Amenity - Cable TV / Internet / Wi-Fi	8,188.22	9,750.00	(1,561.78)	13,000.00	62.99%
Amenity - Landscape Maintenance	52,274.51	37,500.00	14,774.51	50,000.00	104.55%
Amenity - Irrigation Repairs	8,562.33	15,000.00	(6,437.67)	20,000.00	42.81%
Amenity - Pool Maintenance	14,850.00	15,963.75	(1,113.75)	21,285.00	69.77%
Amenity - Cleaning	18,649.34	13,882.50	4,766.84	18,510.00	100.75%
Amenity - Pest Control	1,400.00	1,875.00	(475.00)	2,500.00	56.00%
Amenity - Fitness Equipment Leasing	24,836.35	18,830.79	6,005.56	25,107.72	98.92%
Amenity - Security Monitoring	4,050.00	7,800.00	(3,750.00)	10,400.00	38.94%
Amenity - Firepits	2,155.07	4,500.00	(2,344.93)	6,000.00	35.92%
Amenity - Capital outlay	15,898.98	30,000.00	(14,101.02)	40,000.00	39.75%
Amenity - Miscellaneous	16,126.24	768.75	15,357.49	1,025.00	1573.29%
Amenity - Pool equipment	5,550.00	5,250.00	300.00	7,000.00	79.29%
Amenity - A/C Maintenance and Equipment	583.97	1,125.00	(541.03)	1,500.00	38.93%
Amenity - Playground Maintenance	10,635.00	1,875.00	8,760.00	2,500.00	425.40%
Amenity - Streetlight Leasing	52,504.74	-	52,504.74	-	
Total Brightwood Pavilion - Amenity Expenses	\$ 265,942.18	\$ 190,370.79	\$ 75,571.39	\$ 253,827.72	104.77%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 5,286.66	\$ 6,750.00	\$ (1,463.34)	\$ 9,000.00	58.74%
Clubhouse Water	13,185.16	3,750.00	9,435.16	5,000.00	263.70%
Amenity - Cable TV / Internet / Wi-Fi	8,539.50	9,000.00	(460.50)	12,000.00	71.16%
Amenity - Landscape Maintenance	46,031.13	9,750.00	36,281.13	13,000.00	354.09%
Amenity - Irrigation Repairs	4,235.86	7,500.00	(3,264.14)	10,000.00	42.36%
Amenity - Pool Maintenance	13,603.40	12,412.50	1,190.90	16,550.00	82.20%
Amenity - Cleaning	16,674.64	9,636.30	7,038.34	12,848.40	129.78%
Amenity - Pest Control	1,000.00	1,500.00	(500.00)	2,000.00	50.00%
Amenity - Security Monitoring	4,050.00	7,800.00	(3,750.00)	10,400.00	38.94%
Amenity - Gate Access and Maintenance	28,982.93	26,623.50	2,359.43	35,498.00	81.65%
Amenity - Capital outlay	7,205.00	18,750.00	(11,545.00)	25,000.00	28.82%
Amenity - Miscellaneous	5,233.25	3,000.00	2,233.25	4,000.00	130.83%
Amenity - Pool Equipment	3,802.81	4,500.00	(697.19)	6,000.00	63.38%
Amenity - Playground Maintenance	640.00	-	640.00	-	
Amenity - Streetlight Leasing	31,212.45	-	31,212.45	-	
Total Riverfield Verandah - Amenity Expenses	\$ 189,682.79	\$ 120,972.30	\$ 68,710.49	\$ 161,296.40	117.60%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Camp Creek - Amenity					
Clubhouse Electric	\$ 9,882.73	\$ 22,500.00	\$ (12,617.27)	\$ 30,000.00	32.94%
Clubhouse Water	3,525.48	30,000.00	(26,474.52)	40,000.00	8.81%
Amenity - Cable TV / Internet / Wi-Fi	12,579.85	19,500.00	(6,920.15)	26,000.00	48.38%
Amenity - Landscape Maintenance	62,978.82	75,000.00	(12,021.18)	100,000.00	62.98%
Amenity - Irrigation Repairs	4,398.44	30,000.00	(25,601.56)	40,000.00	11.00%
Amenity - Pool Maintenance	2,675.00	31,927.50	(29,252.50)	42,570.00	6.28%
Amenity - Cleaning	24,395.33	27,765.00	(3,369.67)	37,020.00	65.90%
Amenity - Pest Control	4,190.00	3,750.00	440.00	5,000.00	83.80%
Amenity - Security Monitoring	-	15,600.00	(15,600.00)	20,800.00	0.00%
Amenity - Capital Outlay	16,764.77	7,500.00	9,264.77	10,000.00	167.65%
Amenity - Miscellaneous	21,191.11	192.19	20,998.92	256.25	8269.70%
Amenity - Pool Equipment	319.96	10,500.00	(10,180.04)	14,000.00	2.29%
Amenity - A/C Maintenance and Equipment	270.00	-	270.00	-	
Amenity - Office Equipment Leasing	3,546.46	9,000.00	(5,453.54)	12,000.00	29.55%
Amenity - Bike Pump Park Maintenance	-	750.00	(750.00)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	937.50	(937.50)	1,250.00	0.00%
Amenity - Cost of Goods Sold	6,636.83	-	6,636.83	-	
Amenity - Streetlight Leasing	7,653.54	-	7,653.54	-	
Total Camp Creek - Amenity Expenses	\$ 181,008.32	\$ 284,922.19	\$ (103,913.87)	\$ 379,896.25	47.65%
Total Expenses	\$ 2,652,834.86	\$ 2,408,994.39	\$ 243,840.47	\$ 3,211,992.52	82.59%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 35,181.33	\$ 28,377.00	\$ 6,804.33	\$ 37,836.00	
Total Other Income (Expenses)	\$ 35,181.33	\$ 28,377.00	\$ 6,804.33	\$ 37,836.00	
Net Income (Loss)	\$ 565,347.46	\$ -	\$ 565,347.46	\$ -	



North River Ranch Improvement Stewardship District

**Consideration of Resolution 2025-08,
Adopting Goals, Objectives, and
Performance Measures and Standards**

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The North River Ranch Improvement Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



North River Ranch Improvement Stewardship District

Public Hearing on the Adoption of the District's
Annual Budget

- a. Public Comments and Testimony
- b. Board Comments
- c. Consideration of **Resolution 2025-09,
Adopting the Fiscal Year 2025/2026 Budget
and Appropriating Funds**

RESOLUTION 2025-09
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the North River Ranch Improvement Stewardship District ("**District**") prior to July 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2021-191, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2021-191, *Laws of Florida* and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Chapter 2021-191, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Chapter 2021-191, *Laws of Florida*, and Chapter 189, *Florida Statutes*, require that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2021-191, *Laws of Florida* and Section 189.016, *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the North River Ranch Improvement Stewardship District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2025.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget



North River Ranch Improvement Stewardship District

June 2025 Budget Package

June 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
On-Roll Assessments	\$ 1,825,146.25	\$ -	\$ 1,825,146.25	\$ 1,809,096.91	\$ 2,560,619.36
Off-Roll Assessments	1,275,259.56	-	1,275,259.56	1,275,259.61	1,566,509.42
Developer Contribution	15,000.00	-	15,000.00	5,000.00	-
Other Income & Other Financing Sources	22,595.18	7,531.73	30,126.91	24,800.00	24,800.00
Carryforward Cash	45,000.00	15,000.00	60,000.00	60,000.00	-
Net Revenues	\$ 3,183,000.99	\$ 22,531.73	\$ 3,205,532.72	\$ 3,174,156.52	\$ 4,151,928.78
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 7,800.00	\$ 3,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	8,646.00	-	8,646.00	9,292.00	9,942.90
Trustee Services	27,423.42	-	27,423.42	26,015.00	31,255.00
District Management	57,750.03	19,249.97	77,000.00	77,000.00	80,500.00
Field Management	18,749.97	6,250.03	25,000.00	25,000.00	75,000.00
Engineering	53,257.65	17,752.55	71,010.20	60,000.00	60,000.00
Disclosure	16,250.00	8,750.00	25,000.00	25,000.00	30,000.00
District Counsel	12,125.97	4,041.99	16,167.96	22,000.00	22,000.00
Assessment Administration	25,000.00	-	25,000.00	25,000.00	25,000.00
Reamortization Schedules	1,700.00	800.00	2,500.00	2,500.00	2,500.00
Audit	-	6,120.00	6,120.00	5,000.00	7,500.00
Arbitrage Calculation	3,500.00	-	3,500.00	3,000.00	3,000.00
Tax Preparation	-	-	-	-	152.52
Travel and Per Diem	1,342.64	447.55	1,790.19	-	1,300.00
Telephone	1,434.33	478.11	1,912.44	1,100.00	1,600.00
Postage & Shipping	3,031.22	1,010.41	4,041.63	4,000.00	4,000.00
Copies	1,341.59	447.20	1,788.79	4,000.00	1,000.00
Legal Advertising	1,783.99	594.66	2,378.65	5,000.00	5,000.00
Miscellaneous	28,570.41	9,523.47	38,093.88	50,000.00	39,140.00
Help Desk	-	-	-	-	1,250.00
Office Supplies	2,636.78	878.93	3,515.71	2,500.00	4,000.00
Property Taxes	75.25	-	75.25	300.00	100.00
Web Site Maintenance	2,250.00	1,200.00	3,450.00	3,000.00	3,600.00
Holiday Decorations	40,000.00	-	40,000.00	40,000.00	40,000.00
Dues, Licenses, and Fees	675.70	-	675.70	175.00	175.00
Maintenance Staff	45,000.00	73,000.00	118,000.00	118,000.00	130,000.00
Lifestyle Staff	192,396.26	64,132.09	256,528.35	208,642.20	274,502.15 *
Resident Services	50,445.22	16,815.07	67,260.29	45,344.20	44,200.00 *
Developer Loan Repayment	-	-	-	-	107,796.61
Total General & Administrative Expenses	\$ 603,186.43	\$ 234,492.03	\$ 837,678.46	\$ 773,868.40	\$ 1,016,514.18

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations					
Electric	\$ 2,855.08	\$ 951.69	\$ 3,806.77	\$ 10,000.00	\$ 5,000.00
Water Reclaimed	18,555.56	6,185.19	24,740.75	21,000.00	21,000.00
Wetland Monitoring	-	-	-	10,000.00	500.00
Stormwater - Repair and Maintenance	-	6,250.00	6,250.00	25,000.00	12,500.00
Wetland Mitigation	-	-	-	1,200.00	-
Equipment Rental	925.00	308.33	1,233.33	2,500.00	2,500.00
General Insurance	10,569.00	-	10,569.00	12,347.50	12,154.35
Property & Casualty Insurance	70,796.00	-	70,796.00	45,081.25	81,415.40
Other Insurance	90.00	-	90.00	2,000.00	2,000.00
Irrigation (Includes Irrigation Electric)	44,457.11	14,819.04	59,276.15	70,000.00	80,000.00
Lake Maintenance	72,739.00	24,246.33	96,985.33	68,400.00	95,000.00
Landscape Maintenance, Irrigation, & Material	723,620.02	241,206.67	964,826.69	550,000.00	-
Zone 1 - Riverfield TH - Yellowstone	-	-	-	-	108,252.00
Zone 2 - Riverfield SF - Yellowstone	-	-	-	-	147,000.00
Zone 3 - Brightwood - Sunrise Landscape	-	-	-	-	268,172.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	-	-	-	-	124,562.70
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	-	-	-	-	78,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	-	-	-	-	85,103.00
Zone 7 - Crescent Creek - Steadfast Alliance	-	-	-	-	158,880.00
Landscape Improvements / Replacement	86,491.50	28,830.50	115,322.00	200,000.00	200,000.00
Fertilizer / Pesticides	54,480.58	18,160.19	72,640.77	60,000.00	-
Contingency	37,642.65	12,547.55	50,190.20	200,000.00	100,000.00
Equipment Repair and Maintenance	8,429.86	2,809.95	11,239.81	8,400.00	8,400.00
Pest Control	490.00	163.33	653.33	6,000.00	6,000.00
Mulch (Zones 1 - 7)	-	-	-	-	160,000.00
Monument Maintenance	15,957.99	5,319.33	21,277.32	8,000.00	8,000.00
Bridge and Boardwalk Maintenance	-	625.00	625.00	2,500.00	4,000.00
Storm Cleanup	114,320.00	-	114,320.00	-	100,000.00
Storm Landscape Replacement	-	-	-	-	200,000.00
Capital Expenditures	83,667.07	27,889.02	111,556.09	96,000.00	75,000.00
Street, Sidewalk, and Curb Maintenance	27,104.10	9,034.70	36,138.80	33,500.00	45,000.00
Lighting	-	-	-	6,000.00	15,000.00
Streetlight Leasing	30,270.17	10,090.06	40,360.23	175,175.00	40,000.00
Shared Bike Maintenance	-	3,750.00	3,750.00	15,000.00	15,000.00
Dog Park	9,551.84	3,183.95	12,735.79	15,000.00	15,000.00
Parks Maintenance & Repairs	-	-	-	-	12,500.00
Trail Maintenance	-	-	-	-	5,000.00
Trailhead Maintenance	-	-	-	-	5,000.00
Mailbox Maintenance	-	-	-	-	500.00
Sales Tax Adjustment	2.61	-	2.61	-	-
Total Field Operations	\$ 1,413,015.14	\$ 416,370.83	\$ 1,829,385.97	\$ 1,643,103.75	\$ 2,296,635.40



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 10,434.73	\$ 3,478.24	\$ 13,912.97	\$ 15,000.00	\$ 15,000.00
Clubhouse Water	19,242.70	6,414.23	25,656.93	20,000.00	70,000.00
Amenity - Cable TV / Internet / Wi-Fi	8,188.22	2,729.41	10,917.63	13,000.00	10,000.00
Amenity - Landscape Maintenance	52,274.51	17,424.84	69,699.35	50,000.00	-
Amenity - Irrigation Repairs	8,562.33	2,854.11	11,416.44	20,000.00	9,000.00
Amenity - Pool Maintenance	14,850.00	4,950.00	19,800.00	21,285.00	21,285.00
Amenity - Cleaning	18,649.34	6,216.45	24,865.79	18,510.00	27,000.00
Amenity - Pest Control	1,400.00	466.67	1,866.67	2,500.00	2,500.00
Amenity - Fitness Equipment Leasing	24,836.35	2,557.85	27,394.20	25,107.72	27,394.20
Amenity - Security Monitoring	4,050.00	1,350.00	5,400.00	10,400.00	5,400.00
Amenity - Firepits	2,155.07	718.36	2,873.43	6,000.00	6,000.00
Amenity - Capital Outlay	15,898.98	5,299.66	21,198.64	40,000.00	65,000.00
Amenity - Miscellaneous	16,126.24	5,375.41	21,501.65	1,025.00	15,000.00
Amenity - Pool Equipment	5,550.00	1,850.00	7,400.00	7,000.00	7,000.00
Amenity - A/C Maintenance and Equipment	583.97	194.66	778.63	1,500.00	1,500.00
Amenity - Playground Maintenance	10,635.00	3,545.00	14,180.00	2,500.00	10,000.00
Amenity - Streetlight Leasing	52,504.74	17,501.58	70,006.32	-	70,000.00
Amenity - Access Control Maintenance	-	-	-	-	1,500.00
		\$ 82,926.47	\$ 348,868.65	\$ 253,827.72	\$ 363,579.20
Total Brightwood Pavilion - Amenity Expenses	\$ 265,942.18				
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 5,286.66	\$ 1,762.22	\$ 7,048.88	\$ 9,000.00	\$ 9,000.00
Clubhouse Water	13,185.16	4,395.05	17,580.21	5,000.00	6,000.00
Amenity - Cable TV / Internet / Wi-Fi	8,539.50	2,846.50	11,386.00	12,000.00	12,000.00
Amenity - Landscape Maintenance	46,031.13	15,343.71	61,374.84	13,000.00	-
Amenity - Irrigation Repairs	4,235.86	1,411.95	5,647.81	10,000.00	7,500.00
Amenity - Pool Maintenance	13,603.40	4,534.47	18,137.87	16,550.00	16,550.00
Amenity - Cleaning	16,674.64	5,558.21	22,232.85	12,848.40	23,000.00
Amenity - Pest Control	1,000.00	333.33	1,333.33	2,000.00	2,000.00
Amenity - Security Monitoring	4,050.00	1,350.00	5,400.00	10,400.00	10,400.00
Amenity - Gate Access and Maintenance	28,982.93	9,660.98	38,643.91	35,498.00	6,000.00
Amenity - Capital Outlay	7,205.00	2,401.67	9,606.67	25,000.00	25,000.00
Amenity - Miscellaneous	5,233.25	1,744.42	6,977.67	4,000.00	4,000.00
Amenity - Pool Equipment	3,802.81	1,267.60	5,070.41	6,000.00	6,000.00
Amenity - Playground Maintenance	640.00	-	640.00	-	-
Amenity - Streetlight Leasing	31,212.45	10,404.15	41,616.60	-	41,000.00
Amenity - Access Control Maintenance	-	-	-	-	1,000.00
		\$ 63,014.26	\$ 252,697.05	\$ 161,296.40	\$ 169,450.00
Total Riverfield Verandah - Amenity Expenses	\$ 189,682.79				



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Camp Creek - Amenity					
Clubhouse Electric	\$ 9,882.73	\$ 3,294.24	\$ 13,176.97	\$ 30,000.00	\$ 30,000.00
Clubhouse Water	3,525.48	1,175.16	4,700.64	40,000.00	20,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,579.85	4,193.28	16,773.13	26,000.00	26,000.00
Amenity - Landscape Maintenance	62,978.82	20,992.94	83,971.76	100,000.00	-
Amenity - Irrigation Repairs	4,398.44	1,466.15	5,864.59	40,000.00	20,000.00
Amenity - Pool Maintenance	2,675.00	891.67	3,566.67	42,570.00	20,000.00
Amenity - Cleaning	24,395.33	8,131.78	32,527.11	37,020.00	53,000.00
Amenity - Pest Control	4,190.00	1,396.67	5,586.67	5,000.00	6,000.00
Amenity - Security Monitoring	-	5,200.00	5,200.00	20,800.00	12,000.00
Amenity - Fire Pits	-	-	-	-	3,000.00
Amenity - Gate Access and Maintenance	-	-	-	-	2,500.00
Amenity - Capital Outlay	16,764.77	5,588.26	22,353.03	10,000.00	20,000.00
Amenity - Miscellaneous	21,191.11	7,063.70	28,254.81	256.25	8,000.00
Amenity - Pool Equipment & Geothermal	319.96	106.65	426.61	14,000.00	14,000.00
Amenity - Office Equipment Leasing	270.00	90.00	360.00	12,000.00	12,000.00
Amenity - Bike Pump Park Maintenance	3,546.46	1,182.15	4,728.61	1,000.00	1,000.00
Amenity - Pickleball Maintenance	-	312.50	312.50	1,250.00	1,250.00
Amenity - Cost of Goods Sold	-	-	-	-	15,000.00
Amenity - Streetlight Leasing	6,636.83	2,212.28	8,849.11	-	10,000.00
Amenity - Canteen	7,653.54	2,551.18	-	-	40,000.00
Amenity - Repairs & Maintenance	-	-	-	-	1,000.00
Amenity - Dumpster	-	-	-	-	1,000.00
Amenity - Water Slide Preventative Maintenance	-	-	-	-	5,000.00
Amenity - Operations	-	-	-	-	15,000.00
Total Camp Creek - Amenity Expenses	\$ 181,008.32	\$ 65,848.61	\$ 236,652.21	\$ 379,896.25	\$ 335,750.00
Non-County Maintained Roads					
Highview Non-County Maintained Roads	-	-	-	-	-
Crescent Creek (4E only) Non-County Maintained Road:	-	-	-	-	-
Riverfield Non-County Maintained Roads	-	-	-	-	-
Total Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 2,652,834.86	\$ 862,652.20	\$ 3,505,282.34	\$ 3,211,992.52	\$ 4,181,928.78
Other Income (Expenses)					
Interest Income	\$ 35,181.33	\$ 9,459.00	\$ 44,640.33	\$ 37,836.00	\$ 30,000.00
Total Other Income (Expenses)	\$ 35,181.33	\$ 9,459.00	\$ 44,640.33	\$ 37,836.00	\$ 30,000.00
Net Income (Loss)	\$ 565,347.46	\$ (830,661.47)	\$ (255,109.29)	\$ -	\$ -

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via direct billing are referred to as “Off-Roll Assessments.”

Other Income & Other Financing Sources

Any revenue received that is not from the District’s main source of income.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

POL (Public Officials’ Liability) Insurance

The cost of insurance policies designed to protect elected and appointed public officials—and the entities they serve—from legal claims arising from their official duties.

Trustee Services

The costs associated with hiring and compensating the District’s trustees responsible for managing trust assets in accordance with legal and fiduciary obligations

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Field Management

The District receives Field Management services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” Section “V” of the Management Agreement.

Engineering

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District’s legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Preparation

The costs associated with filing Forms 1099 and 1096 with the Internal Revenue Service.

Travel and Per Diem

The costs associated with District-related travel to and from meetings.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Telephone

The costs associated with telephone services as related to the District.

Postage & Shipping

The costs associated with sending mail, packages, and freight for District operations.

Copies

The costs associated with printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

The costs associated with small, irregular, or unpredictable costs that do not fit neatly into other predefined budget line items.

Help Desk

The costs associated with providing technical support and assistance to District staff.

Office Supplies

The costs associated with consumable items and materials used in daily office operations for the District.

Property Taxes

Ad valorem taxes on District property that is not tax-exempt.

Web Site Maintenance

The costs of keeping a website functional, secure, and up-to-date.

Holiday Decorations

The costs of set-up and take-down of holiday decorations through the District.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Maintenance Staff

Maintenance staff as hired by the District for miscellaneous services.

North River Ranch ISD

Budget Item Descriptions

FY 2025 – 2026

Lifestyle Staff

District staff responsible for enhancing the quality of life within the community by managing various lifestyle components, including fitness, aquatics, travel, special events, and workshops.

Resident Services

The costs associated with providing various amenities and programs to District residents.

Developer Loan Repayment

The costs associated with paying off the Developer loan from FY 2024 and FY 2025.

Field Operations

Electric

The costs associated with electricity consumption, which can fluctuate based on seasonal changes, weather, and District lifestyle.

Water Reclaimed

The costs associated with treating wastewater to a quality suitable for reuse, as well as the costs of implementing and operating the infrastructure required for water reclamation and distribution.

Wetland Monitoring

The costs associated with actions taken to offset the impacts of unavoidable wetland losses.

Stormwater – Repair and Maintenance

The costs associated with for managing stormwater runoff within a specific area, encompassing activities like infrastructure improvements, maintenance, and pollution prevention.

Equipment Rental

The costs associated with periodic equipment rentals to assist the maintenance staff in its duties of maintaining certain common facilities.

General Insurance

The costs associated with an annual premium for comprehensive insurance coverage including property, liability, and business interruption.

Property & Casualty Insurance

The costs associated with an annual premium for insurance coverage protecting physical assets and general liability.

North River Ranch ISD

Budget Item Descriptions

FY 2025 – 2026

Other Insurance

The costs associated with an annual premium for insurance coverage not covered under General Insurance or Property & Casualty Insurance.

Irrigation (Includes Irrigation Electric)

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep.

Lake Maintenance

The costs associated with the upkeep and ecological management of the District's on-site lakes.

Landscape Maintenance, Irrigation, & Material (All Zones)

The costs associated with the routine upkeep of outdoor grounds including lawn care, tree and shrub trimming, seasonal planting, weed control, and irrigation system monitoring.

Landscape Improvements / Replacements

The costs associated with the enhancements to plantings, hardscape features, irrigation systems, lighting, and overall design to increase curb appeal, functionality, and property value.

Contingency

The costs associated with covering unexpected charges, changes in scope, or unforeseen conditions that may arise.

Equipment Repair and Maintenance

The costs associated with maintaining and repairing District equipment to ensure safe, efficient, and uninterrupted operations.

Pest Control

The costs associated with managing and preventing pest infestations in District areas.

Mulch (Zones 1 – 7)

The costs associated with purchasing, transporting, and installing mulch in landscaped areas.

Monument Maintenance

The costs associated with preserving, cleaning, and repairing monuments and memorial structures.

Bridge and Boardwalk Maintenance

The costs associated with maintaining pedestrian bridges and boardwalks to ensure structural integrity, safety, and aesthetic appeal.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Storm Cleanup

The costs associated with post-storm cleanup operations, including debris removal, damage assessment, and safety measures.

Storm Landscape Replacement

The costs associated with post-storm cleanup operations, including landscape restoration.

Capital Expenditures

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure.

Street, Sidewalk, and Curb Maintenance

The costs associated with maintaining and repairing paved infrastructure, including streets, sidewalks, and curbs.

Lighting

The costs associated with installing, maintaining, and upgrading outdoor lighting systems.

Streetlight Leasing

The costs associated with leasing streetlights from a utility provider or third-party vendor.

Shared Bike Maintenance

The costs associated with maintaining a fleet of shared bicycles, ensuring safety, reliability, and user satisfaction.

Dog Park

The costs associated with planning, constructing, and maintaining a dog park.

Parks Maintenance & Repairs

The costs associated with maintaining and repairing public or private park facilities, ensuring safety, cleanliness, usability, and aesthetic appeal.

Trail Maintenance

The costs associated with maintaining trails used for walking, hiking, biking, or equestrian activities.

Trailhead Maintenance

The costs associated with maintaining trailhead facilities—the entry points to trail systems.

Mailbox Maintenance

The costs associated with maintaining, repairing, and replacing mailboxes and mailbox clusters.

North River Ranch ISD
Budget Item Descriptions
FY 2025 – 2026

Brightwood Pavilion – Amenity Expenses

Clubhouse Electric

The costs associated with electric meters related to the Brightwood Pavilion.

Clubhouse Water

The costs associated with water service related to the Brightwood Pavilion.

Amenity – Cable TV / Internet / Wi-Fi

The costs associated with providing and maintaining cable television, internet, and Wi-Fi services across the Brightwood Pavilion.

Amenity – Irrigation Repairs

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep within the boundaries of the Brightwood Pavilion.

Amenity – Pool Maintenance

The costs associated with maintaining the swimming pool at the Brightwood Pavilion, including routine cleaning, chemical balancing, equipment servicing, and seasonal upkeep.

Amenity – Cleaning

The costs associated with routine and specialized cleaning services across the Brightwood Pavilion, including labor, supplies, equipment, and service contracts.

Amenity – Pest Control

The costs associated with managing and preventing pest infestations at the Brightwood Pavilion.

Amenity – Fitness Equipment Leasing

The costs associated with leasing fitness equipment for the Brightwood Pavilion.

Amenity – Security Monitoring

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the Brightwood Pavilion.

Amenity – Firepits

The costs associated with materials, labor, fuel systems, accessories, and ongoing upkeep of outdoor firepits at the Brightwood Pavilion.

Amenity – Capital Outlay

North River Ranch ISD

Budget Item Descriptions

FY 2025 – 2026

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure for the Brightwood Pavilion.

Amenity – Miscellaneous

The costs associated with small, irregular, or unpredictable charges for the Brightwood Pavilion that do not fit neatly into other predefined budget line items.

Amenity – Pool Equipment

The costs associated with purchasing, installing, and maintaining essential pool equipment for the Brightwood Pavilion pool.

Amenity – A/C Maintenance and Equipment

The costs associated with maintaining, repairing, and replacing air conditioning systems, including both routine servicing and capital investments in HVAC equipment for the Brightwood Pavilion.

Amenity – Playground Maintenance

The costs associated with maintaining playground equipment, surfacing, and surrounding areas to ensure safety, functionality, and visual appeal for the Brightwood Pavilion.

Amenity – Streetlight Leasing

The costs associated with leasing streetlights for the Brightwood Pavilion from a utility provider or third-party vendor.

Amenity – Access Control Maintenance

The costs associated with maintaining access control systems, including hardware, software, and support services for the Brightwood Pavilion.

Riverfield Verandah – Amenity Expenses

Clubhouse Electric

The costs associated with electric meters related to the Riverfield Verandah.

Clubhouse Water

The costs associated with water service related to the Riverfield Verandah.

Amenity – Cable TV / Internet / Wi-Fi

The costs associated with providing and maintaining cable television, internet, and Wi-Fi services across the Riverfield Verandah.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Amenity – Irrigation Repairs

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep within the boundaries of the Riverfield Verandah.

Amenity – Pool Maintenance

The costs associated with maintaining the swimming pool at the Riverfield Verandah, including routine cleaning, chemical balancing, equipment servicing, and seasonal upkeep.

Amenity – Cleaning

The costs associated with routine and specialized cleaning services across the Riverfield Verandah, including labor, supplies, equipment, and service contracts.

Amenity – Pest Control

The costs associated with managing and preventing pest infestations at the Riverfield Verandah.

Amenity – Security Monitoring

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the Riverfield Verandah.

Amenity – Gate Access and Maintenance

The costs associated with installing, operating, and maintaining gate access systems, including mechanical gates, electronic access controls, and related infrastructure at the Riverfield Verandah.

Amenity – Capital Outlay

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure for the Riverfield Verandah.

Amenity – Miscellaneous

The costs associated with small, irregular, or unpredictable charges for the Riverfield Verandah that do not fit neatly into other predefined budget line items.

Amenity – Pool Equipment

The costs associated with purchasing, installing, and maintaining essential pool equipment for the Riverfield Verandah pool.

Amenity – Playground Maintenance

The costs associated with maintaining playground equipment, surfacing, and surrounding areas to ensure safety, functionality, and visual appeal for the Riverfield Verandah.

Amenity – Streetlight Leasing

The costs associated with leasing streetlights for the Riverfield Verandah from a utility provider or third-party vendor.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Amenity – Access Control Maintenance

The costs associated with maintaining access control systems, including hardware, software, and support services for the Riverfield Verandah.

Camp Creek Amenity – Amenity Expenses

Clubhouse Electric

The costs associated with electric meters related to the Camp Creek Amenity.

Clubhouse Water

The costs associated with water service related to the Camp Creek Amenity.

Amenity – Cable TV / Internet / Wi-Fi

The costs associated with providing and maintaining cable television, internet, and Wi-Fi services across the Camp Creek Amenity.

Amenity – Irrigation Repairs

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep within the boundaries of the Camp Creek Amenity.

Amenity – Pool Maintenance

The costs associated with maintaining the swimming pool at the Camp Creek Amenity, including routine cleaning, chemical balancing, equipment servicing, and seasonal upkeep.

Amenity – Cleaning

The costs associated with routine and specialized cleaning services across the Camp Creek Amenity, including labor, supplies, equipment, and service contracts.

Amenity – Pest Control

The costs associated with managing and preventing pest infestations at the Camp Creek Amenity.

Amenity – Security Monitoring

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the Camp Creek Amenity.

Amenity – Firepits

The costs associated with materials, labor, fuel systems, accessories, and ongoing upkeep of outdoor firepits at the Camp Creek Amenity.

North River Ranch ISD

Budget Item Descriptions

FY 2025 – 2026

Amenity – Gate Access and Maintenance

The costs associated with installing, operating, and maintaining gate access systems, including mechanical gates, electronic access controls, and related infrastructure at the Camp Creek Amenity.

Amenity – Capital Outlay

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure for the Camp Creek Amenity.

Amenity – Miscellaneous

The costs associated with small, irregular, or unpredictable charges for the Camp Creek Amenity that do not fit neatly into other predefined budget line items.

Amenity – Pool Equipment & Geothermal

The costs associated with purchasing, installing, and maintaining essential pool equipment for the Camp Creek Amenity pool.

Amenity – Office Equipment Leasing

The costs associated with leasing essential office equipment such as printers, copiers, computers, phone systems, and furniture for the Camp Creek Amenity.

Amenity – Bike Pump Park Maintenance

The costs associated with the ongoing upkeep, safety, and functionality of the bike park for the Camp Creek Amenity.

Amenity – Pickleball Maintenance

The costs associated with the regular upkeep, safety, and longevity of pickleball courts for the Camp Creek Amenity.

Amenity – Cost of Goods Sold

The costs associated with producing or purchasing the goods that the District sells at the Camp Creek Amenity.

Amenity – Streetlight Leasing

The costs associated with leasing streetlights for the Camp Creek Amenity from a utility provider or third-party vendor.

Amenity – Canteen

The costs associated with operating the Camp Creek Amenity canteen efficiently.

Amenity – Repairs & Maintenance

The costs associated with maintaining and repairing physical assets, equipment, and infrastructure at the Camp Creek Amenity.

North River Ranch ISD Budget Item Descriptions FY 2025 – 2026

Amenity – Dumpster

The costs associated with renting and servicing dumpsters for waste management needs at the Camp Creek Amenity.

Amenity – Water Slide Preventative Maintenance

The costs associated with routine inspections, surface treatments, and seasonal preparations for water slides at the Camp Creek Amenity.

Amenity – Operations

The costs associated with managing resources, maintaining service levels, and achieving strategic goals for the Camp Creek Amenity.

Other Income (Expenses)

Interest Income

Earnings generated from interest-bearing financial assets such as savings accounts, certificates of deposit (CDs), bonds, and other fixed-income investments.



North River Ranch Improvement Stewardship District
FY 2026
Proposed Assessment Comparison

		2025	2026		
Phase	Unit Type	O&M* Assessment (Gross)	O&M* Assessment (Gross)	Increase / (Decrease)	
Series 2019 (Brightwood)					
1A	SF 40'	1,005.22	1,262.00	\$	256.78
1A	SF 50'	1,256.53	1,577.50	\$	320.97
1B	SF 40'	1,005.22	1,262.00	\$	256.78
1B	SF 50'	1,256.53	1,577.50	\$	320.97
1C	SF 40'	1,005.22	1,262.00	\$	256.78
1C	SF 50'	1,256.53	1,577.50	\$	320.97
1D (West)	SF 60'	1,507.83	1,893.00	\$	385.17
1D (East)	SF 60'	1,507.83	1,893.00	\$	385.17
Series 2019-Morgan's Glen (Riverfield)					
1	SF 50'	1,256.53	1,577.50	\$	320.97
2	SF 40'/45'/50'	1,256.53	1,577.50	\$	320.97
3	Townhome	879.57	1,104.25	\$	224.68
Series 2020 (Wildleaf)					
4A - 4B	Attached Villa 35'	879.57	1,104.25	\$	224.68
4A - 4B	SF 45'	1,130.87	1,419.75	\$	288.88
4A - 4B	SF 50'	1,256.53	1,577.50	\$	320.97
4A - 4B	SF 57'	1,432.44	1,798.35	\$	365.91
Series 2023 (1) (Longmeadow & Crescent Creek)					
4C-1	SF 40'	1,118.31	1,403.98	\$	285.67
4C-1	SF 50'	1,394.74	1,751.03	\$	356.28
4C-1	SF 60'	1,671.18	2,098.08	\$	426.90
4E	Paired Villa	992.66	1,340.03	\$	347.37
4E	Townhome (24')	665.96	899.01	\$	233.05
4F	SF 45'	1,256.53	1,696.24	\$	439.71
3 (TH)	Townhome (20')	552.87	694.10	\$	141.23
Series 2023 (2) (Del Webb)					
1	Villa 33	574.56	778.09	\$	203.53
1	Single Family 40	696.43	943.14	\$	246.71
1	Single Family 50	870.54	1,178.92	\$	308.38
1	Single Family 64	1,114.29	1,509.02	\$	394.73
2	Villa 33	574.56	778.09	\$	203.53
2	Single Family 40	696.43	943.14	\$	246.71
2	Single Family 50	870.54	1,178.92	\$	308.38
2	Single Family 64	1,114.29	1,509.02	\$	394.73
3	Villa 33	574.56	778.09	\$	203.53
3	Single Family 40	696.43	943.14	\$	246.71
3	Single Family 50	870.54	1,178.92	\$	308.38
3	Single Family 64	1,114.29	1,509.02	\$	394.73
Commercial Development					
2	Unplatted Acres	783.49	1,061.03	\$	277.54
Future Development					
1, 2, 3, 4, Amenity	Unplatted Acres	202.79	249.27	\$	46.48



North River Ranch Improvement Stewardship District
Proposed FY 2026
Debt Service Budgets

	Series 2019A-1	Series 2019A-2	Series 2019A-1 (Morgan's Glen)	Series 2019A-2 (Morgan's Glen)	Series 2020A-1	Series 2020A-2	Series 2021B	Series 2023A-1	Series 2023A-2	Series 2023A	Series 2023B
REVENUES:											
Special Assessments	\$ 887,453.75	\$ -	\$ 486,835.00	\$ 4,290.00	\$ 590,287.50	\$ 42,525.00	\$ -	\$ 889,177.50	\$ 1,106,875.00	\$ 781,768.75	\$ 958,800.00
TOTAL REVENUES	\$ 887,453.75	\$ -	\$ 486,835.00	\$ 4,290.00	\$ 590,287.50	\$ 42,525.00	\$ -	\$ 889,177.50	\$ 1,106,875.00	\$ 781,768.75	\$ 958,800.00
EXPENDITURES:											
Interest 11/01/2025	\$ 233,988.75	\$ -	\$ 126,455.00	\$ 1,430.00	\$ 144,362.50	\$ 14,175.00	\$ -	\$ 150,647.50	\$ 221,375.00	\$ 136,923.75	\$ 191,760.00
Interest 05/01/2026	233,988.75	-	126,455.00	1,430.00	144,362.50	14,175.00	-	301,295.00	442,750.00	273,847.50	383,520.00
Principal 05/01/2026	190,000.00	-	110,000.00	-	160,000.00	-	-	140,000.00	-	100,000.00	-
TOTAL EXPENDITURES	\$ 657,977.50	\$ -	\$ 362,910.00	\$ 2,860.00	\$ 448,725.00	\$ 28,350.00	\$ -	\$ 591,942.50	\$ 664,125.00	\$ 510,771.25	\$ 575,280.00
EXCESS REVENUES	\$ 229,476.25	\$ -	\$ 123,925.00	\$ 1,430.00	\$ 141,562.50	\$ 14,175.00	\$ -	\$ 297,235.00	\$ 442,750.00	\$ 270,997.50	\$ 383,520.00
Interest 11/01/2026	\$ 229,476.25	-	123,925.00	1,430.00	141,562.50	14,175.00	-	297,235.00	442,750.00	270,997.50	383,520.00



North River Ranch Improvement Stewardship District
FY 2026
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'	1,262.00	1,042.60	\$ 2,304.60
1A	SF 50'	1,577.50	1,211.10	\$ 2,788.60
1B	SF 40'	1,262.00	1,000.47	\$ 2,262.47
1B	SF 50'	1,577.50	1,128.56	\$ 2,706.06
1C	SF 40'	1,262.00	1,000.47	\$ 2,262.47
1C	SF 50'	1,577.50	1,128.56	\$ 2,706.06
1D (West)	SF 60'	1,893.00	1,421.72	\$ 3,314.72
1D (East)	SF 60'	1,893.00	1,421.72	\$ 3,314.72
Series 2019-Morgan's Glen (Riverfield)				
1	SF 50'	1,577.50	1,129.03	\$ 2,706.53
2	SF 40'/45'/50'	1,577.50	1,021.51	\$ 2,599.01
3	Townhome	1,104.25	930.11	\$ 2,034.36
Series 2020 (Wildleaf)				
4A - 4B	Attached Villa 35'	1,104.25	1,005.33	\$ 2,109.58
4A - 4B	SF 45'	1,419.75	1,170.92	\$ 2,590.67
4A - 4B	SF 50'	1,577.50	1,348.34	\$ 2,925.84
4A - 4B	SF 57'	1,798.35	1,596.71	\$ 3,395.06
Series 2023 (1) (Longmeadow & Crescent Creek)				
4C-1	SF 40'	1,403.98	1,319.59	\$ 2,723.57
4C-1	SF 50'	1,751.03	1,649.49	\$ 3,400.52
4C-1	SF 60'	2,098.08	1,979.38	\$ 4,077.46
4E	Paired Villa	1,340.03	1,259.28	\$ 2,599.31
4E	Townhome (24')	899.01	851.34	\$ 1,750.35
4F	SF 45'	1,696.24	1,596.28	\$ 3,292.52
3 (TH)	Townhome (20')	694.10	659.80	\$ 1,353.90
Series 2023 (2) (Del Webb)				
1	Villa 33	778.09	601.09	\$ 1,379.18
1	Single Family 40	943.14	728.58	\$ 1,671.72
1	Single Family 50	1,178.92	910.73	\$ 2,089.65
1	Single Family 64	1,509.02	1,165.74	\$ 2,674.76
2	Villa 33	778.09	601.09	\$ 1,379.18
2	Single Family 40	943.14	728.58	\$ 1,671.72
2	Single Family 50	1,178.92	910.73	\$ 2,089.65
2	Single Family 64	1,509.02	1,165.74	\$ 2,674.76
3	Villa 33	778.09	601.09	\$ 1,379.18
3	Single Family 40	943.14	728.58	\$ 1,671.72
3	Single Family 50	1,178.92	910.73	\$ 2,089.65
3	Single Family 64	1,509.02	1,165.74	\$ 2,674.76
Commercial Development				
2	Unplatted Acres	1,061.03	-	\$ 1,061.03
Future Development				
1, 2, 3, 4, Amenity	Unplatted Acres	249.27	-	\$ 249.27



North River Ranch Improvement Stewardship District

Public Hearing on the Imposition of Special Assessments

- a. Public Comments and Testimony
- b. Board Comments
- c. Consideration of **Resolution 2025-10,
Adopting an Assessment Roll for Fiscal Year
2025/2026, and Certifying Special
Assessments for Collection**

RESOLUTION 2025-10
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 2020-191, *Laws of Florida* ("**Act**"), for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and the Act; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to the Act, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to the Act, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to the Act, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
On-Roll Assessments	\$ 1,825,146.25	\$ -	\$ 1,825,146.25	\$ 1,809,096.91	\$ 2,560,619.36
Off-Roll Assessments	1,275,259.56	-	1,275,259.56	1,275,259.61	1,566,509.42
Developer Contribution	15,000.00	-	15,000.00	5,000.00	-
Other Income & Other Financing Sources	22,595.18	7,531.73	30,126.91	24,800.00	24,800.00
Carryforward Cash	45,000.00	15,000.00	60,000.00	60,000.00	-
Net Revenues	\$ 3,183,000.99	\$ 22,531.73	\$ 3,205,532.72	\$ 3,174,156.52	\$ 4,151,928.78
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 7,800.00	\$ 3,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	8,646.00	-	8,646.00	9,292.00	9,942.90
Trustee Services	27,423.42	-	27,423.42	26,015.00	31,255.00
District Management	57,750.03	19,249.97	77,000.00	77,000.00	80,500.00
Field Management	18,749.97	6,250.03	25,000.00	25,000.00	75,000.00
Engineering	53,257.65	17,752.55	71,010.20	60,000.00	60,000.00
Disclosure	16,250.00	8,750.00	25,000.00	25,000.00	30,000.00
District Counsel	12,125.97	4,041.99	16,167.96	22,000.00	22,000.00
Assessment Administration	25,000.00	-	25,000.00	25,000.00	25,000.00
Reamortization Schedules	1,700.00	800.00	2,500.00	2,500.00	2,500.00
Audit	-	6,120.00	6,120.00	5,000.00	7,500.00
Arbitrage Calculation	3,500.00	-	3,500.00	3,000.00	3,000.00
Tax Preparation	-	-	-	-	152.52
Travel and Per Diem	1,342.64	447.55	1,790.19	-	1,300.00
Telephone	1,434.33	478.11	1,912.44	1,100.00	1,600.00
Postage & Shipping	3,031.22	1,010.41	4,041.63	4,000.00	4,000.00
Copies	1,341.59	447.20	1,788.79	4,000.00	1,000.00
Legal Advertising	1,783.99	594.66	2,378.65	5,000.00	5,000.00
Miscellaneous	28,570.41	9,523.47	38,093.88	50,000.00	39,140.00
Help Desk	-	-	-	-	1,250.00
Office Supplies	2,636.78	878.93	3,515.71	2,500.00	4,000.00
Property Taxes	75.25	-	75.25	300.00	100.00
Web Site Maintenance	2,250.00	1,200.00	3,450.00	3,000.00	3,600.00
Holiday Decorations	40,000.00	-	40,000.00	40,000.00	40,000.00
Dues, Licenses, and Fees	675.70	-	675.70	175.00	175.00
Maintenance Staff	45,000.00	73,000.00	118,000.00	118,000.00	130,000.00
Lifestyle Staff	192,396.26	64,132.09	256,528.35	208,642.20	274,502.15 *
Resident Services	50,445.22	16,815.07	67,260.29	45,344.20	44,200.00 *
Developer Loan Repayment	-	-	-	-	107,796.61
Total General & Administrative Expenses	\$ 603,186.43	\$ 234,492.03	\$ 837,678.46	\$ 773,868.40	\$ 1,016,514.18

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations					
Electric	\$ 2,855.08	\$ 951.69	\$ 3,806.77	\$ 10,000.00	\$ 5,000.00
Water Reclaimed	18,555.56	6,185.19	24,740.75	21,000.00	21,000.00
Wetland Monitoring	-	-	-	10,000.00	500.00
Stormwater - Repair and Maintenance	-	6,250.00	6,250.00	25,000.00	12,500.00
Wetland Mitigation	-	-	-	1,200.00	-
Equipment Rental	925.00	308.33	1,233.33	2,500.00	2,500.00
General Insurance	10,569.00	-	10,569.00	12,347.50	12,154.35
Property & Casualty Insurance	70,796.00	-	70,796.00	45,081.25	81,415.40
Other Insurance	90.00	-	90.00	2,000.00	2,000.00
Irrigation (Includes Irrigation Electric)	44,457.11	14,819.04	59,276.15	70,000.00	80,000.00
Lake Maintenance	72,739.00	24,246.33	96,985.33	68,400.00	95,000.00
Landscape Maintenance, Irrigation, & Material	723,620.02	241,206.67	964,826.69	550,000.00	-
Zone 1 - Riverfield TH - Yellowstone	-	-	-	-	108,252.00
Zone 2 - Riverfield SF - Yellowstone	-	-	-	-	147,000.00
Zone 3 - Brightwood - Sunrise Landscape	-	-	-	-	268,172.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	-	-	-	-	124,562.70
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	-	-	-	-	78,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	-	-	-	-	85,103.00
Zone 7 - Crescent Creek - Steadfast Alliance	-	-	-	-	158,880.00
Landscape Improvements / Replacement	86,491.50	28,830.50	115,322.00	200,000.00	200,000.00
Fertilizer / Pesticides	54,480.58	18,160.19	72,640.77	60,000.00	-
Contingency	37,642.65	12,547.55	50,190.20	200,000.00	100,000.00
Equipment Repair and Maintenance	8,429.86	2,809.95	11,239.81	8,400.00	8,400.00
Pest Control	490.00	163.33	653.33	6,000.00	6,000.00
Mulch (Zones 1 - 7)	-	-	-	-	160,000.00
Monument Maintenance	15,957.99	5,319.33	21,277.32	8,000.00	8,000.00
Bridge and Boardwalk Maintenance	-	625.00	625.00	2,500.00	4,000.00
Storm Cleanup	114,320.00	-	114,320.00	-	100,000.00
Storm Landscape Replacement	-	-	-	-	200,000.00
Capital Expenditures	83,667.07	27,889.02	111,556.09	96,000.00	75,000.00
Street, Sidewalk, and Curb Maintenance	27,104.10	9,034.70	36,138.80	33,500.00	45,000.00
Lighting	-	-	-	6,000.00	15,000.00
Streetlight Leasing	30,270.17	10,090.06	40,360.23	175,175.00	40,000.00
Shared Bike Maintenance	-	3,750.00	3,750.00	15,000.00	15,000.00
Dog Park	9,551.84	3,183.95	12,735.79	15,000.00	15,000.00
Parks Maintenance & Repairs	-	-	-	-	12,500.00
Trail Maintenance	-	-	-	-	5,000.00
Trailhead Maintenance	-	-	-	-	5,000.00
Mailbox Maintenance	-	-	-	-	500.00
Sales Tax Adjustment	2.61	-	2.61	-	-
Total Field Operations	\$ 1,413,015.14	\$ 416,370.83	\$ 1,829,385.97	\$ 1,643,103.75	\$ 2,296,635.40



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 10,434.73	\$ 3,478.24	\$ 13,912.97	\$ 15,000.00	\$ 15,000.00
Clubhouse Water	19,242.70	6,414.23	25,656.93	20,000.00	70,000.00
Amenity - Cable TV / Internet / Wi-Fi	8,188.22	2,729.41	10,917.63	13,000.00	10,000.00
Amenity - Landscape Maintenance	52,274.51	17,424.84	69,699.35	50,000.00	-
Amenity - Irrigation Repairs	8,562.33	2,854.11	11,416.44	20,000.00	9,000.00
Amenity - Pool Maintenance	14,850.00	4,950.00	19,800.00	21,285.00	21,285.00
Amenity - Cleaning	18,649.34	6,216.45	24,865.79	18,510.00	27,000.00
Amenity - Pest Control	1,400.00	466.67	1,866.67	2,500.00	2,500.00
Amenity - Fitness Equipment Leasing	24,836.35	2,557.85	27,394.20	25,107.72	27,394.20
Amenity - Security Monitoring	4,050.00	1,350.00	5,400.00	10,400.00	5,400.00
Amenity - Firepits	2,155.07	718.36	2,873.43	6,000.00	6,000.00
Amenity - Capital Outlay	15,898.98	5,299.66	21,198.64	40,000.00	65,000.00
Amenity - Miscellaneous	16,126.24	5,375.41	21,501.65	1,025.00	15,000.00
Amenity - Pool Equipment	5,550.00	1,850.00	7,400.00	7,000.00	7,000.00
Amenity - A/C Maintenance and Equipment	583.97	194.66	778.63	1,500.00	1,500.00
Amenity - Playground Maintenance	10,635.00	3,545.00	14,180.00	2,500.00	10,000.00
Amenity - Streetlight Leasing	52,504.74	17,501.58	70,006.32	-	70,000.00
Amenity - Access Control Maintenance	-	-	-	-	1,500.00
Total Brightwood Pavilion - Amenity Expenses	\$ 265,942.18	\$ 82,926.47	\$ 348,868.65	\$ 253,827.72	\$ 363,579.20
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 5,286.66	\$ 1,762.22	\$ 7,048.88	\$ 9,000.00	\$ 9,000.00
Clubhouse Water	13,185.16	4,395.05	17,580.21	5,000.00	6,000.00
Amenity - Cable TV / Internet / Wi-Fi	8,539.50	2,846.50	11,386.00	12,000.00	12,000.00
Amenity - Landscape Maintenance	46,031.13	15,343.71	61,374.84	13,000.00	-
Amenity - Irrigation Repairs	4,235.86	1,411.95	5,647.81	10,000.00	7,500.00
Amenity - Pool Maintenance	13,603.40	4,534.47	18,137.87	16,550.00	16,550.00
Amenity - Cleaning	16,674.64	5,558.21	22,232.85	12,848.40	23,000.00
Amenity - Pest Control	1,000.00	333.33	1,333.33	2,000.00	2,000.00
Amenity - Security Monitoring	4,050.00	1,350.00	5,400.00	10,400.00	10,400.00
Amenity - Gate Access and Maintenance	28,982.93	9,660.98	38,643.91	35,498.00	6,000.00
Amenity - Capital Outlay	7,205.00	2,401.67	9,606.67	25,000.00	25,000.00
Amenity - Miscellaneous	5,233.25	1,744.42	6,977.67	4,000.00	4,000.00
Amenity - Pool Equipment	3,802.81	1,267.60	5,070.41	6,000.00	6,000.00
Amenity - Playground Maintenance	640.00	-	640.00	-	-
Amenity - Streetlight Leasing	31,212.45	10,404.15	41,616.60	-	41,000.00
Amenity - Access Control Maintenance	-	-	-	-	1,000.00
Total Riverfield Verandah - Amenity Expenses	\$ 189,682.79	\$ 63,014.26	\$ 252,697.05	\$ 161,296.40	\$ 169,450.00



North River Ranch Improvement SD
FY 2026 Proposed O&M Budget

	Actual Through 6/30/2025	Anticipated 7/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Camp Creek - Amenity					
Clubhouse Electric	\$ 9,882.73	\$ 3,294.24	\$ 13,176.97	\$ 30,000.00	\$ 30,000.00
Clubhouse Water	3,525.48	1,175.16	4,700.64	40,000.00	20,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,579.85	4,193.28	16,773.13	26,000.00	26,000.00
Amenity - Landscape Maintenance	62,978.82	20,992.94	83,971.76	100,000.00	-
Amenity - Irrigation Repairs	4,398.44	1,466.15	5,864.59	40,000.00	20,000.00
Amenity - Pool Maintenance	2,675.00	891.67	3,566.67	42,570.00	20,000.00
Amenity - Cleaning	24,395.33	8,131.78	32,527.11	37,020.00	53,000.00
Amenity - Pest Control	4,190.00	1,396.67	5,586.67	5,000.00	6,000.00
Amenity - Security Monitoring	-	5,200.00	5,200.00	20,800.00	12,000.00
Amenity - Fire Pits	-	-	-	-	3,000.00
Amenity - Gate Access and Maintenance	-	-	-	-	2,500.00
Amenity - Capital Outlay	16,764.77	5,588.26	22,353.03	10,000.00	20,000.00
Amenity - Miscellaneous	21,191.11	7,063.70	28,254.81	256.25	8,000.00
Amenity - Pool Equipment & Geothermal	319.96	106.65	426.61	14,000.00	14,000.00
Amenity - Office Equipment Leasing	270.00	90.00	360.00	12,000.00	12,000.00
Amenity - Bike Pump Park Maintenance	3,546.46	1,182.15	4,728.61	1,000.00	1,000.00
Amenity - Pickleball Maintenance	-	312.50	312.50	1,250.00	1,250.00
Amenity - Cost of Goods Sold	-	-	-	-	15,000.00
Amenity - Streetlight Leasing	6,636.83	2,212.28	8,849.11	-	10,000.00
Amenity - Canteen	7,653.54	2,551.18	-	-	40,000.00
Amenity - Repairs & Maintenance	-	-	-	-	1,000.00
Amenity - Dumpster	-	-	-	-	1,000.00
Amenity - Water Slide Preventative Maintenance	-	-	-	-	5,000.00
Amenity - Operations	-	-	-	-	15,000.00
Total Camp Creek - Amenity Expenses	\$ 181,008.32	\$ 65,848.61	\$ 236,652.21	\$ 379,896.25	\$ 335,750.00
Non-County Maintained Roads					
Highview Non-County Maintained Roads	-	-	-	-	-
Crescent Creek (4E only) Non-County Maintained Road:	-	-	-	-	-
Riverfield Non-County Maintained Roads	-	-	-	-	-
Total Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 2,652,834.86	\$ 862,652.20	\$ 3,505,282.34	\$ 3,211,992.52	\$ 4,181,928.78
Other Income (Expenses)					
Interest Income	\$ 35,181.33	\$ 9,459.00	\$ 44,640.33	\$ 37,836.00	\$ 30,000.00
Total Other Income (Expenses)	\$ 35,181.33	\$ 9,459.00	\$ 44,640.33	\$ 37,836.00	\$ 30,000.00
Net Income (Loss)	\$ 565,347.46	\$ (830,661.47)	\$ (255,109.29)	\$ -	\$ -

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.



North River Ranch Improvement Stewardship District
FY 2026
Proposed Assessment Comparison

		2025	2026		
Phase	Unit Type	O&M* Assessment (Gross)	O&M* Assessment (Gross)	Increase / (Decrease)	
Series 2019 (Brightwood)					
1A	SF 40'	1,005.22	1,262.00	\$	256.78
1A	SF 50'	1,256.53	1,577.50	\$	320.97
1B	SF 40'	1,005.22	1,262.00	\$	256.78
1B	SF 50'	1,256.53	1,577.50	\$	320.97
1C	SF 40'	1,005.22	1,262.00	\$	256.78
1C	SF 50'	1,256.53	1,577.50	\$	320.97
1D (West)	SF 60'	1,507.83	1,893.00	\$	385.17
1D (East)	SF 60'	1,507.83	1,893.00	\$	385.17
Series 2019-Morgan's Glen (Riverfield)					
1	SF 50'	1,256.53	1,577.50	\$	320.97
2	SF 40'/45'/50'	1,256.53	1,577.50	\$	320.97
3	Townhome	879.57	1,104.25	\$	224.68
Series 2020 (Wildleaf)					
4A - 4B	Attached Villa 35'	879.57	1,104.25	\$	224.68
4A - 4B	SF 45'	1,130.87	1,419.75	\$	288.88
4A - 4B	SF 50'	1,256.53	1,577.50	\$	320.97
4A - 4B	SF 57'	1,432.44	1,798.35	\$	365.91
Series 2023 (1) (Longmeadow & Crescent Creek)					
4C-1	SF 40'	1,118.31	1,403.98	\$	285.67
4C-1	SF 50'	1,394.74	1,751.03	\$	356.28
4C-1	SF 60'	1,671.18	2,098.08	\$	426.90
4E	Paired Villa	992.66	1,340.03	\$	347.37
4E	Townhome (24')	665.96	899.01	\$	233.05
4F	SF 45'	1,256.53	1,696.24	\$	439.71
3 (TH)	Townhome (20')	552.87	694.10	\$	141.23
Series 2023 (2) (Del Webb)					
1	Villa 33	574.56	778.09	\$	203.53
1	Single Family 40	696.43	943.14	\$	246.71
1	Single Family 50	870.54	1,178.92	\$	308.38
1	Single Family 64	1,114.29	1,509.02	\$	394.73
2	Villa 33	574.56	778.09	\$	203.53
2	Single Family 40	696.43	943.14	\$	246.71
2	Single Family 50	870.54	1,178.92	\$	308.38
2	Single Family 64	1,114.29	1,509.02	\$	394.73
3	Villa 33	574.56	778.09	\$	203.53
3	Single Family 40	696.43	943.14	\$	246.71
3	Single Family 50	870.54	1,178.92	\$	308.38
3	Single Family 64	1,114.29	1,509.02	\$	394.73
Commercial Development					
2	Unplatted Acres	783.49	1,061.03	\$	277.54
Future Development					
1, 2, 3, 4, Amenity	Unplatted Acres	202.79	249.27	\$	46.48



North River Ranch Improvement Stewardship District
Proposed FY 2026
Debt Service Budgets

	Series 2019A-1	Series 2019A-2	Series 2019A-1 (Morgan's Glen)	Series 2019A-2 (Morgan's Glen)	Series 2020A-1	Series 2020A-2	Series 2021B	Series 2023A-1	Series 2023A-2	Series 2023A	Series 2023B
REVENUES:											
Special Assessments	\$ 887,453.75	\$ -	\$ 486,835.00	\$ 4,290.00	\$ 590,287.50	\$ 42,525.00	\$ -	\$ 889,177.50	\$ 1,106,875.00	\$ 781,768.75	\$ 958,800.00
TOTAL REVENUES	\$ 887,453.75	\$ -	\$ 486,835.00	\$ 4,290.00	\$ 590,287.50	\$ 42,525.00	\$ -	\$ 889,177.50	\$ 1,106,875.00	\$ 781,768.75	\$ 958,800.00
EXPENDITURES:											
Interest 11/01/2025	\$ 233,988.75	\$ -	\$ 126,455.00	\$ 1,430.00	\$ 144,362.50	\$ 14,175.00	\$ -	\$ 150,647.50	\$ 221,375.00	\$ 136,923.75	\$ 191,760.00
Interest 05/01/2026	233,988.75	-	126,455.00	1,430.00	144,362.50	14,175.00	-	301,295.00	442,750.00	273,847.50	383,520.00
Principal 05/01/2026	190,000.00	-	110,000.00	-	160,000.00	-	-	140,000.00	-	100,000.00	-
TOTAL EXPENDITURES	\$ 657,977.50	\$ -	\$ 362,910.00	\$ 2,860.00	\$ 448,725.00	\$ 28,350.00	\$ -	\$ 591,942.50	\$ 664,125.00	\$ 510,771.25	\$ 575,280.00
EXCESS REVENUES	\$ 229,476.25	\$ -	\$ 123,925.00	\$ 1,430.00	\$ 141,562.50	\$ 14,175.00	\$ -	\$ 297,235.00	\$ 442,750.00	\$ 270,997.50	\$ 383,520.00
Interest 11/01/2026	\$ 229,476.25	-	123,925.00	1,430.00	141,562.50	14,175.00	-	297,235.00	442,750.00	270,997.50	383,520.00



North River Ranch Improvement Stewardship District
FY 2026
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'	1,262.00	1,042.60	\$ 2,304.60
1A	SF 50'	1,577.50	1,211.10	\$ 2,788.60
1B	SF 40'	1,262.00	1,000.47	\$ 2,262.47
1B	SF 50'	1,577.50	1,128.56	\$ 2,706.06
1C	SF 40'	1,262.00	1,000.47	\$ 2,262.47
1C	SF 50'	1,577.50	1,128.56	\$ 2,706.06
1D (West)	SF 60'	1,893.00	1,421.72	\$ 3,314.72
1D (East)	SF 60'	1,893.00	1,421.72	\$ 3,314.72
Series 2019-Morgan's Glen (Riverfield)				
1	SF 50'	1,577.50	1,129.03	\$ 2,706.53
2	SF 40'/45'/50'	1,577.50	1,021.51	\$ 2,599.01
3	Townhome	1,104.25	930.11	\$ 2,034.36
Series 2020 (Wildleaf)				
4A - 4B	Attached Villa 35'	1,104.25	1,005.33	\$ 2,109.58
4A - 4B	SF 45'	1,419.75	1,170.92	\$ 2,590.67
4A - 4B	SF 50'	1,577.50	1,348.34	\$ 2,925.84
4A - 4B	SF 57'	1,798.35	1,596.71	\$ 3,395.06
Series 2023 (1) (Longmeadow & Crescent Creek)				
4C-1	SF 40'	1,403.98	1,319.59	\$ 2,723.57
4C-1	SF 50'	1,751.03	1,649.49	\$ 3,400.52
4C-1	SF 60'	2,098.08	1,979.38	\$ 4,077.46
4E	Paired Villa	1,340.03	1,259.28	\$ 2,599.31
4E	Townhome (24')	899.01	851.34	\$ 1,750.35
4F	SF 45'	1,696.24	1,596.28	\$ 3,292.52
3 (TH)	Townhome (20')	694.10	659.80	\$ 1,353.90
Series 2023 (2) (Del Webb)				
1	Villa 33	778.09	601.09	\$ 1,379.18
1	Single Family 40	943.14	728.58	\$ 1,671.72
1	Single Family 50	1,178.92	910.73	\$ 2,089.65
1	Single Family 64	1,509.02	1,165.74	\$ 2,674.76
2	Villa 33	778.09	601.09	\$ 1,379.18
2	Single Family 40	943.14	728.58	\$ 1,671.72
2	Single Family 50	1,178.92	910.73	\$ 2,089.65
2	Single Family 64	1,509.02	1,165.74	\$ 2,674.76
3	Villa 33	778.09	601.09	\$ 1,379.18
3	Single Family 40	943.14	728.58	\$ 1,671.72
3	Single Family 50	1,178.92	910.73	\$ 2,089.65
3	Single Family 64	1,509.02	1,165.74	\$ 2,674.76
Commercial Development				
2	Unplatted Acres	1,061.03	-	\$ 1,061.03
Future Development				
1, 2, 3, 4, Amenity	Unplatted Acres	249.27	-	\$ 249.27

PARCEL ID	FS DS 2019	MG DS 2019	DS 2020	DS 2023-Apr	DS 2023 Nov	O&M	Total Assessments
390410159	0	0	0	0	0	0	0
394610189	0	0	0	0	0	0	0
394610359	0	0	0	0	0	0	0
394610499	0	0	0	0	0	0	0
394610699	0	0	0	0	0	0	0
394610729	0	0	0	0	0	0	0
394610819	0	0	0	0	0	0	0
394610869	0	0	0	0	0	0	0
394611009	0	0	0	0	0	0	0
400410109	0	0	0	0	0	0	0
400410159	0	0	0	0	0	0	0
400410439	0	0	0	0	0	0	0
400450009	0	0	0	0	0	0	0
400450059	0	0	1588.96	0	1798.35	3387.31	
400450109	0	0	1588.96	0	1798.35	3387.31	
400450159	0	0	1588.96	0	1798.35	3387.31	
400450209	0	0	1588.96	0	1798.35	3387.31	
400450259	0	0	1588.96	0	1798.35	3387.31	
400450309	0	0	1588.96	0	1798.35	3387.31	
400450359	0	0	1588.96	0	1798.35	3387.31	
400450409	0	0	1588.96	0	1798.35	3387.31	
400450459	0	0	1588.96	0	1798.35	3387.31	
400450509	0	0	1588.96	0	1798.35	3387.31	
400450559	0	0	1588.96	0	1798.35	3387.31	
400450609	0	0	1588.96	0	1798.35	3387.31	
400450659	0	0	1588.96	0	1798.35	3387.31	
400450709	0	0	1588.96	0	1798.35	3387.31	
400450759	0	0	1588.96	0	1798.35	3387.31	
400450809	0	0	1588.96	0	1798.35	3387.31	
400450859	0	0	1588.96	0	1798.35	3387.31	
400450909	0	0	1588.96	0	1798.35	3387.31	
400450959	0	0	1588.96	0	1798.35	3387.31	
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400451059	0	0	1588.96	0	1798.35	3387.31	
400451109	0	0	1588.96	0	1798.35	3387.31	
400451159	0	0	1588.96	0	1798.35	3387.31	

400451209	0	0	1588.96	0	1798.35	3387.31
400451259	0	0	1588.96	0	1798.35	3387.31
400451309	0	0	1588.96	0	1798.35	3387.31
400451359	0	0	1588.96	0	1798.35	3387.31
400451409	0	0	1588.96	0	1798.35	3387.31
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400451509	0	0	1588.96	0	1798.35	3387.31
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400451609	0	0	1588.96	0	1798.35	3387.31
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400451709	0	0	1588.96	0	1798.35	3387.31
400451759	0	0	1165.24	0	1419.75	2584.99
400451809	0	0	1165.24	0	1419.75	2584.99
400451859	0	0	1000.45	0	1104.25	2104.7
400451909	0	0	1000.45	0	1104.25	2104.7
400451959	0	0	1000.45	0	1104.25	2104.7
400452009	0	0	1000.45	0	1104.25	2104.7
400452059	0	0	1000.45	0	1104.25	2104.7
400452109	0	0	1000.45	0	1104.25	2104.7
400452159	0	0	1000.45	0	1104.25	2104.7
400452209	0	0	1000.45	0	1104.25	2104.7
400452259	0	0	1000.45	0	1104.25	2104.7
400452309	0	0	1000.45	0	1104.25	2104.7
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400452609	0	0	1000.45	0	1104.25	2104.7
400452659	0	0	1000.45	0	1104.25	2104.7
400452709	0	0	1000.45	0	1104.25	2104.7
400452759	0	0	1000.45	0	1104.25	2104.7
400452809	0	0	1000.45	0	1104.25	2104.7
400452859	0	0	1000.45	0	1104.25	2104.7
400452909	0	0	1000.45	0	1104.25	2104.7
400452959	0	0	1000.45	0	1104.25	2104.7
400453009	0	0	1000.45	0	1104.25	2104.7

400453059	0	0	1000.45	0	1104.25	2104.7
400453109	0	0	1000.45	0	1104.25	2104.7
400453159	0	0	1000.45	0	1104.25	2104.7
400453209	0	0	1000.45	0	1104.25	2104.7
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400453309	0	0	1000.45	0	1104.25	2104.7
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400453559	0	0	1000.45	0	1104.25	2104.7
400453609	0	0	1000.45	0	1104.25	2104.7
400453659	0	0	1000.45	0	1104.25	2104.7
400453709	0	0	1000.45	0	1104.25	2104.7
400453759	0	0	1000.45	0	1104.25	2104.7
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400454109	0	0	1000.45	0	1104.25	2104.7
400454159	0	0	1000.45	0	1104.25	2104.7
400454209	0	0	1000.45	0	1104.25	2104.7
400454259	0	0	1000.45	0	1104.25	2104.7
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400454359	0	0	1000.45	0	1104.25	2104.7
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400454859	0	0	1000.45	0	1104.25	2104.7

400454909	0	0	1000.45	0	1104.25	2104.7
400454959	0	0	1000.45	0	1104.25	2104.7
400455009	0	0	1000.45	0	1104.25	2104.7
400455059	0	0	1000.45	0	1104.25	2104.7
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400456309	0	0	1000.45	0	1104.25	2104.7
400456359	0	0	1588.96	0	1798.35	3387.31
400456409	0	0	1588.96	0	1798.35	3387.31
400456459	0	0	1588.96	0	1798.35	3387.31
400456509	0	0	1588.96	0	1798.35	3387.31
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400456709	0	0	1588.96	0	1798.35	3387.31

400456759	0	0	1588.96	0	1798.35	3387.31
400456809	0	0	1588.96	0	1798.35	3387.31
400456859	0	0	1588.96	0	1798.35	3387.31
400456909	0	0	1588.96	0	1798.35	3387.31
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400458559	0	0	1588.96	0	1798.35	3387.31

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400459009	0	0	1588.96	0	1798.35	3387.31
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400459209	0	0	1588.96	0	1798.35	3387.31
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400459809	0	0	1165.24	0	1419.75	2584.99
400459859	0	0	1165.24	0	1419.75	2584.99
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400460209	0	0	1165.24	0	1419.75	2584.99
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400460409	0	0	1165.24	0	1419.75	2584.99

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400462109	0	0	1588.96	0	1798.35	3387.31
400462159	0	0	0	0	0	0
400462209	0	0	0	0	0	0
400462259	0	0	0	0	0	0

400462309	0	0	0	0	0	0
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400485359	0	0	1165.24	0	1419.75	2584.99
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400485559	0	0	1588.96	0	1798.35	3387.31
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400485659	0	0	1588.96	0	1798.35	3387.31
400485709	0	0	1588.96	0	1798.35	3387.31
400485759	0	0	1588.96	0	1798.35	3387.31
400485809	0	0	1588.96	0	1798.35	3387.31
400485859	0	0	1588.96	0	1798.35	3387.31
400485909	0	0	1588.96	0	1798.35	3387.31
400485959	0	0	1588.96	0	1798.35	3387.31

400486009	0	0	1588.96	0	1798.35	3387.31
400486059	0	0	1588.96	0	1798.35	3387.31
400486109	0	0	1588.96	0	1798.35	3387.31
400486159	0	0	1588.96	0	1798.35	3387.31
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400486309	0	0	1588.96	0	1798.35	3387.31
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400486709	0	0	1588.96	0	1798.35	3387.31
400486759	0	0	1588.96	0	1798.35	3387.31
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400487159	0	0	1000.45	0	1104.25	2104.7
400487209	0	0	1000.45	0	1104.25	2104.7
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400487309	0	0	1000.45	0	1104.25	2104.7
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400487709	0	0	1000.45	0	1104.25	2104.7
400487759	0	0	1000.45	0	1104.25	2104.7
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400488159	0	0	1000.45	0	1104.25	2104.7
400488209	0	0	1341.8	0	1577.5	2919.3
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401910559	0	0	0	0	0	0
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401921209	995.91	0	0	0	1262	2257.91
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401922559	995.91	0	0	0	1262	2257.91
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401927609	0	0	0	0	0	0
401927659	0	0	0	0	0	0
401927709	0	0	0	0	0	0
401927759	0	0	0	0	0	0
401927809	0	0	0	0	0	0
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401927909	0	0	0	0	0	0
401927959	0	0	0	0	0	0
401928009	0	0	0	0	0	0
401928059	0	0	0	0	0	0
401928109	0	0	0	0	0	0
401928159	0	0	0	0	0	0
401928509	0	0	0	0	0	0
401928559	1205.58	0	0	0	1577.5	2783.08
401928609	1205.58	0	0	0	1577.5	2783.08
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401928759	1205.58	0	0	0	1577.5	2783.08
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401929359	1037.85	0	0	0	1262	2299.85
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401929959	1037.85	0	0	0	1262	2299.85
401930009	1037.85	0	0	0	1262	2299.85
401930059	1037.85	0	0	0	1262	2299.85
401930109	1037.85	0	0	0	1262	2299.85
401930159	1037.85	0	0	0	1262	2299.85
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401933059	995.91	0	0	0	1262	2257.91
401933109	995.91	0	0	0	1262	2257.91
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401933259	995.91	0	0	0	1262	2257.91
401933309	995.91	0	0	0	1262	2257.91
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401933859	995.91	0	0	0	1262	2257.91
401933909	995.91	0	0	0	1262	2257.91
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401936059	995.91	0	0	0	1262	2257.91
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401936209	1123.42	0	0	0	1577.5	2700.92
401936259	1123.42	0	0	0	1577.5	2700.92
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401937859	995.91	0	0	0	1262	2257.91
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401939659	1123.42	0	0	0	1577.5	2700.92
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401939809	1123.42	0	0	0	1577.5	2700.92
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401940059	1123.42	0	0	0	1577.5	2700.92
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401940359	1123.42	0	0	0	1577.5	2700.92
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401941459	1123.42	0	0	0	1577.5	2700.92
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401941609	1123.42	0	0	0	1577.5	2700.92
401941659	1123.42	0	0	0	1577.5	2700.92
401941709	1123.42	0	0	0	1577.5	2700.92

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401941909	1415.24	0	0	0	1893	3308.24
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Gross	698,415.72	384,751.20	479,489.18	700,965.61		2,744,678.37	5,008,300.08
Fee	48,889.10	26,932.58	33,564.24	49,067.59		192,127.49	350,581.01
Net	649,526.62	357,818.62	445,924.94	651,898.02		2,552,550.88	4,657,719.07

Highview Direct Bill				87,230.77		92,953.92	180184.69
Pulte Direct Bill					202,863.50	380,799.93	583663.43
Manatee Medical						21,521.14	21521.14
Haval Farms					442,976.50	610,428.90	1053405.4
Neal Direct Bill						460,805.53	460805.53

Net	649,526.62	357,818.62	445,924.94	739,128.79	645,840.00	4,119,060.30	6,957,299.26
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Budget	653,465.00	360,380.00	445,925.00	739,130.00	645,840.00	4,127,128.78	6971868.78
	(3,938.38)	(2,561.38)	(0.06)	(1.21)	-	(8,068.48)	(14,569.52)



North River Ranch Improvement Stewardship District

**Consideration of Resolution 2025-11,
Adopting the Annual Meeting Schedule for
Fiscal Year 2025/2026**

RESOLUTION 2025-11

A RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the North River Ranch Improvement Stewardship District("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida ("Act") and Chapter 189, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Manatee County.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
FISCAL YEAR 2025/2026**

**October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

All meetings will convene at 1:15 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.



North River Ranch Improvement Stewardship District

**Consideration of Resolution 2025-12,
Expressing Intent to Use Uniform Method
Related to 2024 & 2025 Boundary Amendments**

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*, AS A RESULT OF EXPANSION OF THE DISTRICT'S BOUNDARIES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, *Laws of Florida*, (the "Act"), and is located within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") previously adopted Resolution 2021-27 authorizing the use of the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method"), over certain lands within the District as described therein; and

WHEREAS, during the 2024 and 2025 legislative sessions, the external boundaries of the District were expanded in order to include additional lands (the "Expansion Parcels"); and

WHEREAS, the District pursuant to the provisions of the Act is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, and the Act.

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments for the Expansion Parcels.

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

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2025 at _____ .m. at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



North River Ranch Improvement Stewardship District

Consideration of Clearview Land design P.L.
Change Order #14

Change Order

No. 14

Date of Issuance: August 11, 2025

Effective Date: August 13, 2025

Project: North River Ranch 4C – Amenity Center	Owner: North River Ranch Improvement Stewardship District	Owner's Contract No.:
Contract: \$7,268,995.00		Date of Contract: February 1, 2023
Contractor: RIPA & Associates, LLC		Engineer's Project No.: 215616746
		Engineer's Project No.: 22-194

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

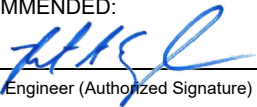
Description:

Adding days to original contract

Attachments: (List documents supporting change):

Request days added received from Chris Fisher at Clearview 08/06/2025

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
\$ 7,268,995.00	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>13</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>13</u> :
\$ (91,105.06)	Substantial completion (days): 763 Days
	Ready for final payment (days): 793 Days
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 6,970,149.77	Substantial completion (days or date): 763 Days (03/05/25)
	Ready for final payment (days or date): 793 Days (04/04/25)
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ 0.00	Substantial completion (days or date): 180 Days
	Ready for final payment (days or date): 180 Days
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 7,177,889.94	Substantial completion (days or date): 943 Days (09/01/25)
	Ready for final payment (days or date): 973 Days (10/01/25)

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: 	By: _____	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: <u>08/11/2025</u>	Date: _____	Date: _____

Approved by Funding Agency (if applicable): _____ Date: _____

V:\2156\active\215616746\civil\construction_phase_documents\change_orders\NRR_4C_amenity\received\con_nrr-4c_amenity-cntr_co-14_0-00_days-added-to-contract_ripa_20250811.docx



August 6, 2025

Mr. Pete Williams
NRR Improvement Stewardship District
5800 Lakewood Ranch Blvd
Sarasota, FL 34211

RE: North River Ranch Amenity Center Time Change Order

Dear Mr. Williams:

In support of the time change orders (180 days) that have come before the board from Ripa & Associates for the North River Ranch Amenity Center, here is a list of the revisions and field conditions that caused the delay in the completion of the project.

1. Additional roof drain cleanouts based on revised architectural building plans. (May 2023)
2. The addition of the bike track where we added in additional grades, and drainage structures. (Jan 2024)
3. Pickleball Courts added (Feb 2024)
4. Water Meter revisions along Long Meadow Ave (Jan 2024)
5. Sidewalk Revisions Along Camp Creek Trail (Feb 2024)
6. Sidewalk Revisions Along Long Meadow Ave (August 2024)
7. Revised Yard Drains within the Amenity Center (Feb 2024)
8. Fire Line modifications based on Fire Department inspection (Sep 2024)
9. 2nd lift of asphalt added into scope (Dec 2024)
10. Revisions to the food truck parking area (Dec 2024)
11. Yard Drains were added and modified throughout the process to accommodate field conditions
12. Drainage throughout the pool area was delayed due to the pool contractor installing the plumbing to serve the pool
13. All these revisions caused additional survey work as well.

The following is a list of the completion milestones that were met.

- Camp Creek and Long Meadow Paved: 1/24/24
- Water Clearance: 7/11/2024
- Wastewater Clearance: 7/12/2024

Please feel free to contact me with any questions at (813)223-3919, chris.fisher@clearviewland.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Fisher", is written over a light blue horizontal line.

Christopher Fisher, P.E.
Project Manager
CLEARVIEW LAND DESIGN, P.L.

P:\North River Ranch\Phase III-A Townhomes\Permitting\Submittals\SWFWMD\Initial Submittal\DRAFTS\2024.01.08_Transmittal Letter.doc



North River Ranch Improvement Stewardship District

Review and Acceptance
of Arbitrage Report – Series 2019A-1 & 2019A-2

**North River Ranch
Improvement Stewardship District
(formerly Fieldstone Community Development
District) \$13,265,000 Capital Improvement
Revenue Bonds, Series 2019A-1 & 2019A-2
Installment Date Computation**

For the period July 9, 2019 through July 9, 2024

GNP Services, CPA, PA

www.gnpcpas.com

5000 US Highway 17 S #18187
Fleming Island, FL 32003

P.O. Box 1179
Orange Park, FL 32067-1179

July 25, 2025

Mr. Pete Williams, Chairman
North River Ranch Improvement Stewardship District
5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

RE: Installment Date Computation

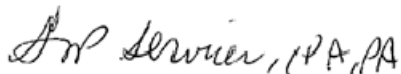
Dear Mr. Williams:

GNP Services, CPA, PA has been requested to compute the Rebatable Arbitrage Liability with respect to the North River Ranch Improvement Stewardship District (formerly Fieldstone Community Development District) \$13,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 & 2019A-2. All computations included herein are mathematically accurate and have been performed in accordance with the Code. All capitalized terms are defined in the attached report.

- There is no Rebatable Arbitrage Liability or Yield Reduction Payment Amount for the Cumulative Computation Period. Accordingly, there is no amount due to the U.S. Government as of the Current Installment Computation Date.
- The next Installment Computation Date is July 9, 2029.

Please see attached supporting schedules for further details. If you have questions regarding this report, or any other concerns, please call (904) 327-8377.

Very truly yours,



GNP Services, CPA, PA

Enclosure

cc: Ms. Vivian Carvalho, PFM Group Consulting LLC

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YIELD REDUCTION PAYMENT COMPUTATIONS

Acquisition and Construction Fund - Yield Restriction Proof E

Definitions

Arbitrage Yield - The semiannual discount rate at which the present value of payments of principal and interest equals the par amount of the bonds adjusted as follows: if applicable, plus accrued interest and original issue premium, and less original issue discount, cost of credit enhancement and/or reserve surety.

Bona Fide Debt Service Fund - A fund that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year and that may be excluded from the Rebatable Arbitrage Liability computation if the requirements specified in the Code for the Bona Fide Debt Service Fund exemption are met.

Bond Documents - Tax Certificate as to Arbitrage and IRS Form 8038-G executed as of the Issue Date and information regarding the investment and expenditures of gross proceeds. Nothing has come to our attention that has led us to conclude that any of the information included in these documents has been affected by events or circumstances occurring after their respective dates.

Bonds - North River Ranch Improvement Stewardship District (formerly Fieldstone Community Development District) \$13,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 & 2019A-2

Code - Section 148(f) of the Internal Revenue Code of 1986 and existing applicable Treasury Regulations

Cumulative Computation Period - The period beginning on the Issue Date and ending on the Current Installment Computation Date

Cumulative Rebatable Arbitrage Liability - The Rebatable Arbitrage Liability for the Cumulative Computation Period

Current Installment Computation Date - July 9, 2024

Debt Service Funds - The 2019A-1 Sinking, 2019A-1 Interest, 2019A-2 Interest, 2019A-1 Prepayment, 2019A-2 Prepayment and Revenue Funds

Installment Computation Dates - Any date not later than the fifth anniversary of the Issue Date of the Bonds and each subsequent fifth year thereafter. For the Bonds, the Installment Computation Dates are July 9, 2024 and each subsequent fifth July 9 thereafter.

Issue Date - July 9, 2019

Issuer - North River Ranch Improvement Stewardship District

Rebatable Arbitrage Liability - The excess of receipts over payments calculated in accordance with the Code

Rebatable Arbitrage Liability Payment Due Date - The date that is no later than sixty days past each Installment Computation Date

Yield Reduction Payment Amount - The payment amount made to the federal government in order to reduce the yield on investment of Bond proceeds to meet yield restriction requirements under the Code

Yield Restricted Period - The period beginning on July 9, 2022 and ending on the Current Installment Computation Date

Summary of Bond Document Representations and Related Conclusions

Representations

- The Bond Documents state the following:
 - The Bonds were issued on July 9, 2019.
 - The 2019A-1 Reserve Fund is “reasonably required” in accordance with the Code.
 - The temporary period for the Acquisition and Construction Fund is three years.
 - The Debt Service Funds are expected to meet the requirements of a Bona Fide Debt Service Fund.
 - The Arbitrage Yield is 5.278323%.
 - The Bonds were issued for the purpose of financing a portion of the cost of the District’s Capital Improvement Plan, including, but not limited to, roadways, street and entry lighting, drainage water/wastewater management, clearing and earthwork, landscaping, irrigation, lakes, amenity center and trails, professional fees and contingency (the “Project”); funding a deposit to the 2019A-1 Reserve Fund in the amount of the 2019A-1 reserve fund requirement on the date of issuance; paying capitalized interest due on the Bonds through November 1, 2019; and paying the costs and expenses incurred in connection with the issuance of the Bonds.

Related Conclusions

- We have concluded the following:
 - The Bonds are subject to the 1993 Regulations. New regulations or rulings that apply to the Bonds may be enacted. If so, it should be determined that the computation of the Rebatale Arbitrage Liability complies with any applicable changes.
 - The next Rebatale Arbitrage Liability Payment Due Date is September 7, 2029, assuming an Installment Computation Date of July 9, 2029.
 - The 2019A-1 Reserve Fund may be invested at an unrestricted yield.
 - No yield reduction payments will be required for the Yield Restricted Period.
 - The Debt Service Funds have been appropriately excluded from the Rebatale Arbitrage Liability computation because they met the Bona Fide Debt Service Fund exemption requirements.

Assumptions

- Certain Bond documents, financial records and other materials relevant to the computation of the Rebatale Arbitrage Liability have been provided to us by various parties. Nothing has come to our attention to lead us to conclude that any of the information provided includes errors or omissions; therefore we have assumed that all information included in the materials provided to us is accurate and complete.
- We have assumed that all transaction activity provided to us is includable in the computation of the Rebatale Arbitrage Liability under the Code.
- We have assumed the financial schedules and information provided with respect to the proceeds is accurate in all respects, including dates and amounts of the cash flow transactions. We further assumed that a current cash outlay occurred no later than 5 banking days after the date on which the allocation of gross proceeds to an expenditure was made.

Sources and Uses

Sources

Principal of Series 2019A-1	\$ 9,910,000.00
Principal of Series 2019A-2	3,355,000.00
Total	\$ 13,265,000.00

Uses

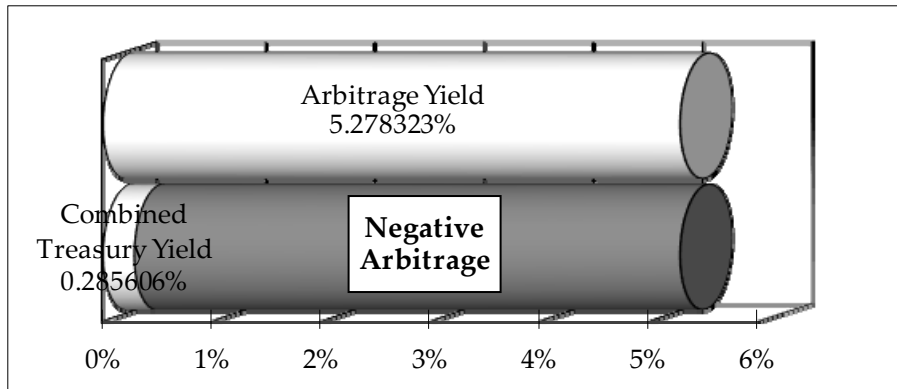
Acquisition and Construction Fund	\$ 12,467,492.45
Underwriter's Discount	265,300.00
Costs of Issuance Fund	206,000.00
2019A-1 Reserve Fund	166,058.44
2019A-1 Capitalized Interest Fund	160,149.11
Total	\$ 13,265,000.00

Conclusions

Arbitrage Yield/Investment Yield Comparison

The Arbitrage Yield is stated in the Bond Documents to be 5.278323%. The Bond Documents further state that the computation of the Arbitrage Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.

The yield on the U.S. Bank Money Market and GCTS Treasury Obligations (the “Combined Treasury Yield”) is calculated to be 0.285606% as shown on Schedules A-D. The Combined Treasury Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.



Rebatable Arbitrage Liability Expectation

The Combined Treasury Yield on the Gross Proceeds that are subject to the Rebtable Arbitrage Liability computation was less than the Arbitrage Yield during the Cumulative Computation Period, as shown above. This results in an expectation of negative Rebtable Arbitrage Liability with respect to those Gross Proceeds as shown on Schedules A-D. The results are in accordance with expectations.

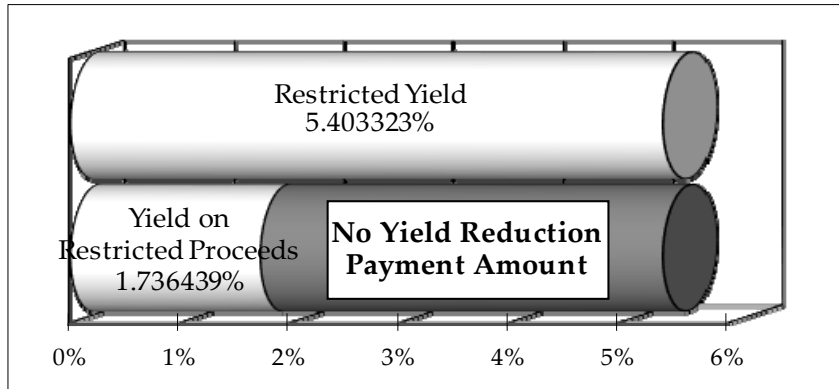
Rebtable Arbitrage Liability

The Rebtable Arbitrage Liability computation results in a Cumulative Rebtable Arbitrage Liability in the negative amount of \$(466,451.37). Therefore no payment is due as of the Current Installment Computation Date.

Restricted Yield/Investment Yield Comparison

Based on the Arbitrage Yield as stated in the Bond Documents, we have determined that the Restricted Yield of 5.403323% is equal to the Arbitrage Yield plus .125%.

The Yield on the restricted proceeds (the “Yield on Restricted Proceeds”) is calculated to be 1.736439% as shown on Schedule E for the Yield Restricted Period.



Record Keeping Requirements

Records evidencing the transaction data used to calculate arbitrage rebate and yield restriction amounts must be maintained until three years after the last outstanding bond of the issue is redeemed. This report, and documentation we maintain in our files, cannot be relied upon to meet the record retention requirement.

SYNOPSIS OF COMPUTATION RESULTS

As of the Current Installment Computation Date

09-Jul-24

North River Ranch Improvement Stewardship District
(formerly Fieldstone Community Development District)

\$13,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 & 2019A-2

Cumulative Computation Period

Acquisition and Construction Fund	\$	(410,892.38)
2019A-1 Reserve Fund		(41,654.09)
2019A-1 Capitalized Interest Fund		(3,218.35)
Costs of Issuance Fund		(271.84)
Computation Date Credits		(10,414.71)
Cumulative Rebatable Arbitrage Liability	\$	<u>(466,451.37)</u>

Gross Proceeds Subject to Arbitrage Rebate Remaining

As of the Current Installment Computation Date

Acquisition and Construction Fund	\$	68,080.61
2019A-1 Reserve Fund		166,056.88
Debt Service Funds		303,161.88
Total	\$	<u>537,299.37</u>

Schedule A
Rebatable Arbitrage Liability Computation
Acquisition and Construction Fund

North River Ranch Improvement Stewardship District
(formerly Fieldstone Community Development District)
\$13,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 & 2019A-2

Issue Date	09-Jul-19	Combined Treasury Yield	0.285606%
Beginning Date	09-Jul-19	Arbitrage Yield	5.278323%
Computation Date	09-Jul-24	Total Earnings	\$ 13,497.41

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
09-Jul-19	\$ -	\$ (12,467,492.45)	\$ -	\$ 12,467,492.45	\$ (16,177,450.08)	\$ 12,467,492.45
15-Jul-19	2,447,299.45			10,020,193.00	3,172,787.34	(2,447,214.82)
23-Jul-19	285,232.02			9,734,960.98	369,359.54	(285,209.01)
01-Aug-19			1,661.51	9,734,960.98	2,149.07	(1,661.30)
02-Aug-19		(1,661.51)		9,736,622.49	(2,148.76)	1,661.29
22-Aug-19		(93,127.50)		9,829,749.99	(120,089.86)	93,104.42
03-Sep-19			1,658.99	9,829,749.99	2,135.90	(1,658.47)
04-Sep-19		(1,658.99)		9,831,408.98	(2,135.59)	1,658.46
06-Sep-19	822,963.34			9,008,445.64	1,059,080.48	(822,693.02)
09-Sep-19	94,178.12			8,914,267.52	121,146.24	(94,145.56)
18-Sep-19	362,067.66			8,552,199.86	465,140.34	(361,923.70)
23-Sep-19	88,576.65			8,463,623.21	113,710.16	(88,538.88)
30-Sep-19	110,119.82			8,353,503.39	141,223.04	(110,068.42)
01-Oct-19			1,322.27	8,353,503.39	1,695.50	(1,321.65)
02-Oct-19		(1,322.27)		8,354,825.66	(1,695.25)	1,321.64
08-Oct-19	2,784.00			8,352,041.66	3,566.21	(2,782.57)
17-Oct-19	136,588.68			8,215,452.98	174,737.58	(136,511.55)
23-Oct-19	4,750.00			8,210,702.98	6,071.39	(4,747.15)
29-Oct-19	110,153.69			8,100,549.29	140,674.85	(110,083.88)
01-Nov-19			1,054.15	8,100,549.29	1,345.84	(1,053.47)
04-Nov-19		(175.50)		8,100,724.79	(223.97)	175.38
04-Nov-19		(1,054.15)		8,101,778.94	(1,345.26)	1,053.45
06-Nov-19	1,025.00			8,100,753.94	1,307.68	(1,024.31)
15-Nov-19	258,007.98			7,842,745.96	328,734.23	(257,820.68)
20-Nov-19	99,224.04			7,743,521.92	126,332.31	(99,149.15)
02-Dec-19	403,043.66			7,340,478.26	512,265.87	(402,711.61)
02-Dec-19			977.28	7,340,478.26	1,242.12	(976.47)
02-Dec-19		(977.28)		7,341,455.54	(1,242.12)	976.47
10-Dec-19	215,430.25			7,126,025.29	273,493.63	(215,242.84)
23-Dec-19	697,355.50			6,428,669.79	883,644.74	(696,696.65)
02-Jan-20			891.66	6,428,669.79	1,128.38	(890.77)
03-Jan-20		(5,801.68)		6,434,471.47	(7,340.89)	5,795.86
03-Jan-20		(891.66)		6,435,363.13	(1,128.22)	890.77
10-Jan-20	20,275.00			6,415,088.13	25,628.07	(20,253.86)
17-Jan-20	8,930.50			6,406,157.63	11,276.93	(8,920.83)
23-Jan-20	253,635.13			6,152,522.50	319,998.07	(253,351.69)
28-Jan-20	108,647.29			6,043,875.21	136,975.41	(108,522.75)
03-Feb-20			804.04	6,043,875.21	1,012.95	(803.10)
04-Feb-20		(804.04)		6,044,679.25	(1,012.80)	803.09
12-Feb-20	133,352.65			5,911,326.60	167,782.03	(133,189.04)
21-Feb-20	127,759.97			5,783,566.63	160,536.18	(127,596.60)
02-Mar-20			623.71	5,783,566.63	782.47	(622.87)
03-Mar-20		(623.71)		5,784,190.34	(782.36)	622.87

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
05-Mar-20	340,578.30			5,443,612.04	427,085.87	(340,115.36)
11-Mar-20	62,954.40			5,380,657.64	78,876.42	(62,866.65)
19-Mar-20	395,420.32			4,985,237.32	494,854.25	(394,850.97)
24-Mar-20	214,048.47			4,771,188.85	267,680.17	(213,734.11)
01-Apr-20			259.46	4,771,188.85	324.14	(259.07)
02-Apr-20		(259.46)		4,771,448.31	(324.09)	259.07
02-Apr-20	675,395.14			4,096,053.17	843,643.95	(674,372.14)
09-Apr-20	254,502.70			3,841,550.47	317,580.41	(254,106.96)
20-Apr-20	799,478.32			3,042,072.15	996,039.70	(798,184.56)
21-Apr-20	63,838.78			2,978,233.37	79,522.80	(63,735.11)
27-Apr-20	744,531.72			2,233,701.65	926,644.62	(743,296.89)
01-May-20			28.84	2,233,701.65	35.87	(28.79)
04-May-20		(28.84)		2,233,730.49	(35.86)	28.79
05-May-20	6,092.82			2,227,637.67	7,574.35	(6,082.43)
13-May-20	129,600.30			2,098,037.37	160,927.55	(129,373.42)
19-May-20	63,351.97			2,034,685.40	78,597.26	(63,238.88)
28-May-20	952,828.53			1,081,856.87	1,180,582.63	(951,078.29)
01-Jun-20			16.94	1,081,856.87	20.98	(16.91)
02-Jun-20	228,587.33			853,269.54	283,062.53	(228,162.18)
02-Jun-20		(16.94)		853,286.48	(20.98)	16.91
10-Jun-20	409,929.88			443,356.60	507,033.91	(409,148.59)
18-Jun-20	44,509.49			398,847.11	54,989.18	(44,422.61)
23-Jun-20	86,636.75			312,210.36	106,957.82	(86,465.15)
29-Jun-20	101,637.67			210,572.69	125,368.37	(101,432.85)
01-Jul-20			2.58	210,572.69	3.18	(2.57)
02-Jul-20		(2.58)		210,575.27	(3.18)	2.57
07-Jul-20	5,673.25			204,902.02	6,989.76	(5,661.56)
14-Jul-20	127,409.07			77,492.95	156,816.18	(127,141.32)
29-Jul-20	8,233.80			69,259.15	10,112.26	(8,215.79)
03-Aug-20			0.63	69,259.15	0.77	(0.63)
04-Aug-20	43,361.97			25,897.18	53,216.03	(43,265.86)
04-Aug-20		(0.63)		25,897.81	(0.77)	0.63
05-Aug-20		(3,422.00)		29,319.81	(4,199.05)	3,414.40
18-Aug-20	835.00			28,484.81	1,022.68	(833.08)
26-Aug-20	672.88			27,811.93	823.17	(671.30)
31-Aug-20	945.00			26,866.93	1,155.40	(942.76)
01-Sep-20			0.14	26,866.93	0.17	(0.14)
02-Sep-20		(0.14)		26,867.07	(0.17)	0.14
10-Sep-20	838.00			26,029.07	1,023.09	(835.97)
15-Sep-20	1,975.00			24,054.07	2,409.48	(1,970.16)
01-Oct-20			0.10	24,054.07	0.12	(0.10)
02-Oct-20		(0.10)		24,054.17	(0.12)	0.10
07-Oct-20	254.00			23,800.17	308.89	(253.34)
19-Oct-20		(23,226.00)		47,026.17	(28,196.43)	23,164.50
02-Nov-20			0.14	47,026.17	0.17	(0.14)
03-Nov-20		(0.14)		47,026.31	(0.17)	0.14
16-Nov-20	392.50			46,633.81	474.64	(391.40)
25-Nov-20		(9,460.00)		56,093.81	(11,424.79)	9,433.00
01-Dec-20			0.20	56,093.81	0.24	(0.20)
02-Dec-20	17,595.50			38,498.31	21,228.47	(17,544.56)
02-Dec-20		(0.20)		38,498.51	(0.24)	0.20
15-Dec-20	4,207.00			34,291.51	5,066.09	(4,194.51)
21-Dec-20	1,500.00			32,791.51	1,804.74	(1,495.49)
04-Jan-21		(16,172.50)		48,964.01	(19,421.51)	16,122.71
04-Jan-21			0.15	48,964.01	0.18	(0.15)
05-Jan-21		(0.15)		48,964.16	(0.18)	0.15
11-Jan-21	29,011.74			19,952.42	34,804.85	(28,921.25)
01-Feb-21			0.12	19,952.42	0.14	(0.12)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
02-Feb-21		(0.12)		19,952.54	(0.14)	0.12
01-Mar-21			0.08	19,952.54	0.10	(0.08)
02-Mar-21		(0.08)		19,952.62	(0.10)	0.08
01-Apr-21			0.08	19,952.62	0.09	(0.08)
02-Apr-21		(0.08)		19,952.70	(0.09)	0.08
05-Apr-21	13,070.92			6,881.78	15,491.47	(13,023.85)
03-May-21			0.04	6,881.78	0.05	(0.04)
04-May-21		(13,070.92)		19,952.70	(15,426.59)	13,021.67
04-May-21		(0.04)		19,952.74	(0.05)	0.04
11-May-21		(4,905.00)		24,857.74	(5,783.13)	4,886.32
01-Jun-21			0.09	24,857.74	0.11	(0.09)
02-Jun-21		(0.09)		24,857.83	(0.11)	0.09
01-Jul-21			0.10	24,857.83	0.12	(0.10)
02-Jul-21		(0.10)		24,857.93	(0.12)	0.10
09-Jul-21		(26,488.00)		51,345.93	(30,969.04)	26,378.31
02-Aug-21			0.19	51,345.93	0.22	(0.19)
03-Aug-21		(0.19)		51,346.12	(0.22)	0.19
10-Aug-21		(54,101.76)		105,447.88	(62,971.15)	53,868.09
01-Sep-21			0.38	105,447.88	0.44	(0.38)
02-Sep-21		(0.38)		105,448.26	(0.44)	0.38
27-Sep-21	5,815.00			99,633.26	6,722.42	(5,788.32)
01-Oct-21			0.43	99,633.26	0.50	(0.43)
04-Oct-21		(0.43)		99,633.69	(0.50)	0.43
05-Oct-21	4,870.00			94,763.69	5,623.44	(4,847.43)
13-Oct-21	59,984.93			34,778.76	69,185.13	(59,704.17)
19-Oct-21	15,984.00			18,794.76	18,419.55	(15,908.64)
01-Nov-21			0.22	18,794.76	0.25	(0.22)
02-Nov-21		(0.22)		18,794.98	(0.25)	0.22
15-Nov-21		(13,157.94)		31,952.92	(15,105.92)	13,093.94
23-Nov-21		(85,484.00)		117,436.92	(98,026.04)	85,064.27
01-Dec-21			0.20	117,436.92	0.23	(0.20)
02-Dec-21		(0.20)		117,437.12	(0.23)	0.20
03-Jan-22			0.50	117,437.12	0.57	(0.50)
04-Jan-22		(0.50)		117,437.62	(0.57)	0.50
01-Feb-22			0.50	117,437.62	0.57	(0.50)
02-Feb-22		(0.50)		117,438.12	(0.57)	0.50
01-Mar-22			0.45	117,438.12	0.51	(0.45)
02-Mar-22		(0.45)		117,438.57	(0.51)	0.45
01-Apr-22			0.50	117,438.57	0.56	(0.50)
04-Apr-22		(0.50)		117,439.07	(0.56)	0.50
05-Apr-22		(55,942.17)		173,381.24	(62,936.07)	55,625.16
02-May-22			0.68	173,381.24	0.76	(0.68)
03-May-22		(0.68)		173,381.92	(0.76)	0.68
01-Jun-22			0.74	173,381.92	0.83	(0.74)
02-Jun-22		(0.74)		173,382.66	(0.83)	0.74
01-Jul-22			0.71	173,382.66	0.79	(0.71)
05-Jul-22		(0.71)		173,383.37	(0.79)	0.71
01-Aug-22			0.74	173,383.37	0.82	(0.74)
02-Aug-22		(0.74)		173,384.11	(0.82)	0.74
01-Sep-22			0.74	173,384.11	0.82	(0.74)
02-Sep-22		(0.74)		173,384.85	(0.81)	0.74
03-Oct-22			0.71	173,384.85	0.78	(0.71)
04-Oct-22		(0.71)		173,385.56	(0.78)	0.71
01-Nov-22			0.74	173,385.56	0.81	(0.73)
02-Nov-22		(0.74)		173,386.30	(0.81)	0.73
22-Nov-22	900.00			172,486.30	979.80	(893.73)
28-Nov-22	93,912.00			78,574.30	102,149.74	(93,254.51)
29-Nov-22		(3,612.00)		82,186.30	(3,928.27)	3,586.69

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Dec-22			0.67	82,186.30	0.73	(0.67)
02-Dec-22		(0.67)		82,186.97	(0.73)	0.67
21-Dec-22		(16,754.29)		98,941.26	(18,163.38)	16,634.79
03-Jan-23			0.37	98,941.26	0.40	(0.37)
04-Jan-23		(0.37)		98,941.63	(0.40)	0.37
01-Feb-23			0.42	98,941.63	0.45	(0.42)
02-Feb-23		(0.42)		98,942.05	(0.45)	0.42
28-Feb-23		(42,046.11)		140,988.16	(45,142.48)	41,730.09
01-Mar-23			0.39	140,988.16	0.42	(0.39)
02-Mar-23		(0.39)		140,988.55	(0.42)	0.39
21-Mar-23		(3,010.00)		143,998.55	(3,220.92)	2,986.98
03-Apr-23			0.60	143,998.55	0.64	(0.60)
04-Apr-23		(0.60)		143,999.15	(0.64)	0.60
25-Apr-23	13,240.51			130,758.64	14,098.79	(13,136.68)
01-May-23			0.58	130,758.64	0.62	(0.58)
02-May-23		(0.58)		130,759.22	(0.62)	0.58
01-Jun-23			0.56	130,759.22	0.59	(0.56)
02-Jun-23		(0.56)		130,759.78	(0.59)	0.56
05-Jun-23	2,834.00			127,925.78	3,000.29	(2,811.13)
07-Jun-23		(2,709.00)		130,634.78	(2,867.12)	2,687.11
29-Jun-23	5,518.00			125,116.78	5,821.52	(5,472.71)
03-Jul-23			0.53	125,116.78	0.56	(0.53)
05-Jul-23		(0.53)		125,117.31	(0.56)	0.53
01-Aug-23			0.53	125,117.31	0.56	(0.53)
02-Aug-23		(0.53)		125,117.84	(0.56)	0.53
03-Aug-23	366.00			124,751.84	384.24	(362.92)
21-Aug-23	926.00			123,825.84	969.61	(918.12)
31-Aug-23		(1,806.00)		125,631.84	(1,888.59)	1,790.55
01-Sep-23			0.53	125,631.84	0.55	(0.53)
05-Sep-23		(0.53)		125,632.37	(0.55)	0.53
07-Sep-23	125,632.37			0.00	131,244.89	(124,552.35)
07-Sep-23		(125,632.37)		125,632.37	(131,244.89)	124,552.35
18-Sep-23	575.00			125,057.37	599.73	(570.02)
02-Oct-23			440.85	125,057.37	458.88	(437.00)
02-Oct-23			0.10	125,057.37	0.10	(0.10)
02-Oct-23		(440.95)		125,498.32	(458.99)	437.10
10-Oct-23	5,028.00			120,470.32	5,227.60	(4,983.83)
01-Nov-23			553.96	120,470.32	574.20	(549.03)
02-Nov-23		(553.96)		121,024.28	(574.12)	549.02
01-Dec-23			528.28	121,024.28	545.21	(523.49)
01-Dec-23		(528.28)		121,552.56	(545.21)	523.49
13-Dec-23	34,176.00			87,376.56	35,210.20	(33,863.46)
02-Jan-24			451.43	87,376.56	463.81	(447.25)
03-Jan-24		(451.43)		87,827.99	(463.75)	447.25
01-Feb-24			390.42	87,827.99	399.45	(386.74)
01-Feb-24		(390.42)		88,218.41	(399.45)	386.74
01-Mar-24			366.98	88,218.41	373.84	(363.46)
01-Mar-24		(366.98)		88,585.39	(373.84)	363.46
18-Mar-24	4,465.00			84,120.39	4,537.30	(4,421.75)
01-Apr-24			384.95	84,120.39	390.45	(381.19)
01-Apr-24		(384.95)		84,505.34	(390.45)	381.19
02-Apr-24	4,800.00			79,705.34	4,867.86	(4,753.12)
29-Apr-24	6,709.50			72,995.84	6,777.81	(6,642.93)
01-May-24			341.76	72,995.84	345.14	(338.37)
01-May-24		(341.76)		73,337.60	(345.14)	338.37
03-Jun-24			326.11	73,337.60	327.81	(322.81)
03-Jun-24		(326.11)		73,663.71	(327.81)	322.81
01-Jul-24			316.90	73,663.71	317.27	(313.64)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Jul-24		(316.90)		73,980.61	(317.27)	313.64
03-Jul-24	5,900.00			68,080.61	5,905.13	(5,839.31)
09-Jul-24	68,080.61		78.76	0.00	68,159.37	(67,455.91)
Totals					\$ (410,892.38)	\$ 0.00

Schedule B
Rebatable Arbitrage Liability Computation
2019A-1 Reserve Fund

North River Ranch Improvement Stewardship District
(formerly Fieldstone Community Development District)
\$13,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 & 2019A-2

Issue Date	09-Jul-19	Combined Treasury Yield	0.285606%
Beginning Date	09-Jul-19	Arbitrage Yield	5.278323%
Computation Date	09-Jul-24	Total Earnings	\$ 7,559.97

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
09-Jul-19	\$ -	\$ (166,058.44)	\$ -	\$ 166,058.44	\$ (215,472.53)	\$ 166,058.44
01-Aug-19			26.16	166,058.44	33.84	(26.15)
02-Aug-19		(26.16)		166,084.60	(33.83)	26.15
03-Sep-19			28.21	166,084.60	36.32	(28.17)
04-Sep-19		(28.21)		166,112.81	(36.31)	28.17
24-Sep-19	54.37			166,058.44	69.79	(54.27)
01-Oct-19			24.57	166,058.44	31.51	(24.52)
01-Nov-19			21.16	166,058.44	27.02	(21.10)
04-Nov-19		(21.16)		166,079.60	(27.00)	21.10
02-Dec-19			20.48	166,079.60	26.03	(20.41)
03-Dec-19		(20.48)		166,100.08	(26.03)	20.41
02-Jan-20			21.16	166,100.08	26.78	(21.07)
03-Jan-20		(21.16)		166,121.24	(26.77)	21.07
03-Feb-20			21.11	166,121.24	26.59	(21.00)
04-Feb-20		(21.11)		166,142.35	(26.59)	21.00
02-Mar-20			17.48	166,142.35	21.93	(17.38)
03-Mar-20		(17.48)		166,159.83	(21.93)	17.38
16-Mar-20	101.39			166,058.44	126.94	(100.77)
01-Apr-20			7.88	166,058.44	9.84	(7.83)
02-Apr-20		(7.88)		166,066.32	(9.84)	7.83
01-May-20			1.36	166,066.32	1.69	(1.35)
04-May-20		(1.36)		166,067.68	(1.69)	1.35
01-Jun-20			1.41	166,067.68	1.75	(1.40)
02-Jun-20		(1.41)		166,069.09	(1.75)	1.40
01-Jul-20			0.82	166,069.09	1.01	(0.81)
02-Jul-20		(0.82)		166,069.91	(1.01)	0.81
03-Aug-20			0.77	166,069.91	0.95	(0.76)
04-Aug-20		(0.77)		166,070.68	(0.94)	0.76
01-Sep-20			0.70	166,070.68	0.86	(0.69)
02-Sep-20		(0.70)		166,071.38	(0.86)	0.69
16-Sep-20	12.94			166,058.44	15.78	(12.80)
01-Oct-20			0.68	166,058.44	0.83	(0.67)
02-Oct-20		(0.68)		166,059.12	(0.83)	0.67
02-Nov-20			0.70	166,059.12	0.85	(0.69)
03-Nov-20		(0.70)		166,059.82	(0.85)	0.69
01-Dec-20			0.68	166,059.82	0.82	(0.67)
02-Dec-20		(0.68)		166,060.50	(0.82)	0.67
04-Jan-21			0.70	166,060.50	0.84	(0.69)
05-Jan-21		(0.70)		166,061.20	(0.84)	0.69
01-Feb-21			0.71	166,061.20	0.85	(0.70)
02-Feb-21		(0.71)		166,061.91	(0.85)	0.70
01-Mar-21			0.64	166,061.91	0.76	(0.63)
02-Mar-21		(0.64)		166,062.55	(0.76)	0.63
16-Mar-21	4.11			166,058.44	4.88	(4.05)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Apr-21			0.71	166,058.44	0.84	(0.70)
02-Apr-21		(0.71)		166,059.15	(0.84)	0.70
03-May-21			0.68	166,059.15	0.80	(0.67)
04-May-21		(0.68)		166,059.83	(0.80)	0.67
01-Jun-21			0.71	166,059.83	0.83	(0.70)
02-Jun-21		(0.71)		166,060.54	(0.83)	0.70
01-Jul-21			0.68	166,060.54	0.80	(0.67)
02-Jul-21		(0.68)		166,061.22	(0.80)	0.67
02-Aug-21			0.71	166,061.22	0.83	(0.70)
03-Aug-21		(0.71)		166,061.93	(0.83)	0.70
01-Sep-21			0.71	166,061.93	0.82	(0.70)
02-Sep-21		(0.71)		166,062.64	(0.82)	0.70
17-Sep-21	4.20			166,058.44	4.86	(4.12)
01-Oct-21			0.68	166,058.44	0.79	(0.67)
04-Oct-21		(0.68)		166,059.12	(0.79)	0.67
01-Nov-21			0.71	166,059.12	0.82	(0.70)
02-Nov-21		(0.71)		166,059.83	(0.82)	0.70
01-Dec-21			0.68	166,059.83	0.78	(0.67)
02-Dec-21		(0.68)		166,060.51	(0.78)	0.67
03-Jan-22			0.71	166,060.51	0.81	(0.69)
04-Jan-22		(0.71)		166,061.22	(0.81)	0.69
01-Feb-22			0.71	166,061.22	0.81	(0.69)
02-Feb-22		(0.71)		166,061.93	(0.81)	0.69
01-Mar-22			0.64	166,061.93	0.72	(0.63)
02-Mar-22		(0.64)		166,062.57	(0.72)	0.63
17-Mar-22	4.13			166,058.44	4.66	(4.03)
01-Apr-22			0.71	166,058.44	0.80	(0.69)
02-May-22			0.68	166,058.44	0.76	(0.66)
01-Jun-22			0.71	166,058.44	0.79	(0.69)
01-Jul-22			0.68	166,058.44	0.76	(0.66)
01-Aug-22			0.71	166,058.44	0.79	(0.69)
01-Sep-22			0.71	166,058.44	0.78	(0.69)
03-Oct-22			0.68	166,058.44	0.75	(0.66)
01-Nov-22			0.71	166,058.44	0.78	(0.69)
01-Dec-22			0.68	166,058.44	0.74	(0.66)
03-Jan-23			0.71	166,058.44	0.77	(0.69)
01-Feb-23			0.71	166,058.44	0.77	(0.69)
01-Mar-23			0.64	166,058.44	0.69	(0.62)
03-Apr-23			0.71	166,058.44	0.76	(0.69)
01-May-23			0.68	166,058.44	0.72	(0.66)
01-Jun-23			0.71	166,058.44	0.75	(0.69)
03-Jul-23			0.68	166,058.44	0.72	(0.66)
01-Aug-23			0.71	166,058.44	0.75	(0.68)
01-Sep-23			0.71	166,058.44	0.74	(0.68)
07-Sep-23	166,058.44			0.00	173,476.96	(159,993.00)
07-Sep-23		(166,058.44)		166,058.44	(173,476.96)	159,993.00
02-Oct-23			584.16	166,058.44	608.05	(562.47)
02-Oct-23			0.14	166,058.44	0.15	(0.13)
02-Oct-23		(584.30)		166,642.74	(608.20)	562.61
03-Oct-23	584.30			166,058.44	608.11	(562.59)
01-Nov-23			754.63	166,058.44	782.21	(726.09)
01-Dec-23			724.97	166,058.44	748.21	(697.03)
01-Dec-23		(724.97)		166,783.41	(748.21)	697.03
04-Dec-23	724.97			166,058.44	747.88	(696.98)
02-Jan-24			745.08	166,058.44	765.52	(715.82)
01-Feb-24			738.42	166,058.44	755.50	(708.91)
01-Feb-24		(738.42)		166,796.86	(755.50)	708.91
02-Feb-24	738.42			166,058.44	755.39	(708.89)
01-Mar-24			690.88	166,058.44	703.80	(662.77)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-Mar-24		(690.88)		166,749.32	(703.80)	662.77
04-Mar-24	690.88			166,058.44	703.49	(662.72)
01-Apr-24			738.71	166,058.44	749.26	(708.13)
01-Apr-24		(738.71)		166,797.15	(749.26)	708.13
02-Apr-24	738.71			166,058.44	749.15	(708.11)
01-May-24			714.70	166,058.44	721.77	(684.60)
01-May-24		(714.70)		166,773.14	(721.77)	684.60
02-May-24	714.70			166,058.44	721.66	(684.59)
03-Jun-24			738.52	166,058.44	742.38	(706.86)
03-Jun-24		(738.52)		166,796.96	(742.38)	706.86
04-Jun-24	738.52			166,058.44	742.27	(706.84)
18-Jun-24	1.56			166,056.88	1.56	(1.49)
01-Jul-24			714.70	166,056.88	715.53	(683.58)
01-Jul-24		(714.70)		166,771.58	(715.53)	683.58
02-Jul-24	714.70			166,056.88	715.42	(683.57)
09-Jul-24	166,056.88		196.82	0.00	166,253.70	(158,984.02)
Totals					\$ (41,654.09)	\$ 0.00

Schedule C
Rebatable Arbitrage Liability Computation
2019A-1 Capitalized Interest Fund

North River Ranch Improvement Stewardship District
(formerly Fieldstone Community Development District)
\$13,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 & 2019A-2

Issue Date	09-Jul-19	Combined Treasury Yield	0.285606%
Beginning Date	09-Jul-19	Arbitrage Yield	5.278323%
Computation Date	09-Jul-24	Total Earnings	\$ 96.56

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
09-Jul-19	\$ -	\$ (160,149.11)	\$ -	\$ 160,149.11	\$ (207,804.76)	\$ 160,149.11
01-Aug-19			25.23	160,149.11	32.63	(25.23)
02-Aug-19		(25.23)		160,174.34	(32.63)	25.23
03-Sep-19			27.21	160,174.34	35.03	(27.20)
04-Sep-19		(27.21)		160,201.55	(35.03)	27.20
24-Sep-19		(54.37)		160,255.92	(69.79)	54.35
01-Oct-19			23.70	160,255.92	30.39	(23.69)
02-Oct-19		(48.27)		160,304.19	(61.89)	48.25
01-Nov-19	160,149.11			155.08	204,463.70	(160,052.62)
01-Nov-19			20.42	155.08	26.07	(20.41)
04-Nov-19		(20.42)		175.50	(26.06)	20.41
04-Nov-19	175.50			0.00	223.97	(175.39)
Totals					\$ (3,218.35)	\$ 0.00

Schedule D
Rebatable Arbitrage Liability Computation
Costs of Issuance Fund

North River Ranch Improvement Stewardship District
(formerly Fieldstone Community Development District)
\$13,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 & 2019A-2

Issue Date	09-Jul-19	Combined Treasury Yield	0.285606%
Beginning Date	09-Jul-19	Arbitrage Yield	5.278323%
Computation Date	09-Jul-24	Total Earnings	\$ 7.93

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
10-Jul-19	\$ -	\$ (50,750.00)	\$ -	\$ 50,750.00	\$ (65,842.17)	\$ 50,750.00
10-Jul-19	35,000.00			15,750.00	45,408.39	(35,000.00)
30-Jul-19	1,500.00			14,250.00	1,940.45	(1,499.84)
01-Aug-19			2.35	14,250.00	3.04	(2.35)
02-Aug-19		(2.35)		14,252.35	(3.04)	2.35
06-Aug-19	5,956.25			8,296.10	7,698.51	(5,955.44)
03-Sep-19			1.57	8,296.10	2.02	(1.57)
04-Sep-19		(1.57)		8,297.67	(2.02)	1.57
01-Oct-19			1.23	8,297.67	1.58	(1.23)
02-Oct-19		(1.23)		8,298.90	(1.58)	1.23
01-Nov-19			1.06	8,298.90	1.35	(1.06)
04-Nov-19		(1.06)		8,299.96	(1.35)	1.06
22-Nov-19	2,500.00			5,799.96	3,182.09	(2,498.28)
02-Dec-19			0.93	5,799.96	1.18	(0.93)
03-Dec-19		(0.93)		5,800.89	(1.18)	0.93
02-Jan-20			0.74	5,800.89	0.94	(0.74)
03-Jan-20			0.05	5,800.89	0.06	(0.05)
03-Jan-20		(0.74)		5,801.63	(0.94)	0.74
03-Jan-20	5,801.63			0.00	7,340.83	(5,796.39)
Totals					\$ (271.84)	\$ 0.00

Schedule E
Yield Reduction Payment Computation
Acquisition and Construction Fund - Yield Restriction Proof

North River Ranch Improvement Stewardship District
(formerly Fieldstone Community Development District)
\$13,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 & 2019A-2

Issue Date	09-Jul-19	Yield on Restricted Proceeds	1.736439%
Beginning Date	09-Jul-22	Restricted Yield	5.403323%
Computation Date	09-Jul-24	Total Earnings	\$ 4,188.42

Date	Receipts	Payments	Earnings	Balance	Future Value at Restricted Yield	Present Value at Investment Yield
09-Jul-22	\$ -	\$ (173,383.37)	\$ (0.20)	\$ 173,383.37	\$ (192,893.60)	\$ 173,383.57
01-Aug-22			0.74	173,383.37	0.82	(0.74)
02-Aug-22		(0.74)		173,384.11	(0.82)	0.74
01-Sep-22			0.74	173,384.11	0.82	(0.74)
02-Sep-22		(0.74)		173,384.85	(0.82)	0.74
03-Oct-22			0.71	173,384.85	0.78	(0.71)
04-Oct-22		(0.71)		173,385.56	(0.78)	0.71
01-Nov-22			0.74	173,385.56	0.81	(0.74)
02-Nov-22		(0.74)		173,386.30	(0.81)	0.74
22-Nov-22	900.00			172,486.30	981.74	(894.27)
28-Nov-22	93,912.00			78,574.30	102,350.65	(93,287.16)
29-Nov-22		(3,612.00)		82,186.30	(3,935.98)	3,587.80
01-Dec-22			0.67	82,186.30	0.73	(0.67)
02-Dec-22		(0.67)		82,186.97	(0.73)	0.67
21-Dec-22		(16,754.29)		98,941.26	(18,197.69)	16,624.44
03-Jan-23			0.37	98,941.26	0.40	(0.37)
04-Jan-23		(0.37)		98,941.63	(0.40)	0.37
01-Feb-23			0.42	98,941.63	0.45	(0.42)
02-Feb-23		(0.42)		98,942.05	(0.45)	0.42
28-Feb-23		(42,046.11)		140,988.16	(45,217.50)	41,586.22
01-Mar-23			0.39	140,988.16	0.42	(0.39)
02-Mar-23		(0.39)		140,988.55	(0.42)	0.39
21-Mar-23		(3,010.00)		143,998.55	(3,226.03)	2,973.79
03-Apr-23			0.60	143,998.55	0.64	(0.59)
04-Apr-23		(0.60)		143,999.15	(0.64)	0.59
25-Apr-23	13,240.51			130,758.64	14,119.50	(13,059.89)
01-May-23			0.58	130,758.64	0.62	(0.57)
02-May-23		(0.58)		130,759.22	(0.62)	0.57
01-Jun-23			0.56	130,759.22	0.59	(0.55)
02-Jun-23		(0.56)		130,759.78	(0.59)	0.55
05-Jun-23	2,834.00			127,925.78	3,004.29	(2,789.97)
07-Jun-23		(2,709.00)		130,634.78	(2,870.93)	2,666.66
29-Jun-23	5,518.00			125,116.78	5,828.81	(5,426.02)
03-Jul-23			0.53	125,116.78	0.56	(0.52)
05-Jul-23		(0.53)		125,117.31	(0.56)	0.52
01-Aug-23			0.53	125,117.31	0.56	(0.52)
02-Aug-23		(0.53)		125,117.84	(0.56)	0.52
03-Aug-23	366.00			124,751.84	384.67	(359.31)
21-Aug-23	926.00			123,825.84	970.65	(908.29)
31-Aug-23		(1,806.00)		125,631.84	(1,890.57)	1,770.70
01-Sep-23			0.53	125,631.84	0.55	(0.52)
05-Sep-23		(0.53)		125,632.37	(0.55)	0.52
07-Sep-23	125,632.37			0.00	131,379.01	(123,135.45)

Date	Receipts	Payments	Earnings	Balance	Future Value at Restricted Yield	Present Value at Investment Yield
07-Sep-23		(125,632.37)		125,632.37	(131,379.01)	123,135.45
18-Sep-23	575.00			125,057.37	600.32	(563.27)
02-Oct-23			440.85	125,057.37	459.31	(431.57)
02-Oct-23			0.10	125,057.37	0.10	(0.10)
02-Oct-23		(440.95)		125,498.32	(459.42)	431.67
10-Oct-23	5,028.00			120,470.32	5,232.35	(4,920.27)
01-Nov-23			553.96	120,470.32	574.68	(541.54)
02-Nov-23		(553.96)		121,024.28	(574.60)	541.52
01-Dec-23			528.28	121,024.28	545.61	(515.70)
01-Dec-23		(528.28)		121,552.56	(545.61)	515.70
13-Dec-23	34,176.00			87,376.56	35,234.73	(33,342.68)
02-Jan-24			451.43	87,376.56	464.11	(440.02)
03-Jan-24		(451.43)		87,827.99	(464.04)	440.00
01-Feb-24			390.42	87,827.99	399.66	(380.02)
01-Feb-24		(390.42)		88,218.41	(399.66)	380.02
01-Mar-24			366.98	88,218.41	374.00	(356.69)
01-Mar-24		(366.98)		88,585.39	(374.00)	356.69
18-Mar-24	4,465.00			84,120.39	4,539.01	(4,336.30)
01-Apr-24			384.95	84,120.39	390.58	(373.62)
01-Apr-24		(384.95)		84,505.34	(390.58)	373.62
02-Apr-24	4,800.00			79,705.34	4,869.45	(4,658.51)
29-Apr-24	6,709.50			72,995.84	6,779.42	(6,503.28)
01-May-24			341.76	72,995.84	345.22	(331.22)
01-May-24		(341.76)		73,337.60	(345.22)	331.22
03-Jun-24			326.11	73,337.60	327.85	(315.57)
03-Jun-24		(326.11)		73,663.71	(327.85)	315.57
01-Jul-24			316.90	73,663.71	317.28	(306.25)
01-Jul-24		(316.90)		73,980.61	(317.28)	306.25
03-Jul-24	5,900.00			68,080.61	5,905.25	(5,701.11)
09-Jul-24	68,080.61		78.76	0.00	68,159.37	(65,842.78)
Totals					\$ (9,271.91) (1)	\$ 0.00

(1) Negative result proves no yield reduction payment is required.



North River Ranch Improvement Stewardship District

Staff Reports



North River Ranch ISD Field Service Report

Company: PFM Field Services
Contact: Lisalett Aleu
Email: Laleu@triadassocmgmt.com
Phone: 352-602-4803

Created: Tue, 7/29/2025



(1)



North River Entrance

Created:

Tue, 7/29/2025

(2)



Created: Tue, 7/29/2025

(3)



Created: Tue, 7/29/2025

(4)



Brightwood Fire Pit Area

Created: Tue, 7/29/2025

(5)



Created: Tue, 7/29/2025

(6)



Created: Tue, 7/29/2025

(7)



Playground walkway Round about

Created: Tue, 7/29/2025

Possible enhancement needed.

(8)



Brightwood Pool Entrance

Created: Tue, 7/29/2025

(9)



Brightwood Entrance Round about

Created: Tue, 7/29/2025

Recommended pressure washing for after summer season.

(10)



Brightwood Entrance Round about Otherside

Created: Tue, 7/29/2025

Recommended pressure washing for after summer season.

(11)



Brightwood around about Interior

Created: Tue, 7/29/2025

(12)



Brightwood Mailboxes

Created: Tue, 7/29/2025

(13)



Brightwood Event field

Created: Tue, 7/29/2025

(14)



Brightwood Fit Pod

Created: Tue, 7/29/2025

(15)



Brightwood Game Room

Created: Tue, 7/29/2025

(16)



Created: Tue, 7/29/2025

(17)



Created: Tue, 7/29/2025

(18)



Created: Tue, 7/29/2025

Trail defining.

(19)



Dog Park

Created: Tue, 7/29/2025

(20)



Created: Tue, 7/29/2025

(21)



Wild leaf Entrance

Created: Tue, 7/29/2025



(22)



Created: Tue, 7/29/2025

(23)



Trail Head Entrance

Created: Tue, 7/29/2025

Possible sod damage.

(24)



Trail Head walkway

Created: Tue, 7/29/2025

Bury drip lines.

(25)



Created: Tue, 7/29/2025

(26)



Camp Creek Entrance

Created: Tue, 7/29/2025

(27)



Camp Creek Amenity

Created: Tue, 7/29/2025

(28)



Created: Tue, 7/29/2025

(29)



Created: Tue, 7/29/2025

(30)



Created: Tue, 7/29/2025

(31)



Camp Creek Game Post

Created: Tue, 7/29/2025

(32)



Camp Creek Fire Pit

Created: Tue, 7/29/2025

(33)



Fire Pit

Created: Tue, 7/29/2025

(34)



Camp Creek Pool Amenity

Created: Tue, 7/29/2025

(35)



Camp Creek Pool Amenity Entrance

Created: Tue, 7/29/2025

Possible sod damage.

(36)



Camp Creek Pool Area

Created: Tue, 7/29/2025



(37) **Long Meadow Right Entrance**
Created: Tue, 7/29/2025



(38) **Wild Leaf Park**
Created: Tue, 7/29/2025



(39) **Wild leaf park**
Created: Tue, 7/29/2025
Approved Replacement.



(40)



River field Entrance

Created: Tue, 7/29/2025

(41)



Created: Tue, 7/29/2025

(42)



River field Pool Area

Created: Tue, 7/29/2025



- (43) **River field Amenity sitting Area**
Created: Tue, 7/29/2025



- (44) **River field Left Pool Area**
Created: Tue, 7/29/2025



- (45) **Riverfield TH round about**
Created: Tue, 7/29/2025



(46)



River field TH Playground

Created: Tue, 7/29/2025

(47)



River field TH Playground Sitting Area

Created: Tue, 7/29/2025

(48)



River field TH Playground

Created: Tue, 7/29/2025

New Mulch layer, plant bed enhancement recommended.





NORTH RIVER
RANCH

Monthly Summary Report

July 2025



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

EVENTS & PROGRAMMING

EVENT	DATE & TIME	ATTENDEES
Sunday Finds	Every Sunday 9:30-12:30pm	attendee number varies
Yuppy Hour	Every Tuesday, 6-7 PM	attendee number varies
Start with Coffee	Every Wednesday, 7-10 AM	attendee number varies
Food Truck Friday	Every Friday 5-8 PM	attendee number varies
Tales with Miss Jenn	First Thursday of Every Month	4 attendees
NRR Day Out: Marauders Game	Thursday, the 3 rd , 6:30-9:30pm	30
Red, White and Blue Bash	Friday, the 4 th , 11am - 1pm	275 attendees
Summer Concert Series	Sunday, the 6 th , 5:30-7:30pm	50 attendees
Pops by the Pool	Tuesday, the 8 th , 12-1pm	75 attendees
Kid Bingo Night	Friday, the 11th, 6:30-8:30 PM	80 attendees

EVENTS & PROGRAMMING

NRR Date Night Out: Build Your Own Charcuterie Board	Saturday, the 12 th , 6-8pm	45 attendees
Backyard Science Bash	Thursday, the 17 th , 1-3pm	65 attendees
Swim Up Movie	Friday, the 18 th , 8:30-10pm	150 attendees
Kidchella	Saturday, the 19 th , 12-2pm	200 attendees
Summer Concert Series	Sunday, the 20 th , 5:30-7:30pm	65 attendees
Crafternoon: Adult Edition	Thursday, the 24 th , 6:30-7:30pm	5 attendees *summer storm this evening
Kid Trivia Night	Friday, the 25 th , 6:30-8:30pm	40 attendees
Adopt-a-Palooza	Saturday, the 26 th , 3-5pm	125 attendees
Crafternoon: Kid Edition	Sunday, the 27 th , 9am - 12pm	40 attendees

EVENTS & PROGRAMMING HIGHLIGHTS



Tales with Miss Jenn



Red, White, and Blue Bash



Red, White, and Blue Bash



Red, White, and Blue Bash



Summer Concert Series



Summer Concert Series



Pops by the Pool



Pops by the Pool

EVENTS & PROGRAMMING HIGHLIGHTS



NRR Date Night Out



NRR Date Night Out



Backyard Science Bash



Backyard Science Bash



Swim Up Movie



Swim Up Movie



Kidchella



Kidchella

EVENTS & PROGRAMMING HIGHLIGHTS



Crafternoon: Adult Edition



Crafternoon: Adult Edition



Adopt-a-Palooza



Adopt-a-Palooza



Crafternoon: Kid Edition



Crafternoon: Kid Edition



Sunday Fresh



Sunday Fresh

FEEDBACK

POSITIVE OR NEGATIVE	COMMENT	ACTION TAKEN
POSITIVE	“Just an idea... Could we have a family game night (or maybe afternoon on a Saturday or Sunday) organized, maybe once or twice a month? Each family would bring a card or board game and families could socialize and have fun playing games.” - Tunde Nagy	Cori Morgan’s Response: Hi - Thank you for reaching out with your ideas! I will get with the coordinator and we will put a Game Night on the calendar soon!
NEGATIVE	“We were wondering if there are any plans to add lights and/or shade to the pickleball courts. Many residents, including my parents, avoid playing during the day due to the heat and instead play in the evenings until it gets dark. Some even head to nearby communities in Sarasota afterward to continue playing on lit courts until 9 PM. It would be a fantastic improvement if our courts had lighting for evening use and shade structures to make daytime play more comfortable. Thanks so much for your time—we’re really excited to be part of the neighborhood!” - Daisy Truong	Cori Morgan’s Response: At this time, the addition of lighting or shade structures at the pickleball courts is not in the current plans for the near future. However, suggestions like these are always valuable, and we encourage you to share this feedback with the District directly. You can contact the District at notify@northriverranchisd.com to formally submit the request. We’re excited to have your family as part of the neighborhood and hope your parents continue to enjoy their time here!

FEEDBACK

POSITIVE OR NEGATIVE	COMMENT	ACTION TAKEN
NEGATIVE	"You can do this during the weekends, because the weekends recently have been filled with non residents and it's not our responsibility to police it. We pay a lot of money for these amenities and we all have young children and it needs to be corrected. Thank you for finally doing something." - Dennis Hagan	Cori Morgan's Response: Thank you so much for your feedback — we completely understand your concerns and appreciate you taking the time to share them. You're absolutely right that the recent weekends have been busy, and the safety and enjoyment of our amenities — especially for families with young children — is a top priority. That's why we're adding residents showing their fobs to the hourly rounds this weekend and moving forward and continuing to explore long-term solutions to better manage access. As we've always shared with residents, since our team is not on-site 24/7, we rely on the "see something, say something" approach to help us stay informed about any issues. We have more staff than we ever have in the past but we still need help for when we are not there. Your cooperation and communication make a big difference, and we appreciate everyone who helps us stay aware of what's happening at the amenities. We hope these new measures will help reduce unauthorized use and create a more enjoyable experience for all residents. Please don't hesitate to reach out if you notice anything specific.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
NRR Clubs: Resident Social Clubs including Soccer, Fishing and Homeschool	Varies
Sunday Fresh	Every Sunday 9:30am - 12pm
Start with Coffee!	Every Wednesday 7-10 am
Yuppy Hour	Every Tuesday 6-7 pm
Food Truck Friday	Every Friday 5-8 pm
Tale with Miss Jenn	Every First Thursday of the Month 4:30-5 pm
Back to School Bash	8/1 5-8 pm
NRR Day Out: Marauders Summer Game Series	8/2 6-9 pm
NRR Starry Night	8/5 8:30-9:30 pm
Crafternoon: Kid Edition	8/6 1-3 pm
Adult Bingo Night	8/8 6:30-8:30 pm
Pickleball After Day	8/8 8-10 pm
Sound Healing Session	8/10 10-11 am
Cake Decorating Workshop	8/13 6-7 pm
NRR Date Night Out: Paint and Sip	8/16 6-8 pm

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Sunset Mocktails and Melodies	8/17 6:30-8:30 pm
Crafternoon: Adult Edition	8/19 5-7 pm
Adult Trivia Night	8/22 6:30-8:30 pm
National "Get Checked Day"	8/26 8 am - 12 pm
Labor Day Luau	8/30 5-8 pm
Sunday Finds at NRR (Mini Market)	Last Sunday of Every Month 9 am - 12 pm
I am also launching NRR Fitness in August (there will be Zumba, Yoga, Creative Dance, Aqua Fitness, Pickleball Lessons, Personal Training, Circuit, Tour of the Fitness Center and the Equipment once a month, and I will also be adding a healthy recipe of the week on the FunGuide)	Fitness Classes Will Be Held Weekly

Facility Operation & Maintenance

PROJECT	COMMENTS	STATUS
Business Center	I'm transforming the Business Center cubbies into a dual-purpose UPS supply and craft station for resident use. This space will include: • Work-from-the-clubhouse essentials such as keyboards, mice, and monitors • Mailing supplies including packaging materials and envelopes • Craft supplies like stencils, markers, and more • A gift wrap station with gift bags, tissue paper, wrapping paper, and ribbon • Everyday office basics like pens and pencils In addition, we'll feature a monthly DIY craft project that residents can complete using the materials provided at the station.	Putting the final touches on 8.4.25
Canteen Coffee Station	The goal here was to elevate the coffee station to create a more high-end experience. We've made several upgrades, including the addition of flavored water, ceramic mugs for residents who wish to "stay awhile," fresh pastries, hot cocoa for the kids, a variety of teas, fresh honey, coffee flavorings, creamers, and more.	Project Completed
Waterslide Operations	We have been having issues with residents climbing on the slides from the pool when they are closed. We made signs and will hang them on the bottom of the flume when it is off.	Putting the final touched on 8.6.25
NRR Little Free Library	We asked residents for used book donations and have a bookcase in the clubhouse where residents can come and take a book and leave a book. Residents of all ages have loved this. You have the college age girl home from college who needs a book for by the pool and also the kiddos who come in with their parents who need a book to read before bed tonight. it has been a hit!	Opened
Employee Appreciation/Break Room	A few months ago, I implemented an employee appreciation program where employees can earn stars throughout the month for various positive actions. The employee with the most stars each month is recognized as the Shining Star of the Month. To further boost morale, I recently added a photo spotlight of the Shining Star in the breakroom. I've also introduced a Meme Corner that will be updated monthly to keep the atmosphere fun and uplifting.	Implented

Facility Operation & Maintenance Highlights



Business Center



Canteen Coffee Station



NRR Little Free Library



Employee Appreciation

THANK YOU.





North River Ranch Improvement Stewardship District

Supervisor Requests and Comments

**Please refer to attached Resolution 2021-17,
Providing for the Public's Opportunity to be Heard
Addressing Public Meetings and Public Comment Period.**

RESOLUTION 2021-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Improvement Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2021-191, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors (the "Board") finds that it is in the best interests of the District to adopt by resolution a policy (the "Public Comment Policy") for immediate use and application.

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

SECTION 1. DESIGNATING PUBLIC COMMENT PERIOD. The District's Chair, his or her designee, or such other person conducting a District meeting (the "Presiding Officer"), shall ensure that there is at least one period of time (the "Public Comment Period") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- a) An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.
- b) Speakers shall be permitted to address any agenda item or non-agenda matter(s) of personal or general concern, during the initial Public Comment Period.
- c) Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.

- d) The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, *Florida Statutes*. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

SECTION 3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

- a) Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.
- b) All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.
- c) Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer

shall have the discretion to remove any speaker who disregards these policies from the meeting.

d) In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

- i. The Presiding Officer may declare a recess.
- ii. The Presiding Officer may contact the local law enforcement authority.
- iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, *Florida Statutes*, or other applicable law.

SECTION 4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, *Florida Statutes*, including those set forth in Section 286.0114(3), *Florida Statutes*, and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

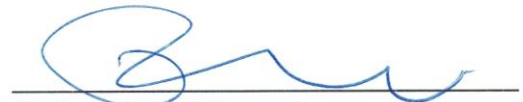
PASSED AND ADOPTED this 10th day of February, 2021.

Attest:



Secretary/Assistant Secretary

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**



Chair, Board of Supervisors