

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, September 10, 2025, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

If you would like to attend the Board Meeting by phone, you 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]*
1. Consent Agenda
 - 1) Minutes of August 13, 2025, Board of Supervisors' Meeting
 - 2) Ratification of FitRev Fitness Equipment
 - 3) Ratification of Impact Landscaping Proposal for Brightwood
 - 4) Ratification of Impact Landscaping Proposal for Wildleaf Trail
 - 5) Ratification of MaddTraxx Proposal for Brightwood Pond Slope Repair
 - 6) Ratification of Sunrise Landscape Proposal for Bismark Removal
 - 7) Ratification of Yellowstone Landscape Zone #2 Enhancement Proposal
 - 8) Ratification of Steadfast Phase 1 Landscape Enhancement Proposal
 - 9) Ratification of Impact Landscaping North River Ranch Area Proposal
 - 10) Ratification of Sunrise Landscape Sod Repair in Event Field
 - 11) Ratification of Sunrise Landscape Roundabout Enhancement Proposal
 - 12) Ratification of Brightwood Playground Area Ribbon Palm Installation
 - 13) Ratification of Sunrise Landscape Bismark Palm Pruning
 - 14) Ratification of Impact Landscaping Camp Creek Proposal
 - 15) Ratification of Golf Cart Outlet, LLC Repairs
 - 16) Ratification of Impact Landscaping Proposal for Pump Park Sod and Irrigation
 - 17) Ratification of Florida Asphalt & Concrete Proposal for Brightwood 2nd Lift
 - 18) Ratification of FEDCO Proposal for Street Light Conduit System Installation
 - 19) Payment Authorizations Nos. 139 – 142
 - 20) Funding Requests Nos. 568 – 580
 - 21) District Financial Statements

Business Matters

2. Review and Consideration of Certificate of Completion for Series 2019 A-1 and Series A-2 (Brightwood Project)
3. Consideration of Advanced Aquatic Planting Proposal
4. Consideration of CO#1 with Frederick Derr & Company for Deer Park Phase 1A& 1B Project
5. Consideration of CO#12 to Stantec Work Authorization No. 1
6. Consideration of CO#1 with RIPA & Associates for NRR Phase IV- F-1
7. Consideration of CO#14 with RIPA & Associates for NRR Phase 4C Amenity Center

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: October 8, 2025
- Field Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



North River Ranch Improvement Stewardship District

Consent Agenda



North River Ranch Improvement Stewardship District

Minutes of August 13, 2025, Board of
Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, August 13, 2025, at 2:00 p.m.

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

Board Members present via phone or in person:

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

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC– District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	
Kwame Jackson	PFM Group Consulting LLC– ADM	
Jonathan Johnson	Kutak Rock – District Counsel	
Tom Panaseney	Neal Communities – Developer	
Andy Richardson	Neal Land & Neighborhoods - Developer	(via phone)
John McKay	Consultant – J.H. McKay LLC	
Rob Engel	Stantec – District Engineer	(via phone)
Cori Morgan	Lifestyle Director	(via phone)
Chris Fisher	Clearview Land Design, P.L	(via phone)
Various Audience Members		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order, Roll Call, and Pledge of Allegiance

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 2:00 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.

The Pledge of Allegiance was recited.

Public Comment Period

Mr. Williams gave an overview of the district, the public comment process, and the Public Hearing process.

A resident from Brightwood noted that the mailboxes are very dark and need lighting. She also noted there are major potholes in the roads near the pavilion area. Lastly, she commented regarding the landscaping in Brightwood and noted it does not have nice landscaping, such as palm trees as the other communities do. She also noted there are weed issues.

A resident living on Arrow Creek Drive made a comment regarding issues with the ponds. He noted it may be an outlet failure.

Ms. Smith, a resident, noted there is a dead palm tree behind her neighbor's house on Gallatin Trail. She had a comment regarding water not draining on the road in front of her home and asked if there was a plan to bring in the asphalt to lift the road.

Mr. Williams noted that any issues or questions can be emailed to District Management. They should be emailed right away; residents do not have to wait for a meeting. This allows issues to be addressed more quickly and easily.

A resident living on Canyon Creek Trail noted that the gates have been broken since Hurricane Milton. She also noted that there is a dead palm tree near her home. She has notified HOA but has had no communication. Lastly, she had a comment regarding parking issues.

Mr. Williams noted the CDD has nothing to do with the HOA and cannot direct them to do anything.

Another resident asked for clarification on the CDD versus the HOA. Ms. Snow noted there is an FAQ on the District's website related to that clarification.

There were no further public comments.

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

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Consent Agenda Items 1 – 24.

SECOND ORDER OF BUSINESS

Business Matters

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

Ms. Carvalho noted this is an annual statutory requirement that went into effect last year. The completed report will be posted on the district's website at the end of the year.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved. Resolution 2025-08, Adopting Goals, Objectives, and Performance Measures and Standards.

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

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

Mr. Williams gave an overview of the budget, the assessments, and the required deadlines. He noted the assessments are placed on the tax roll once a year. He also noted the differences between a CDD budget and an HOA budget. He also gave an overview of how the budget is created.

There was brief discussion regarding the 30-year bond payment. Mr. Williams gave an overview of the difference between the Operating and Maintenance budget and the Debt Service budget. He also reviewed the assessment amounts and how they are totaled.

There were several residents commenting regarding the holiday lighting cost, landscaping issues, the assessments, and the possibility of trimming down the budget.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

Mr. Williams addressed the residents' questions. He reviewed what is included in the holiday lighting cost and noted it is not just for the décor, but for the company to put them up, take them down, and for storage year-round. It was noted that Sunrise is the current landscaping vendor, but the district is currently looking for other vendors.

Mr. Jackson noted that Sunrise is no longer the vendor in Riverfield. As of June 1, 2025, it is now Yellowstone Landscaping.

Mr. Williams noted all ponds are treated the same regardless of age. No water is pumped in or out. All ponds are different based on their location. The District Engineer keeps track of the ponds to make sure they are flowing properly.

Mr. Williams gave an overview of the assessments and process of collection. He also noted the two parts that are placed on the tax roll, the Debt Service and the Operations and Maintenance budgets. If any explanations are needed, residents can send them to District Management.

Mr. Williams noted the budget is reviewed by all District Staff and gave an overview of the budget process. He noted the district is fiscally responsible.

There was a question regarding the carry forward amount. Mr. Williams noted this goes into reserves or contingency. This is used for future projects or emergencies. It can sometimes be used to lower assessments.

Another resident had a comment regarding voting against holiday decorations, or the monuments. Mr. Williams noted the monuments are at the entrances. It was noted the residents do not vote on the budget or what is included in it. The residents only vote for the Board during the election process.

There was a brief discussion on how the budget funds are allocated. It was noted it is set up by the Board and District Management, based on historical expenses, current financial statements and projected future needs.

A resident had a comment regarding pool maintenance. He noted non-residents are using the pool. He requested signage stating the pool is only for North River Ranch residents or authorized users only. Mr. Williams, noted personnel, has been hired to deal with the issues, but they are not there 24-7. The Board will follow up regarding signage.

There was brief discussion regarding stocking the ponds and fishing. Ms. Snow noted it is a non-fishing community.

Ms. Snow noted the HOA does not own anything in the community and gave an overview of the CDD jurisdiction versus the HOA.

A resident noted if there are any streetlights out, they need to notify the CDD. Mr. Williams noted including the pole number in any requests. Mr. Jackson recommended contacting PRECO; all contact information is on the district's website.

Ms. Snow noted there will be a second lift placed on the asphalt in Brightwood next week. She reminded residents to check their emails for updated communication.

There was brief discussion regarding the gates in Riverfield. Mr. Jackson noted there have been numerous issues with the gates since Hurricane Milton with multiple repairs and replacements. It is an ongoing issue that is being addressed.

Ms. Carvalho noted the budget is for a net revenue total of \$4,151,928.78.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2025-09, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds.

**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**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board opened the Public Hearing on the Imposition of Special Assessments.

Mr. Williams noted the assessments are based on the approved budget.

Ms. Carvalho gave an overview of the resolution and assessments.

A resident had a comment regarding the significant trash where the builders are set up.

Another resident had a comment regarding the assessment increase. Mr. Williams noted the assessments will increase based on inflation rates but should stabilize. The only upcoming increased expense will be in landscaping.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board closed the Public Hearing on the Imposition of Special Assessments.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2025-10, Adopting an Assessment Roll for Fiscal Year 2025/2026, and Certifying Special Assessments for Collection.

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

Ms. Carvalho reviewed the annual meeting schedule.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-11, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026.

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

Mr. Johnson noted the Board needs to choose a date.

The Board agreed on October 10, 2025.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-12, Expressing Intent to Use Uniform Method Related to 2024 & 2025 Boundary Amendments.

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

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Clearview Land Design P.L. Change Order #14.

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

Ms. Carvalho noted this is a requirement for Trust Indenture.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted the Arbitrage Report – Series 2019A-1 & 2019A-2.

**Discussion of Landscape
Maintenance Services**

Ms. Carvalho gave an overview and noted the RFP has been completed for Zone 3. Impact Landscaping will start August 25, 2025, on a temporary basis, for a total annual cost of \$206,774.10, pending Board approval.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the proposal from Impact Landscaping for Zone 3.

Ms. Carvalho noted a termination notice will be sent to Sunrise Landscaping to be effective August 25, 2025, pending Board approval.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Termination Letter to be sent to Sunrise Landscaping, with final execution by the Chair.

Ms. Carvalho noted the district will need to proceed with an RFP for Zone 3 for a permanent landscaping vendor. Impact Landscaping's contract will be month to month until the process has been completed. The budget threshold is \$195,000.00.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the RFP process for a Permanent Landscaping Vendor for Zone 3.

Ms. Carvalho, stated District Management, is working with the Development team for restoration that will need to take place due to the condition of the area. There will be negotiations with Sunrise to have a lowered final bill.

Ms. Carvalho also noted there is a proposal for work that needs to be done on the berm. This is for a not-to-exceed amount of \$28,000 from Steadfast.

There was brief discussion regarding the location and the replacement. Ms. Snow noted the area has been split into 7 zones for landscaping.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the proposal from Steadfast for a not-to-exceed amount of \$28,000.00.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

No report.

District Engineer –

Mr. Engel noted he is able to assist with any resident questions regarding infrastructure.

Mr. Jackson noted the District Engineering team has done an assessment of the ponds and noted they are at the correct levels per SWFWMD requirements. There is work being done on the aesthetics of the ponds.

It was noted the road drainage issue should be fixed with the asphalt lift that is being done.

District Manager –

Ms. Carvalho stated the next Board Meeting will be September 10, 2025, at 1:15 p.m., at the previous location

Ms. Carvalho noted there was an incident that happened at the Camp Creek pool on July 29, 2025. On-site staff addressed the

issue with the residents as there was broken glass in the pool. The residents’ access cards were deactivated at that time. The Board needs to decide as to how long that suspension will be.

There was discussion regarding the incident and the suspension. Mr. Williams noted apology letters from the residents have been received. He requested a community services aspect to be added to the suspension. It was noted this can be done, but on-site staff will have to be the ones to oversee the community service. Once the suspension is completed, an appeal can be made by the resident. Mr. Johnson recommended sending a letter of suspension through the September meeting and noting that the Board will consider further suspension and/or community service at that time.

The Board will follow up with onsite staff availability regarding the community service option.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved resident notification by Suspension Letter noting the September 10, 2025, date, at which point the Board will make further decisions.

- Field Manager –

The report was included in the packet for the Board.
- Lifestyle Director –

The report was included in the packet for the Board. Ms. Snow noted the Business Center and the Canteen will be opened soon.

Audience Comments and
Supervisor Requests

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 Ms. Snow, with all in favor, the August 13th, 2025, Rescheduled Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 3:10 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Ratification of FitRev Fitness Equipment



7823 N Dale Mabry Hwy,
STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
8/28/2025	35882

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

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

P.O. No.	Terms	Rep
	Due on receipt	KM

Item	Description	Qty	Rate	Amount
Parts	Tag leg extension/curl SN# IT9528C24RQ0007-A, CABLE ASSEMBLY	1	175.00	175.00T
Parts	Precor FTS Glide CABLE ASSEMBY	1	175.00	175.00T
Labor	Labor	1	80.00	80.00
Freight Sales (INV)	Freight Charges are subject to change		25.00	25.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867. Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.	Subtotal	\$455.00
	Sales Tax (0.0%)	\$0.00
	Total	\$455.00
	Payments/Credits	\$0.00
	Balance Due	\$455.00



North River Ranch Improvement Stewardship District

Ratification of Impact Landscaping Proposal for
Brightwood



Name	Andy R	Pref Vendor & PO	
Address	Brightwood	Sales Rep	TIM
Community	North River Ranch	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 Sabal Palm

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	8-10' OA		\$ 225.00	\$ 225.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
ADDITIONAL CHARGES				
	Labor @ \$75 hour		\$ 75.00	\$ -
	Irrigation labor @ \$65/hr		\$ 65.00	\$ -
	Equipment Rental		\$ 500.00	\$ -
TOTAL				\$ 225.00


Accepted

8/28/2025

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

**Ratification of Impact Landscaping Proposal for
Wildleaf Trail**





North River Ranch Improvement Stewardship District

Ratification of MaddTraxx Proposal for
Brightwood Pond Slope Repair



PROPOSAL

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

NRR - O&M

DATE	August 26th, 2026
PAYMENT TERMS	NET 30
PO NUMBER	082625BrightwoodWashout

BILL TO
North River Ranch ISD

JOB
Brightwood Washout / Pond Slope Repair

SCOPE	QUANTITY	RATE	AMOUNT
* Utilize a mini excavator in accessible areas and a hand crew in restricted sections to excavate eroded fill along the pond slopes. * Reposition and regrade the fill to restore the washed-out areas to proper grade. * Install silt fencing at the toe of the slope to aid in material retention until vegetation is established. * Finish by sodding all affected areas with Bahia sod to ensure long-term stabilization.	1	\$5,750.00	\$5,750.00

Total : \$5,750.00

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 \$5,750.00. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Ratification of Sunrise Landscape Proposal for
Bismark Removal



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: 7/15/2025
Proposal #: 25889

Bismark Palm removal

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

Labor, equipment, disposal of debris to remove Bismark Palm Tree behind the Brightwood Pool area. Tree will be flush cut at ground level.



EM - Installation

Items	Quantity	Unit	Price/Unit	Price
Labor - Enhancement	10.50	HR	\$87.00	\$913.50
EM - Installation:				\$910.00
PROJECT TOTAL:				\$910.00

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

7/15/2025

Sunrise Landscape

By



Date

8/27/25

North River Ranch ISD



North River Ranch Improvement Stewardship District

Ratification of Yellowstone Landscape Zone #2
Enhancement Proposal



Proposal #: 591649

Date: 8/12/2025

From: Michael Paradise

Landscape Enhancement Proposal for
North River Ranch Stewardship District - Zone Two

Vivian Carvalho
North River Ranch Improvement Stewardship District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817
Carvalhov@pfm.com

LOCATION OF PROPERTY

8400 Arrowcreek Drive
Parish, FL 34219

Add Drip Line to the New Wax Myrtles on the North
End

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$75.00	\$75.00
100 Ft Roll of Dripline	1	\$101.74	\$101.74

The price is to install around 90 feet of drip to the 4 wax myrtles furthest north of the hedge line. Any questions or concerns please let us know.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By 

VIVIAN CARVALHO / DISTRICT MANAGER
Print Name/Title

Date 8/18/25

North River Ranch Stewardship District - Zone Two

Subtotal	\$176.74
Sales Tax	\$0.00
Proposal Total	\$176.74

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

**Ratification of Steadfast Phase 1 Landscape
Enhancement Proposal**



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

ESTIMATE

DATE	DUE	ESTIMATE #
5/21/2025	6/20/2025	EST-SCA1861

BILL TO

North River Ranch ISD
PFM Group Consulting LLC,
3501 Quadrangle Blvd., Ste.
270,
Orlando FL 32817

SHIP TO

SM1132
North River Ranch
11510 Little River Way
Parrish FL 34219

DESCRIPTION

Proposal is for the MWR side of The Berm plant and tree enhancement

MOCCASIN WALLOW RD, NORTH SIDE BERM - PHASE 1

	QTY	RATE	AMOUNT
Clusia 15gal	64.00	100.00	6,400.00
Muhley Grass, Pinky 3gal	140.00	18.00	2,520.00
Juniper, Creeping 3gal	120.00	18.00	2,160.00
Coco Brown Mulch - bulk, per yard	60.00	60.00	3,600.00
Flax Lily 3gal	25.00	18.00	450.00
Cedar, Southern Red 45 G	9.00	450.00	4,050.00
Sable Palm	1.00	225.00	225.00
Arbicola 3gal	10.00	18.00	180.00
Floritam Sod	1.00	425.00	425.00
Irrigation Labor	1.00	2,000.00	2,000.00
Maintenance Labor	1.00	3,000.00	3,000.00



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

ESTIMATE

DATE DUE ESTIMATE #
5/21/2025 6/20/2025 EST-SCA1861

BILL TO

North River Ranch ISD
PFM Group Consulting LLC,
3501 Quadrangle Blvd., Ste.
270,
Orlando FL 32817

SHIP TO

SM1132
North River Ranch
11510 Little River Way
Parrish FL 34219

DESCRIPTION

QTY RATE AMOUNT

Silver Buttonwood 2" 30 G

4.00 450.00 1,800.00

Thryallis 3gal

28.00 18.00 504.00

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 27,314.00

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

Accepted this 15 day of August, 2025.

Signature: [Signature]

Printed Name and Title: Pete Williams, Chairman

Representing (Name of Firm): _____



North River Ranch Improvement Stewardship District

**Ratification of Impact Landscaping North River
Ranch Area Proposal**

PROPOSAL

Name <u>Lisa A</u>	Pref Vendor & PO _____
Address <u>Areas of North River</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 replace mulch at WildLeaf Park

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
600	2CU FT Bags		\$ 6.00	\$ 3,600.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			\$ -	\$ -
			\$ -	\$ -
ADDITIONAL CHARGES				
	Labor @ \$75 hour		\$ 75.00	\$ -
	Irrigation Labor @ \$65 hour		\$ 65.00	\$ -
	Equipment Rental			\$ -
TOTAL				\$ 3,600.00



Accepted



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

Ratification of Sunrise Landscape Sod Repair in
Event Field

**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: 8/8/2025
Proposal #: 26838

Sod repair by Event Field

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

Labor and materials to perform the following work at near the Brightwood Amenity event field, across from the lift station.

- **Repair and prep holes and ruts with soil. Area was damaged by other contractor.**
- **Install 2/3 pallet St Augustine Sod**
- **Install remaining sod in areas in front areas by the clubhouse**
- **Adjust irrigation to insure proper watering**

**EM - Installation**

Items	Quantity	Unit	Price/Unit	Price
Labor - Enhancement	8.00	HR	\$87.00	\$696.00
St. Augustine Floratam Sod	400.00	SF	\$1.38	\$550.00
Top Soil	20.00	40 LB Bag	\$7.50	\$150.00
EM - Installation:				\$1,175.00
PROJECT TOTAL:				\$1,175.00

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

8/8/2025

Sunrise Landscaping Contrs

By



Date

8/18/25

North River Ranch ISD



North River Ranch Improvement Stewardship District

Ratification of Sunrise Landscape Roundabout
Enhancement Proposal



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: 8/11/2025
Proposal #: 26757

Roundabout sod installation and shrub plantings

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

Labor, materials, isposal of debris to perform the following work at the Roundabout in front of the Brightwood Pavilion. The purpose is to remove flax lily which do not perform well , add color, and install sod to give the Roundabout a neater and cleaner look. There are 4 beds and one bad area of turf.

- **Remove existing flax lily. Dispose of debris.**
- **Install (8) Jatropha 15 Gallon in the beds to add color.**
- **Plant 500 Muhly Grass 1 Gallon in the 4 beds**
- **Remove and replace 400 square feet of poor sod with St Augustine Floritam. Add 8 bags command soil to improve soil quality.**
- **Add 65 bags Cocoa Brown mulch to give fresh appearance**
- **Adjust irrigation to insure proper watering**







EM - Installation

Items	Quantity	Unit	Price/Unit	Price
Labor - Enhancement	21.00	HR	\$82.00	\$1,722.00
Jatropha	8.00	15 GAL	\$175.00	\$1,400.00
Muhly Grass	400.00	1 GAL	\$7.75	\$3,100.00
St. Augustine Floratam Sod	400.00	SF	\$1.38	\$550.00
Cocoa Brown Bagged Mulch 2 CF	65.00	2 cu ft Bag	\$7.50	\$487.50
Command Soil	8.00	40 LB Bag	\$22.00	\$176.00
EM - Installation:				\$6,580.00
PROJECT TOTAL:				\$6,580.00

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

8/11/2025

Sunrise Landscaping Contrs

By



Date

8/18/25

North River Ranch ISD



North River Ranch Improvement Stewardship District

Ratification of Brightwood Playground Area
Ribbon Palm Installation



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: 8/8/2025
Proposal #: 23724

Brightwood Playground Area Ribbon Palm Installation

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

Labor, materials, disposal of debris to perform the following work at the Brightwood Playground

- **Remove stump/rootball of tree that was removed after Hurricane Milton**
- **Install Ribbon Palm (Booted) 8' to 10'**
- **Install 5 Bags Cocoa Brown mulch**
- **Irrigation adjustment to insure proper watering**
- **Stake Tree**



EM - Installation

Items	Quantity	Unit	Price/Unit	Price
Labor - Enhancement	10.00	HR	\$87.00	\$870.00
Tree Stakes	3.00	EA	\$87.50	\$262.50
Ribbon Palm	1.00	10'	\$2,250.00	\$2,250.00
EM - Installation:				\$3,080.00
PROJECT TOTAL:				\$3,080.00

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

8/8/2025

Sunrise Landscaping Contrs

By



Date

8/18/25

North River Ranch ISD



North River Ranch Improvement Stewardship District

Ratification of Sunrise Landscape Bismark Palm
Pruning

**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: 7/22/2025
Proposal #: 26175

Bismark Palm pruning

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

Labor, equipment, disposal of debris to prune dead fronds and seed pods off Bismark Palms in the pool area and outside the Brightwood Pavilion. We will do this in house.

Palm Trimming

Items	Quantity	Unit	Price/Unit	Price
Palm Pruning - EN Labor	20.00	EA	\$62.16	\$1,243.23
Palm Trimming:				\$1,075.00
PROJECT TOTAL:				\$1,075.00

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

7/22/2025

Sunrise Landscape

By



Date

8/18/25

North River Ranch ISD



North River Ranch Improvement Stewardship District

Ratification of Impact Landscaping Camp Creek
Proposal



North River Ranch Improvement Stewardship District

Ratification of Golf Cart Outlet, LLC Repairs

GOLF CAR OUTLET, LLC5707 19th Street East
Ellenton, Florida 34222Phone: 941-479-7948
Fax: 941-479-7952
www.golfcaroutlet.com**PICK UP/WORK ORDER**

Date	W.O #
8/11/2025	11256

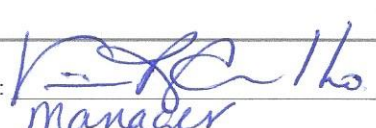
Name / Address
North River Ranch Improvement District 11593 No. River Ranch Trail Parrish, FL 34219 941-713-6707 - Bryan Cori 941-236-1347

FOR OFFICIAL GCO
Carry all 500 Club Car Carryall - green 2 pass - No lift - Service bed SER: MA1703-800819 WO: 11256

2,4,6,8 PASS.	INSP.BY	BOOKING ...	PICK UP DATE	TECH
2 Pass	Due on receipt	KH	8/11/2025	Gary

Item	Description	Quantity	Rate	Amount
Pick up Fee Golf ...	Pick up / Delivery fee - Running 1) LF lugs are stripped (check all) 2) Call with quote Pick up cart at 11645 Camp Creek Trl, Parrish, FL 34219 Cori 941-236-1347 Email: cmorgan@ncalland.com		0.00	0.00
Diagnostic Fee	Diagnostic Fee 1) LF hub bad (spun stud) 2) Battery load test weak (10.4 Volts)	1	110.00	110.00T
1011892	CC DS- FRONT HUB KIT 82-92 same as nivel 4903	1	135.42	135.42T
Labor & Install	Labor & Install	1.5	110.00	165.00T
D75DT-450	Battery 12 volt gas golf cart	1	163.80	163.80T
EPA Fee Batteries	EPA Fee Batteries	1	1.50	1.50T
Labor & Install	Labor & Install	0.5	110.00	55.00T

**GCO NOT RESPONSIBLE FOR ANY NON-WORKING COMPONENT AT THE TIME OF PICK UP
NOTICE: PLEASE REMOVE ALL PERSONAL ITEMS BEFORE PICKUP. WE ASSUME NO
RESPONSIBILITY FOR LOSS OF PERSONAL PROPERTY.**

STORAGE CHARGES: GOLF CAR LEFT FOR MORE THAN 3 DAYS FROM JOB COMPLETION WILL BE CHARGED \$25.00 PER DAY STORAGE UNTIL JOB IS PAID FOR IN FULL AND GOLF CAR IS REMOVED FROM PREMISES.	Key _____ Charger _____ Enclosure _____	Subtotal
	Seats _____ Windshield _____	Sales Tax (0.0%)
	Body Scratch _____ Hub Caps _____	Total
	Customer Signature:  District Manager	THIS IS A WORK ORDER ONLY, AND NOT A FINAL INVOICE.

5707 19th Street East
Ellenton, Florida 34222

Phone: 941-479-7948
Fax: 941-479-7952
www.golfcaroutlet.com

PICK UP/WORK ORDER

Date	W.O #
8/11/2025	11256

Name / Address

North River Ranch Improvement District
11593 No. River Ranch Trail
Parrish, FL 34219
941-713-6707 - Bryan
Cori 941-236-1347

FOR OFFICIAL GCO

Carry all 500
Club Car Carryall - green
2 pass - No lift - Service bed
SER: MA1703-800819
WO: 11256

2,4,6,8 PASS.	INSP.BY	BOOKING ...	PICK UP DATE	TECH
2 Pass	Due on receipt	KH	8/11/2025	Gary

Item	Description	Quantity	Rate	Amount
Shop Supply	GCO Shop Supplies	1	19.95	19.95T

**GCO NOT RESPONSIBLE FOR ANY NON-WORKING COMPONENT AT THE TIME OF PICK UP
NOTICE: PLEASE REMOVE ALL PERSONAL ITEMS BEFORE PICKUP. WE ASSUME NO
RESPONSIBILITY FOR LOSS OF PERSONAL PROPERTY.**

**STORAGE CHARGES:
GOLF CAR LEFT FOR
MORE THAN 3 DAYS
FROM JOB
COMPLETION WILL
BE CHARGED \$25.00
PER DAY STORAGE
UNTIL JOB IS PAID
FOR IN FULL AND
GOLF CAR IS
REMOVED FROM
PREMISES.**

Key _____ Charger _____ Enclosure _____

Seats	Windshield
1	1
2	2
3	3
4	4
5	5
6	6
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100	100

Body Scratch	Hub Caps
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Customer Signature: _____

Signature: V. J. K. / ho
District manager

Subtotal	\$650.67
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Sales Tax (0.0%)	\$0.00
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Total	\$650.67
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THIS IS A WORK ORDER ONLY, AND NOT A
FINAL INVOICE.



North River Ranch Improvement Stewardship District

Ratification of Impact Landscaping Proposal
for Pump Park Sod and Irrigation

PROPOSAL13



Name <u>Andy R/ Charles V</u>	Pref Vendor & PO _____
Address <u>PUMP PARK</u>	Sales Rep <u>TIM</u>
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 augment irrigation to sprays, install bahia sod, and mulch tree rings.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	Irrigation Augment		\$ 550.00	\$ 550.00
1300	Sq Ft Bahia Sod		\$ 0.70	\$ 910.00
15	Bags COCO Brown Mulch 2CU		\$ 5.75	\$ 86.25
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
ADDITIONAL CHARGES				
	Labor @ \$75 hour		\$ 75.00	\$ -
	Irrigation labor @ \$65/hr		\$ 65.00	\$ -
	Equipment Rental		\$ 500.00	\$ -
TOTAL				\$ 1,546.25

Accepted

9/2/25

Date

Proposal is good for 30 days.



North River Ranch Improvement Stewardship District

Ratification of Florida Asphalt & Concrete Proposal
for Brightwood 2nd Lift



To:	Ripa & Associates	Contact:	Tim Badyk
Address:	1409 Tech Blvd. Suite 1 Tampa, FL 33619	Phone:	813-623-6777
		Fax:	813-663-6724
Project Name:	North River Ranch - Brightwood (A)	Bid Number:	25-0019
Project Location:	Brightwood, Parrish, FL	Bid Date:	7/28/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10-400-01	MOBILIZATION	2.00	EACH	\$1,672.59	\$3,345.18
10-400-02	MAINTENANCE OF TRAFFIC	1.00	LS	\$10,419.48	\$10,419.48
10-800-50	THERMO - PAVEMENT MARKINGS	1.00	LS	\$7,977.53	\$7,977.53
10-800-03	Wheel Stops	26.00	UNIT	\$58.16	\$1,512.16
10-800-02	Temporary Paint	1.00	DY	\$1,800.20	\$1,800.20
10-800-50	Remove & Replace Concrete Sidewalk (905 SF)	1.00	LS	\$29,003.59	\$29,003.59
10-800-50	Remove & Replace Concrete Curb (1,662 LF)	1.00	LS	\$78,971.40	\$78,971.40
40-500-01	3/4" SP-9.5	52,251.00	SY	\$7.48	\$390,837.48
40-500-50	3/4" SP-9.5 - AMENITY CENTER	1,388.00	SY	\$9.50	\$13,186.00
Total Price for above Items:					\$537,053.02

Total Bid Price: \$537,053.02

Notes:

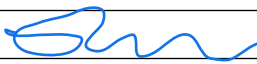
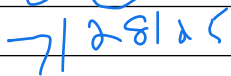
- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$165 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$195 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Payment and performance bonds are not included (Please add 1.2%, if required).
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
- Pricing does not include any maintenance of traffic (MOT). Prime contractor is to provide all MOT devices that may be required. MOT deficiencies on this project that cause delays to FAC, LLC's work shall result in back charges for stand-by time.
- Pricing does not include any additional work to adhere to the FDOT Index 600 drop-off criteria. Pricing does not include placement or removal of asphalt wedges at asphalt transitions.
- FAC, LLC cannot be held responsible for any damage caused to any concrete surfaces while performing our scope of work. FAC, LLC cannot be held responsible for any cleaning of any concrete surfaces while performing our scope of work. Prime contractor to provide any sanding if required for protection.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30



To:	Ripa & Associates	Contact:	Tim Badyk
Address:	1409 Tech Blvd. Suite 1 Tampa, FL 33619	Phone:	813-623-6777
		Fax:	813-663-6724
Project Name:	North River Ranch - Brightwood (A)	Bid Number:	25-0019
Project Location:	Brightwood, Parrish, FL	Bid Date:	7/28/2025

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____**Signature:** **Date of Acceptance:** **CONFIRMED:****FLORIDA ASPHALT & CONCRETE****Authorized Signature:** _____**Estimator:** Celeste Bramonte

(813) 225-5128 cbramonte@floridaasphalt.com



North River Ranch Improvement Stewardship District

Ratification of FEDCO Construction Street Light
Installation Proposal

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

DATE: 08/13/2025
PROPOSAL: PESL-NRR2-LRW-01
AMOUNT: \$25,132.43
PRECO WO# 875460

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

YORKCDD - STRT LGTS

PROPOSAL
STREETLIGHT INSTALLATION
NRR PH2
LITTLE RIVER WAY
PARRISH, FL

RE: INSTALLATION OF PRECO STREETLIGHT CONDUIT SYSTEM

WE PROPOSE TO DO THE FOLLOWING WORK:

- 1) EXCAVATE AND INSTALL PRECO STREETLIGHT CONDUIT SYSTEM
- 2) FOLLOW PRECO DESIGN PRINTS - ENCLOSED
- 3) BLOW OUT CONDUIT TO ENSURE CONTINUITY
- 4) FEDCO TO PROVIDE ALL LABOR, EQUIPMENT AND NECESSARY INSURANCE

NOTES:

- A) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- B) DEVELOPER TO STAKE ALL LOT CORNERS AND ROW WITH GRADE
- C) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- D) DOES NOT INCLUDE ANY DIRECTIONAL BORING OR SOD RESTORATION
- E) FEDCO TO NOTIFY PRECO WHEN WORK IS COMPLETED
- F) THERE WILL BE AN ADDITIONAL CHARGE IF FEDCO IS REQUIRED TO TRANSPORT PRECO MATERIALS TO THE SITE

TOTAL: \$25,132.43

PAYMENT TERMS: UPON COMPLETION



Allan S. Feder,
FEDCO COMMUNICATIONS AND UTILITIES, LLC

08/13/2025

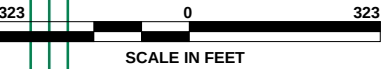
DATE



NORTH RIVER RANCH ISD



DATE





North River Ranch Improvement Stewardship District

Payment Authorizations Nos. 139 – 142

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 139 - 142

PA #	Description	Amount	Total
139	Alsco Uniforms	\$ 44.75	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	Daystar Exterior Cleaning	\$ 1,250.00	
	Frontier	\$ 162.74	
		\$ 99.94	
		\$ 837.17	
	Impact Landscaping & Irrigation	\$ 156.00	
	Jan-Pro of Manasota	\$ 269.49	
		\$ 96.38	
		\$ 520.69	
	Jones & Sons	\$ 80.00	
		\$ 145.00	
		\$ 20.00	
	Neal Lands & Neighborhoods	\$ 556.24	
		\$ 556.24	
	PFM Group Consulting	\$ 914.02	
	Premier Outdoor Lighting	\$ 921.73	
	S&G Pools	\$ 1,650.00	
		\$ 1,282.60	
	Southern Land Services of Southwest Florida	\$ 2,750.00	
		\$ 3,800.00	
		\$ 1,850.00	
	US Bank	\$ 2,357.34	
		\$ 6,995.16	
	Valley	\$ 3,785.53	
	WTS International	\$ 3,086.88	

			\$34,367.90
140	Alsco Uniforms	\$ 44.75	
	Clearview Land Design	\$ 1,658.81	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	MaddTraxx	\$ 1,350.00	
		\$ 1,100.00	
	PFM Group Consulting	\$ 6,416.67	
		\$ 2,083.33	
	Ron Litts	\$ 3,850.00	
	Southern Land Services of Southwest Florida	\$ 2,925.00	
		\$ 4,400.00	
		\$ 1,850.00	
		\$ 2,400.00	
	WTS International	\$ 6,564.74	
		\$ 2,737.99	
		\$ 12,031.16	
		\$ 893.21	
	Yellowstone Landscape	\$ 9,021.00	
		\$ 12,250.00	
		\$ 9,021.00	
		\$ 12,250.00	
		\$ 9,021.00	
		\$ 12,250.00	
			\$114,463.60
141	Advanced Aquatic Services	\$ 240.00	
	Alsco Uniforms	\$ 44.75	
	Daystar Exterior Cleaning	\$ 800.00	
	Frontier	\$ 870.00	
		\$ 130.98	
	GreatAmerica Financial Services	\$ 416.30	
	Hughes Exterminators	\$ 257.00	

		\$ 257.00	
		\$ 303.00	
	Impact Landscaping & Irrigation	\$ 2,753.00	
	Jones & Sons	\$ 85.00	
	MaddTraxx	\$ 1,650.00	
	Manatee County Sheriff's Office	\$ 25.00	
		\$ 25.00	
		\$ 50.00	
	MCUD	\$ 7.99	
		\$ 30.00	
	Spectrum Business	\$ 138.65	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	United Rentals	\$ 701.96	
	Verizon Business	\$ 216.10	
			\$9,801.73
142	Alsco Uniforms	\$ 44.75	
	Canteen Refreshment Services	\$ 92.35	
	Daystar Exterior Cleaning	\$ 315.00	
	FitRev	\$ 455.00	
	Florida Centerline Group	\$ 364.80	
	Frontier	\$ 777.07	
	Impact Landscaping & Irrigation	\$ 3,976.45	
	Kutak Rock	\$ 2,676.09	
	MCUD	\$ 243.48	
		\$ 646.28	
		\$ 180.25	
		\$ 268.37	
		\$ 231.52	

		\$ 818.79	
		\$ 98.61	
		\$ 284.32	
		\$ 751.73	
		\$ 526.85	
		\$ 991.69	
		\$ 62.28	
		\$ 62.23	
		\$ 98.98	
		\$ 153.27	
		\$ 127.75	
		\$ 39.67	
		\$ 80.14	
		\$ (299.79)	
		\$ 149.70	
		\$ (530.00)	
		\$ 15.05	
	Peace River Electric Cooperative	\$ 1,289.20	
		\$ 1,509.16	
		\$ 30.93	
		\$ 51.85	
		\$ 1,162.49	
		\$ 40.49	
		\$ 45.38	
		\$ 53.05	
		\$ 67.63	
		\$ 41.68	
		\$ 657.13	
		\$ 39.18	
		\$ 765.83	
		\$ 2,471.54	
		\$ 34.81	
		\$ 800.64	
		\$ 1,392.41	
		\$ 1,705.70	
		\$ 31.53	
		\$ 30.81	
		\$ 39.18	
		\$ 35.12	
		\$ 60.70	
		\$ 3,041.65	
		\$ 1,705.70	
		\$ 30.22	
		\$ 30.09	
		\$ 31.17	
		\$ 623.18	
		\$ 885.58	
		\$ 289.65	
		\$ 30.93	

		\$ 898.56	
		\$ 1,670.89	
		\$ 40.01	
		\$ 37.75	
		\$ 835.45	
		\$ 213.76	
		\$ 31.05	
		\$ 29.62	
	Southern Land Services of Southwest Florida	\$ 2,750.00	
		\$ 3,800.00	
		\$ 1,850.00	
		\$ 2,925.00	
		\$ 3,800.00	
		\$ 1,250.00	
	Steadfast Alliance	\$ 1,700.00	
	Tyree Brown, Arborist	\$ 700.00	
	United Rentals	\$ 1,583.00	
	Verizon Business	\$ 216.10	
	VGlobalTech	\$ 200.00	
			\$57,258.48
		Total	\$215,891.71



North River Ranch Improvement Stewardship District

Funding Requests Nos. 568 – 580

Funding Requests 568 - 580

FR #	Description	Amount	Total
568			
Phase 2	RIPA & Associates	\$42,483.63	
			\$42,483.63
569			
Amenity	Premier Outdoor Lighting	\$ 2,450.00	
			\$2,450.00
570			
Phase Deer Park	Oldcastle Infrastructure	\$ 8,024.40	
			\$8,024.40
571			
Phase 2	Driggers Engineering Services	\$ 642.00	
	Stantec Consulting Services	\$ 3,435.96	
			\$4,077.96
572			
Amenity	MaddTraxx	\$ 1,000.00	
	Ron Litts	\$ 2,450.00	
			\$3,450.00
573			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Ameritt	\$ 9,000.00	
		\$ 9,200.00	
	Clearview Land Design	\$ 1,500.00	
		\$ 371.25	
		\$ 6,000.00	
	GeoPoint Surveying	\$ 1,258.00	
	MaddTraxx	\$ 1,300.00	
			\$28,629.25
574			
Phase Deer Park	Oldcastle Precast	\$ 2,700.00	
		\$ 1,200.00	
		\$ 12,832.53	
		\$ 4,124.00	
			\$20,856.53
575			
Phase 2	Baldwin Group	\$ 1,963.08	
		\$ 13,323.92	
	RIPA & Associates	\$ 128,719.89	
			\$144,006.89
576			
Phase Deer Park	County Materials	\$ 10,786.00	
		\$ 10,873.80	
		\$ 9,820.80	
		\$ 10,034.00	
	Frederick Derr and Company	\$ 457,361.06	
	Oldcastle Infrastructure	\$ 9,600.75	
		\$ 1,600.00	
			\$510,076.41
577			
Neighborhood Infrastructure (Phases 5C-1, 4E/F, IIIA Townhomes)	Ferguson Waterworks	\$ 11,233.25	
		\$ 125.20	

		\$ 42,790.27	
		\$ 47,981.60	
		\$ 27,592.20	
		\$ 15,354.08	
	Florida Centerline Group	\$ 475.00	
			\$145,551.60
578			
Phase Morgan's Glen	Florida Centerline Group	\$ 475.00	
			\$475.00
579			
Phase 2	Peace River Electric Cooperative	\$ 590.23	
			\$590.23
580			
Phase 1	Baldwin Group	\$ 409.32	
		\$ 12.68	
		\$ 2,748.83	
		\$ 85.17	
		\$ 1,544.09	
		\$ 127.91	
	Florida Centerline Group	\$ 475.00	
			\$5,403.00
		Grand Total	\$916,074.90



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

July 2025 Financial Package

July 31, 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 7/31/2025

	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	\$ 649,804.59										\$ 649,804.59
Accounts Receivable	107.46										107.46
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)		91,314.58									91,314.58
Revenue (Series 2019)		328,668.99									328,668.99
Revenue (Series 2019-MG)		154,277.07									154,277.07
Interest A1 (Series 2019)		0.02									0.02
Interest A1 (Series 2019-MG)		0.01									0.01
Prepayment A1 (Series 2019)		1.68									1.68
Prepayment A1 (Series 2019-MG)		4,447.03									4,447.03
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)			184,875.36								184,875.36
Interest A2 (Series 2020)			7,064.64								7,064.64
Prepayment A2 (Series 2020)			676,848.50								676,848.50
Debt Service Reserve A1 (Series 2023-1)				\$ 743,020.54							743,020.54
Debt Service Reserve A2 (Series 2023-1)				1,140,784.19							1,140,784.19
Debt Service Reserve A (Series 2023-2)				739,184.58							739,184.58
Revenue (Series 2023-1)				374,823.39							374,823.39
Interest A2 (Series 2023-1)				42,205.70							42,205.70
Prepayment A1 (Series 2023-1)				11,009.05							11,009.05
Prepayment A2 (Series 2023-1)				2,956,644.70							2,956,644.70
Prepayment A (Series 2023-2)				18,129.54							18,129.54
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				182.91							182.91
Capitalized Interest A2 (Series 2023-1)				0.74							0.74
Capitalized Interest A (Series 2023-2)				388,953.80							388,953.80
Debt Service Reserve (Series 2023B)					\$ 773,497.60						773,497.60
Prepayment (Series 2023B)					12,089.18						12,089.18
Capitalized Interest (Series 2023B)					468,599.70						468,599.70
Accounts Receivable - Due from Developer						\$ 532,228.00					532,228.00
Acquisition/Constr (Series 2019-MG)						73,314.79					73,314.79
Restricted Acq/Constr (Series 2019-MG)						3.25					3.25
Prepaid Expenses						11,649.64					11,649.64
Acquisition/Constr A1, A2 (Series 2020)							\$ 18,890.93				18,890.93
Prepaid Expenses							1,296.18				1,296.18
Acquisition/Constr - Neighborhood Infr								\$ 1,796.29			1,796.29
Acquisition/Constr - Master Infrastructu								446.14			446.14
Acquisition/Constr (Series 2023-2)								10,238.71			10,238.71
Prepaid Expenses								1,246.57			1,246.57
Acquisition/Constr (Series 2023B)									\$ 697.75		697.75
Prepaid Expenses								1,976.67			1,976.67
Total Current Assets	\$ 666,439.91	\$ 744,766.26	\$ 1,114,363.50	\$ 6,414,939.23	\$ 1,254,186.48	\$ 617,195.68	\$ 20,187.11	\$ 13,727.71	\$ 2,674.42	\$ -	\$ 10,848,480.30



North River Ranch Improvement SD
Statement of Financial Position
As of 7/31/2025

	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										\$ 9,528,255.47	\$ 9,528,255.47
Amount To Be Provided										59,441,744.53	59,441,744.53
Total Investments	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 68,970,000.00	\$ 68,970,000.00
Total Assets											
	\$ 666,439.91	\$ 744,766.26	\$ 1,114,363.50	\$ 6,414,939.23	\$ 1,254,186.48	\$ 617,195.68	\$ 20,187.11	\$ 13,727.71	\$ 2,674.42	\$ 68,970,000.00	\$ 79,818,480.30
	-	-	-	-	-	-	-	-	-	-	-
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	\$ 11,615.51										\$ 11,615.51
Due to Developer	259,999.99										259,999.99
Sales Tax Payable	1.82										1.82
Deferred Revenue	107.46										107.46
Accounts Payable						\$ 531,020.40					531,020.40
Retainage Payable						86,232.39					86,232.39
Deferred Revenue						532,228.00					532,228.00
Retainage Payable								\$ 329,151.73			329,151.73
Retainage Payable									\$ 206,437.53		206,437.53
Total Current Liabilities	\$ 271,724.78	\$ -	\$ -	\$ -	\$ -	\$ 1,149,480.79	\$ -	\$ 329,151.73	\$ 206,437.53	\$ -	\$ 1,956,794.83
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											
	\$ 271,724.78	\$ -	\$ -	\$ -	\$ -	\$ 1,149,480.79	\$ -	\$ 329,151.73	\$ 206,437.53	\$ 68,970,000.00	\$ 70,926,794.83
	-	-	-	-	-	-	-	-	-	-	-



North River Ranch Improvement SD
Statement of Financial Position
As of 7/31/2025

	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
Net Assets											
Net Assets, Unrestricted	\$ 86,545.45										\$ 86,545.45
Current Year Net Assets, Unrestricted	308,169.68										308,169.68
Net Assets, Unrestricted		\$ 1,120,298.78									1,120,298.78
Current Year Net Assets, Unrestricted		(375,532.52)									(375,532.52)
Net Assets, Unrestricted			\$ 1,054,226.91								1,054,226.91
Current Year Net Assets, Unrestricted			60,136.59								60,136.59
Net Assets, Unrestricted				\$ 5,245,380.36							5,245,380.36
Current Year Net Assets, Unrestricted				1,169,558.87							1,169,558.87
Net Assets, Unrestricted					\$ 2,017,610.20						2,017,610.20
Current Year Net Assets, Unrestricted					(763,423.72)						(763,423.72)
Net Assets, Unrestricted						\$ (415,145.56)					(415,145.56)
Current Year Net Assets, Unrestricted						(117,139.55)					(117,139.55)
Net Assets, Unrestricted							\$ 180,036.86				180,036.86
Current Year Net Assets, Unrestricted							(159,849.75)				(159,849.75)
Net Assets, Unrestricted								\$ (419,769.28)			(419,769.28)
Current Year Net Assets, Unrestricted								104,345.26			104,345.26
Net Assets, Unrestricted									\$ 5,744.32		5,744.32
Current Year Net Assets, Unrestricted									(209,507.43)		(209,507.43)
Total Net Assets	<u>\$ 394,715.13</u>	<u>\$ 744,766.26</u>	<u>\$ 1,114,363.50</u>	<u>\$ 6,414,939.23</u>	<u>\$ 1,254,186.48</u>	<u>\$ (532,285.11)</u>	<u>\$ 20,187.11</u>	<u>\$ (315,424.02)</u>	<u>\$ (203,763.11)</u>	<u>\$ -</u>	<u>\$ 8,891,685.47</u>
Total Liabilities and Net Assets	<u>\$ 666,439.91</u>	<u>\$ 744,766.26</u>	<u>\$ 1,114,363.50</u>	<u>\$ 6,414,939.23</u>	<u>\$ 1,254,186.48</u>	<u>\$ 617,195.68</u>	<u>\$ 20,187.11</u>	<u>\$ 13,727.71</u>	<u>\$ 2,674.42</u>	<u>\$ 68,970,000.00</u>	<u>\$ 79,818,480.30</u>



North River Ranch Improvement SD
Statement of Activities
As of 7/31/2025

	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
Revenues											
On-Roll Assessments	\$ 1,825,146.25										\$ 1,825,146.25
Off-Roll Assessments	1,275,259.56										1,275,259.56
Developer Contributions	15,000.00										15,000.00
Other Income & Other Financing Sources	23,377.59										23,377.59
Inter-Fund Transfers In	(3,207.60)										(3,207.60)
On-Roll Assessments		\$ 1,019,343.03									1,019,343.03
Other Assessments		150,737.20									150,737.20
On-Roll Assessments			\$ 450,494.65								450,494.65
Other Assessments			1,415,125.28								1,415,125.28
On-Roll Assessments				\$ 393,947.30							393,947.30
Off-Roll Assessments				354,973.85							354,973.85
Other Assessments				7,901,986.26							7,901,986.26
Inter-Fund Group Transfers In					\$ 7,421.73						7,421.73
Developer Contributions						\$ 6,715,166.38					6,715,166.38
Other Income & Other Financing Sources						37,380.00					37,380.00
Inter-Fund Transfers In						3,207.60					3,207.60
Other Income & Other Financing Sources							\$ 60,639.00				60,639.00
Other Income & Other Financing Sources								\$ 185,412.41			185,412.41
Other Income & Other Financing Sources									\$ 22,963.49		22,963.49
Inter-Fund Transfers In									(7,421.73)		(7,421.73)
Total Revenues	\$ 3,135,575.80	\$ 1,170,080.23	\$ 1,865,619.93	\$ 8,650,907.41	\$ 7,421.73	\$ 6,755,753.98	\$ 60,639.00	\$ 185,412.41	\$ 15,541.76	\$ -	\$ 21,846,952.25
Expenses											
Supervisor Fees	\$ 8,800.00										\$ 8,800.00
Public Officials' Liability Insurance	8,646.00										8,646.00
Trustee Services	27,423.42										27,423.42
District Management	64,166.70										64,166.70
Field Management	20,833.30										20,833.30
Engineering	56,579.65										56,579.65
Disclosure	23,750.00										23,750.00
District Counsel	17,178.97										17,178.97
Assessment Administration	25,000.00										25,000.00
Reamortization Schedule	1,700.00										1,700.00
Audit	6,120.00										6,120.00
Arbitrage Calculation	3,500.00										3,500.00
Travel and Per Diem	1,639.44										1,639.44
Telephone	1,663.48										1,663.48
Postage & Shipping	3,365.71										3,365.71
Copies	1,717.00										1,717.00
Legal Advertising	2,110.24										2,110.24
Miscellaneous	31,320.34										31,320.34
Office Supplies	3,825.54										3,825.54
Property Taxes	75.25										75.25
Web Site Maintenance	2,750.00										2,750.00
Holiday Decorations	40,000.00										40,000.00
Dues, Licenses, and Fees	675.70										675.70
Maintenance Staff	50,000.00										50,000.00
Lifestyle Staff	206,521.14										206,521.14
Resident Services	50,814.22										50,814.22
Electric	2,855.08										2,855.08
Clubhouse Electric	25,604.12										25,604.12
Clubhouse Water	39,098.33										39,098.33
Water Reclaimed	26,349.87										26,349.87
Amenity - Cable TV / Internet / Wi-Fi	31,640.01										31,640.01
Amenity - Landscape Maintenance	179,565.78										179,565.78



North River Ranch Improvement SD
Statement of Activities
As of 7/31/2025

	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	\$ 18,987.08										\$ 18,987.08
Amenity - Pool Maintenance	34,061.00										34,061.00
Amenity - Janitorial	76,843.89										76,843.89
Amenity - Pest Control	7,330.00										7,330.00
Amenity - Fitness Equipment Leasing	27,559.20										27,559.20
Amenity - Security Monitoring	9,000.00										9,000.00
Amenity - Firepits	2,155.07										2,155.07
Amenity - Gate Access and Maintenance	31,965.85										31,965.85
Amenity - Capital Outlay	39,868.75										39,868.75
Amenity - Miscellaneous	44,718.76										44,718.76
Amenity - Pool Equipment	9,672.77										9,672.77
Amenity - AC Maintenance and Equipment	1,042.97										1,042.97
Amenity - Playground Maintenance	11,275.00										11,275.00
Amenity - Office Equipment Leasing	3,962.76										3,962.76
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	46,258.21										46,258.21
Lake Maintenance	79,528.00										79,528.00
Landscaping Maintenance & Material	754,332.14										754,332.14
Landscape Improvements	114,159.65										114,159.65
Fertilizer / Pesticides	54,480.58										54,480.58
Contingency	39,187.65										39,187.65
Equipment Repair & Maintenance	9,846.46										9,846.46
Pest Control	490.00										490.00
Monument Maintenance	15,957.99										15,957.99
Hurricane Cleanup	126,136.25										126,136.25
Capital Expenditures	83,667.07										83,667.07
Street, Sidewalk, Curb Maintenance	33,229.10										33,229.10
Streetlight Leasing	30,270.17										30,270.17
Dog Park	14,602.03										14,602.03
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 7/31/2025

	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						\$ 270,722.11					\$ 270,722.11
District Counsel						3,076.52					3,076.52
Contingency						6,601,076.15					6,601,076.15
Engineering							\$ 26,909.00				26,909.00
Contingency							62,533.66				62,533.66
Developer Repayment							135,056.65				135,056.65
Contingency								\$ 81,918.00			81,918.00
Engineering									\$ 1,065.00		1,065.00
Contingency									228,419.32		228,419.32
Total Expenses	\$ 2,866,267.86	\$ 1,576,453.65	\$ 1,830,155.00	\$ 7,656,643.75	\$ 823,240.39	\$ 6,874,874.78	\$ 224,499.31	\$ 81,918.00	\$ 229,484.32	\$ -	\$ 22,163,537.06
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 38,861.74										\$ 38,861.74
Dividend Income		\$ 30,840.90									30,840.90
Dividend Income			\$ 24,671.66								24,671.66
Dividend Income				\$ 175,295.21							175,295.21
Dividend Income					\$ 52,394.94						52,394.94
Dividend Income						\$ 1,981.25					1,981.25
Dividend Income							\$ 4,010.56				4,010.56
Dividend Income								\$ 850.85			850.85
Dividend Income									\$ 4,435.13		4,435.13
Total Other Revenues (Expenses) & Gains (Losses)	\$ 38,861.74	\$ 30,840.90	\$ 24,671.66	\$ 175,295.21	\$ 52,394.94	\$ 1,981.25	\$ 4,010.56	\$ 850.85	\$ 4,435.13	\$ -	\$ 333,342.24
Change In Net Assets	\$ 308,169.68	\$ (375,532.52)	\$ 60,136.59	\$ 1,169,558.87	\$ (763,423.72)	\$ (117,139.55)	\$ (159,849.75)	\$ 104,345.26	\$ (209,507.43)	\$ -	\$ 16,757.43
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	\$ 394,715.13	\$ 744,766.26	\$ 1,114,363.50	\$ 6,414,939.23	\$ 1,254,186.48	\$ (532,285.11)	\$ 20,187.11	\$ (315,424.02)	\$ (203,763.11)	\$ -	\$ 8,891,685.47



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 1,825,146.25	\$ 1,507,580.76	\$ 317,565.49	\$ 1,809,096.91	100.89%
Off-Roll Assessments	1,275,259.56	1,062,716.34	212,543.22	1,275,259.61	100.00%
Developer Contributions	15,000.00	4,166.67	10,833.33	5,000.00	300.00%
Other Income & Other Financing Sources	23,377.59	20,666.67	2,710.92	24,800.00	94.26%
Carryforward Cash	50,000.00	50,000.00	-	60,000.00	83.33%
Net Revenues	\$ 3,188,783.40	\$ 2,645,130.44	\$ 543,652.96	\$ 3,174,156.52	100.46%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 8,800.00	\$ 10,000.00	\$ (1,200.00)	\$ 12,000.00	73.33%
POL Insurance	8,646.00	7,743.33	902.67	9,292.00	93.05%
Trustee Services	27,423.42	21,679.17	5,744.25	26,015.00	105.41%
District Management	64,166.70	64,166.67	0.03	77,000.00	83.33%
Field Management	20,833.30	20,833.33	(0.03)	25,000.00	83.33%
Engineering	56,579.65	50,000.00	6,579.65	60,000.00	94.30%
Disclosure	23,750.00	20,833.33	2,916.67	25,000.00	95.00%
District Counsel	17,178.97	18,333.33	(1,154.36)	22,000.00	78.09%
Assessment Administration	25,000.00	20,833.33	4,166.67	25,000.00	100.00%
Reamortization Schedules	1,700.00	2,083.33	(383.33)	2,500.00	68.00%
Audit	6,120.00	4,166.67	1,953.33	5,000.00	122.40%
Arbitrage Calculation	3,500.00	2,500.00	1,000.00	3,000.00	116.67%
Travel and Per Diem	1,639.44	-	1,639.44	-	
Telephone	1,663.48	916.67	746.81	1,100.00	151.23%
Postage & Shipping	3,365.71	3,333.33	32.38	4,000.00	84.14%
Copies	1,717.00	3,333.33	(1,616.33)	4,000.00	42.93%
Legal Advertising	2,110.24	4,166.67	(2,056.43)	5,000.00	42.20%
Miscellaneous	31,320.34	41,666.67	(10,346.33)	50,000.00	62.64%
Office Supplies	3,825.54	2,083.33	1,742.21	2,500.00	153.02%
Property Taxes	75.25	250.00	(174.75)	300.00	25.08%
Web Site Maintenance	2,750.00	2,500.00	250.00	3,000.00	91.67%
Holiday Decorations	40,000.00	33,333.37	6,666.63	40,000.00	100.00%
Dues, Licenses, and Fees	675.70	145.83	529.87	175.00	386.11%
Maintenance Staff	50,000.00	98,333.33	(48,333.33)	118,000.00	42.37%
Lifestyle Staff	206,521.14	173,868.50	32,652.64	208,642.20	98.98%
Resident Services	50,814.22	37,786.83	13,027.39	45,344.20	112.06%
Total General & Administrative Expenses	\$ 660,176.10	\$ 644,890.35	\$ 15,285.75	\$ 773,868.40	85.31%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Field Operations					
Electric	\$ 2,855.08	\$ 8,333.33	\$ (5,478.25)	\$ 10,000.00	28.55%
Water Reclaimed	26,349.87	17,500.00	8,849.87	21,000.00	125.48%
Wetland Monitoring	-	8,333.33	(8,333.33)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	20,833.33	(20,833.33)	25,000.00	0.00%
Wetland Mitigation	-	1,000.00	(1,000.00)	1,200.00	0.00%
Equipment Rental	925.00	2,083.33	(1,158.33)	2,500.00	37.00%
General Insurance	10,569.00	10,289.58	279.42	12,347.50	85.60%
Property & Casualty Insurance	70,796.00	37,567.71	33,228.29	45,081.25	157.04%
Other Insurance	90.00	1,666.67	(1,576.67)	2,000.00	4.50%
Irrigation	46,258.21	58,333.33	(12,075.12)	70,000.00	66.08%
Lake Maintenance	79,528.00	57,000.00	22,528.00	68,400.00	116.27%
Landscape Maintenance & Material	754,332.14	458,333.33	295,998.81	550,000.00	137.15%
Landscape Improvements / Replacement	114,159.65	166,666.67	(52,507.02)	200,000.00	57.08%
Fertilizer / Pesticides	54,480.58	50,000.00	4,480.58	60,000.00	90.80%
Contingency	39,187.65	166,666.67	(127,479.02)	200,000.00	19.59%
Equipment Repair and Maintenance	9,846.46	7,000.00	2,846.46	8,400.00	117.22%
Pest Control	490.00	5,000.00	(4,510.00)	6,000.00	8.17%
Monument Maintenance	15,957.99	6,666.67	9,291.32	8,000.00	199.47%
Bridge and Boardwalk Maintenance	-	2,083.33	(2,083.33)	2,500.00	0.00%
Hurricane Cleanup	126,136.25	-	126,136.25	-	
Capital Expenditures	83,667.07	80,000.00	3,667.07	96,000.00	87.15%
Street, Sidewalk, and Curb Maintenance	33,229.10	27,916.67	5,312.43	33,500.00	99.19%
Lighting	-	5,000.00	(5,000.00)	6,000.00	0.00%
Streetlight Leasing	30,270.17	145,979.17	(115,709.00)	175,175.00	17.28%
Shared Bike Maintenance	-	12,500.00	(12,500.00)	15,000.00	0.00%
Dog Park	14,602.03	12,500.00	2,102.03	15,000.00	97.35%
Sales Tax Adjustment	2.61	-	2.61	-	
Total Field Operations	\$ 1,513,732.86	\$ 1,369,253.12	\$ 144,479.74	\$ 1,643,103.75	92.13%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 10,434.73	\$ 12,500.00	\$ (2,065.27)	\$ 15,000.00	69.56%
Clubhouse Water	22,316.29	16,666.67	5,649.62	20,000.00	111.58%
Amenity - Cable TV / Internet / Wi-Fi	8,188.22	10,833.33	(2,645.11)	13,000.00	62.99%
Amenity - Landscape Maintenance	58,489.51	41,666.67	16,822.84	50,000.00	116.98%
Amenity - Irrigation Repairs	9,137.78	16,666.67	(7,528.89)	20,000.00	45.69%
Amenity - Pool Maintenance	16,500.00	17,737.50	(1,237.50)	21,285.00	77.52%
Amenity - Cleaning	20,867.79	15,425.00	5,442.79	18,510.00	112.74%
Amenity - Pest Control	1,620.00	2,083.33	(463.33)	2,500.00	64.80%
Amenity - Fitness Equipment Leasing	27,559.20	20,923.10	6,636.10	25,107.72	109.76%
Amenity - Security Monitoring	4,500.00	8,666.67	(4,166.67)	10,400.00	43.27%
Amenity - Firepits	2,155.07	5,000.00	(2,844.93)	6,000.00	35.92%
Amenity - Capital outlay	15,898.98	33,333.33	(17,434.35)	40,000.00	39.75%
Amenity - Miscellaneous	16,223.14	854.17	15,368.97	1,025.00	1582.75%
Amenity - Pool equipment	5,550.00	5,833.33	(283.33)	7,000.00	79.29%
Amenity - A/C Maintenance and Equipment	772.97	1,250.00	(477.03)	1,500.00	51.53%
Amenity - Playground Maintenance	10,635.00	2,083.33	8,551.67	2,500.00	425.40%
Amenity - Streetlight Leasing	52,504.74	-	52,504.74	-	
Total Brightwood Pavilion - Amenity Expenses	\$ 283,353.42	\$ 211,523.10	\$ 71,830.32	\$ 253,827.72	111.63%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 5,286.66	\$ 7,500.00	\$ (2,213.34)	\$ 9,000.00	58.74%
Clubhouse Water	13,185.16	4,166.67	9,018.49	5,000.00	263.70%
Amenity - Cable TV / Internet / Wi-Fi	9,514.75	10,000.00	(485.25)	12,000.00	79.29%
Amenity - Landscape Maintenance	48,431.13	10,833.33	37,597.80	13,000.00	372.55%
Amenity - Irrigation Repairs	4,235.86	8,333.33	(4,097.47)	10,000.00	42.36%
Amenity - Pool Maintenance	14,886.00	13,791.67	1,094.33	16,550.00	89.95%
Amenity - Cleaning	18,522.24	10,707.00	7,815.24	12,848.40	144.16%
Amenity - Pest Control	1,020.00	1,666.67	(646.67)	2,000.00	51.00%
Amenity - Security Monitoring	4,500.00	8,666.67	(4,166.67)	10,400.00	43.27%
Amenity - Gate Access and Maintenance	31,965.85	29,581.67	2,384.18	35,498.00	90.05%
Amenity - Capital outlay	7,205.00	20,833.33	(13,628.33)	25,000.00	28.82%
Amenity - Miscellaneous	5,396.25	3,333.33	2,062.92	4,000.00	134.91%
Amenity - Pool Equipment	3,802.81	5,000.00	(1,197.19)	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	\$ 199,804.16	\$ 134,413.67	\$ 65,390.49	\$ 161,296.40	123.87%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Camp Creek - Amenity					
Clubhouse Electric	\$ 9,882.73	\$ 25,000.00	\$ (15,117.27)	\$ 30,000.00	32.94%
Clubhouse Water	3,596.88	33,333.33	(29,736.45)	40,000.00	8.99%
Amenity - Cable TV / Internet / Wi-Fi	13,937.04	21,666.67	(7,729.63)	26,000.00	53.60%
Amenity - Landscape Maintenance	72,645.14	83,333.33	(10,688.19)	100,000.00	72.65%
Amenity - Irrigation Repairs	5,613.44	33,333.33	(27,719.89)	40,000.00	14.03%
Amenity - Pool Maintenance	2,675.00	35,475.00	(32,800.00)	42,570.00	6.28%
Amenity - Cleaning	37,453.86	30,850.00	6,603.86	37,020.00	101.17%
Amenity - Pest Control	4,690.00	4,166.67	523.33	5,000.00	93.80%
Amenity - Security Monitoring	-	17,333.33	(17,333.33)	20,800.00	0.00%
Amenity - Capital Outlay	16,764.77	8,333.33	8,431.44	10,000.00	167.65%
Amenity - Miscellaneous	23,099.37	213.54	22,885.83	256.25	9014.39%
Amenity - Pool Equipment	319.96	11,666.67	(11,346.71)	14,000.00	2.29%
Amenity - A/C Maintenance and Equipment	270.00	-	270.00	-	
Amenity - Office Equipment Leasing	3,962.76	10,000.00	(6,037.24)	12,000.00	33.02%
Amenity - Bike Pump Park Maintenance	-	833.33	(833.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	1,041.67	(1,041.67)	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	\$ 209,201.32	\$ 316,580.20	\$ (107,378.88)	\$ 379,896.25	55.07%
Total Expenses	\$ 2,866,267.86	\$ 2,676,660.44	\$ 189,607.42	\$ 3,211,992.52	89.24%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 38,861.74	\$ 31,530.00	\$ 7,331.74	\$ 37,836.00	
Total Other Income (Expenses)	\$ 38,861.74	\$ 31,530.00	\$ 7,331.74	\$ 37,836.00	
Net Income (Loss)	\$ 361,377.28	\$ -	\$ 361,377.28	\$ -	



North River Ranch Improvement Stewardship District

**Review and Consideration of Certificate of
Completion for Series 2019 A-1 and Series A-2
(Brightwood Project)**



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota, Florida 34240
Tel: 941-907-6900

August 28, 2025

Attention: To Whom it May Concern

Reference: **Reference: North River Ranch ISD F/K/A Fieldstone CDD Capital Improvement REV BD, Series 2019 A-1 and Series A-2 (Brightwood Project)**

Dear To Whom it May Concern,

As the District Engineer for the North River Ranch Improvement Stewardship District, I hear-by certify that the improvements associated with the North River Ranch ISD F/K/A Fieldstone COD Capital Improvement REV BD, Series 2019 A-1 and Series A-2 (Brightwood Project) have been satisfactorily completed. All applicable certifications have been made to the various permitting authorities and the project has been placed into service as of July 20, 2022.

Please contact our office directly with any questions or comments.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read "R. Engel", written over a horizontal line.

Robert A. Engel, P.E.
Senior Principal/ District Engineer
Phone: 941-907-6900
Email: Rob.Engel@stantec.com



North River Ranch Improvement Stewardship District

Consideration of Advance Aquatic Planting Proposal



MOCWAL CDD - Landscaping

Planting Proposal

For

North River Ranch Improvement Stewardship District



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



ADVANCED AQUATIC SERVICES, Inc.
- NATIVE AQUATIC PLANTING PROPOSAL-
Ponds # 4, 5, 6, 7 and 8
Wetlands # 1 and 2

August 7, 2025

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

Item Description

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

Supply, deliver, and install a total of 3,190 native aquatic plants across five pond areas (Ponds 4-8).
Planting breakdown by Pond:

Pond 4	210 Duck Potato (<i>Sagittaria latifolia</i>) and 210 Pickerelweed (<i>Pontederia cordata</i>)	Total: 420 plants
Pond 5	300 Duck Potato (<i>Sagittaria latifolia</i>) and 300 Pickerelweed (<i>Pontederia cordata</i>) (Also, an erosion area that Neil needs to repair)	Total: 600 plants
Pond 6	180 Duck Potato (<i>Sagittaria latifolia</i>) and 210 Pickerelweed (<i>Pontederia cordata</i>) 1000 Soft-Stem Bulrush (<i>Scirpus tabernaemontani</i>)	Total: 1,390 plants
Pond 7	240 Duck Potato (<i>Sagittaria latifolia</i>) and 240 Pickerelweed (<i>Pontederia cordata</i>)	Total: 480 plants
Pond 8	150 Duck Potato (<i>Sagittaria latifolia</i>) and 150 Pickerelweed (<i>Pontederia cordata</i>)	Total: 300 plants

Total cost \$4,785.00

Supply, deliver, and install a total of 2,500 native aquatic plants as follows:

- Wetland 1**
- 500 Soft-Stem Bulrush (*Scirpus tabernaemontani*)
- Wetland 2**
- 2000 Soft-Stem Bulrush (*Scirpus tabernaemontani*)

Total cost \$2,501.50

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 Improvement Stewardship District Page 2 of 2)

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

Signature: _____ Title: _____

Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
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North River Ranch Improvement Stewardship District



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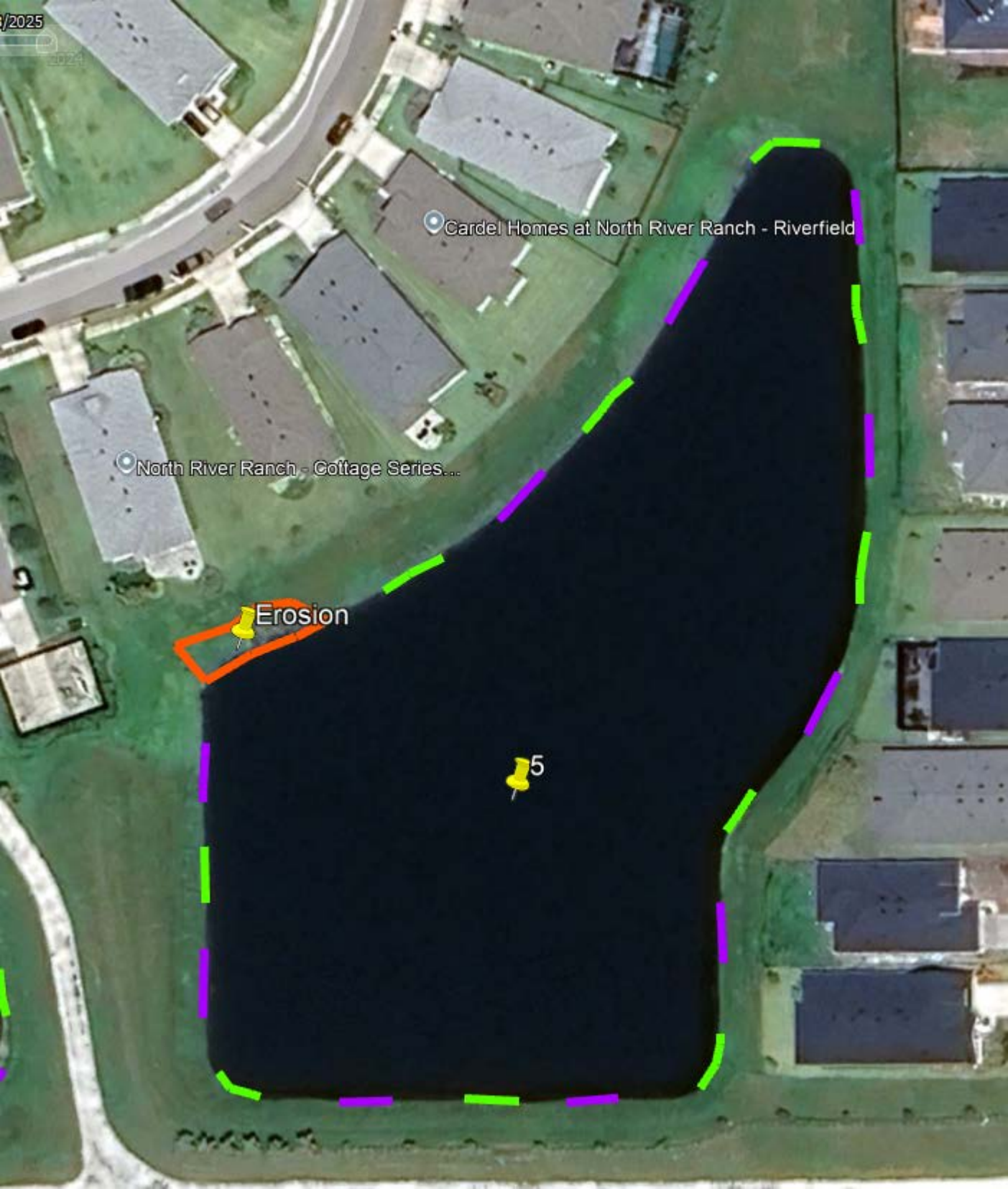
292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621

Arrow St

4



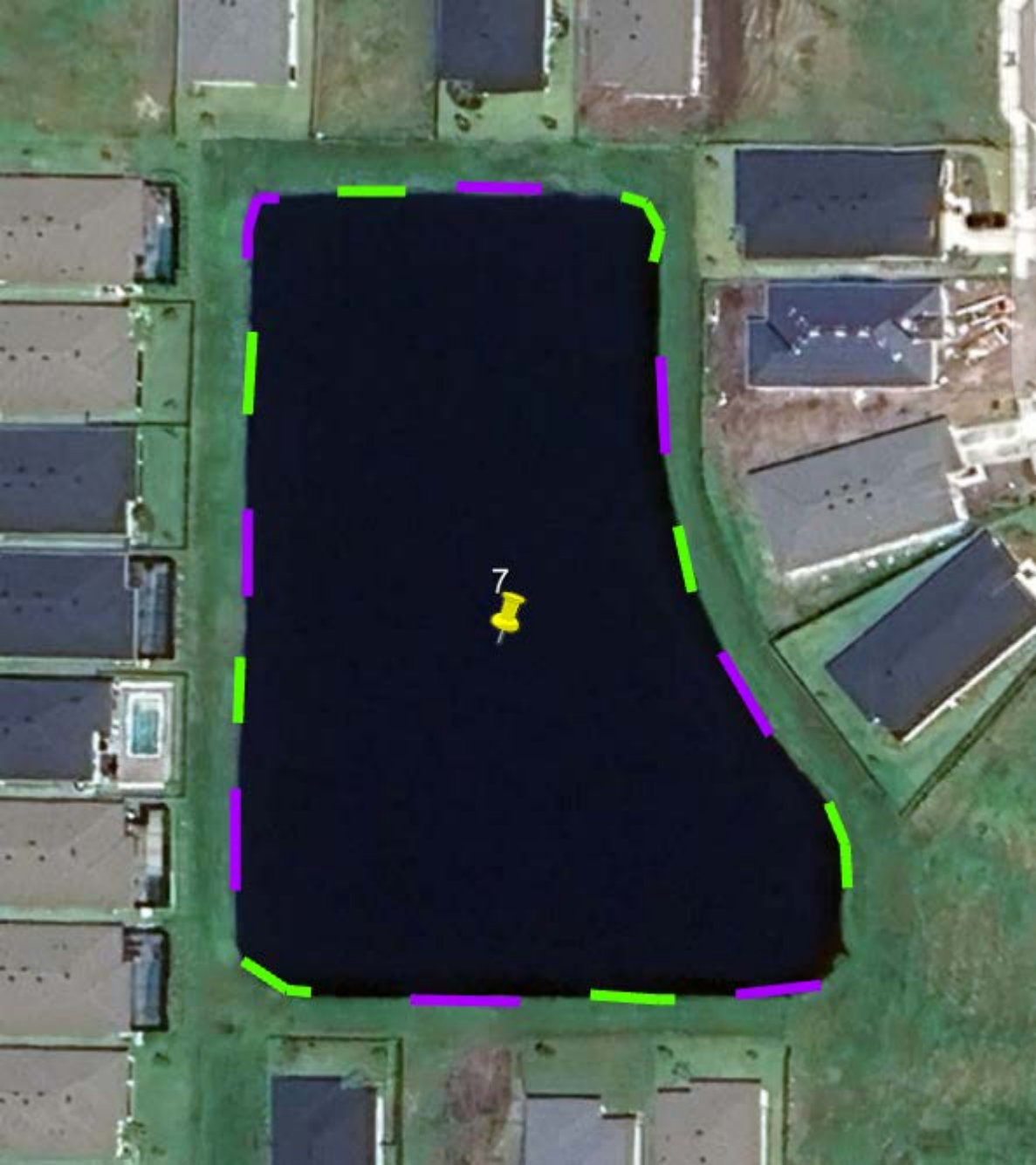
Cardel Homes at North River Ranch - Riverfield

North River Ranch - Cottage Series...

Erosion

5







8/2025

Cres Crk Xing

North River Ranch

Camp Creek at North River Ranch

W1

W2

Camp Creek Trl





Proposal Date: 8/7/2025

**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 two (2) wetlands with a total of approximately 842 linear feet located at North River Ranch Improvement Stewardship District in Parrish, Florida. This contract will consist exclusively of invasive plant species control treatments, with the primary objective of supporting the successful establishment and long-term survival of native plantings.

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:

Wetland:

Total Additional Monthly Investment	\$125.00
-------------------------------------	----------

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.

Authorized Customer's Signature Title

Date: _____

Print Name: P. Williams Date: 8/26/25

Contract Addendum Start Date: _____



North River Ranch Improvement Stewardship District

Consideration of CO#1 with Frederick Derr &
Company for Deer Park Phase 1A& 1B Project

Change Order

No. 1

Date of Issuance: August 27, 2025

Effective Date: September 10, 2025

Project: Deer Park Phase 1A + 1B	Owner: North River Ranch Improvement Stewardship District	Owner's Contract No.:
Contract: \$5,583,419.30		Date of Contract: May 8, 2025
Contractor: Frederick Derr & Company, Inc.		Engineer's Project No.: 215616746
Contractor No.:		

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

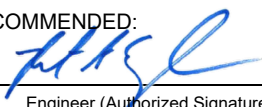
Description:

Materials Deduction including tax

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. CO#1- Received 08/06/2025

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
\$ <u>5,583,419.30</u>	Substantial completion (days or date): <u>285 Days</u>
	Ready for final payment (days or date): <u>299 Days</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> :
\$ <u>N/A</u>	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ <u>5,583,419.30</u>	Substantial completion (days or date): <u>285 Days</u>
	Ready for final payment (days or date): <u>299 Days</u>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ <u>(1,372,324.57)</u>	Substantial completion (days or date): <u>N/A</u>
	Ready for final payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ <u>4,211,094.73</u>	Substantial completion (days or date): <u>285 Days</u>
	Ready for final payment (days or date): <u>299 Days</u>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: 	By: _____	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: <u>08/27/2025</u>	Date: _____	Date: _____

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

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CONTRACT CHANGE ORDER

Date 7/31/2025

Harry Russom - Land Development Manager
North River Ranch Stewardship District
3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817

Number 1.00
Job: Deer Park
Phase: 1A + 1B

We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT \$	TOTAL \$
M1-01-010	ARMOROCK (Polymer Lift Station & Sewer Manholes)	1.00	LS	-167,136.00	-167,136.00
M1-01-020	TAX	1.00	LS	-10,078.16	-10,078.16
M1-01-030	Core & Main (Water, Sewer, Force Main Utilities)	1.00	LS	-480,233.14	-480,233.14
M1-01-040	TAX	1.00	LS	-28,863.99	-28,863.99
M1-01-050	County Materials (RCP)	1.00	LS	-428,653.80	-428,653.80
M1-01-060	TAX	1.00	LS	-25,769.23	-25,769.23
M1-01-070	Old Castle (Storm Structures & Sewer Manholes)	1.00	LS	-218,434.20	-218,434.20
M1-01-080	TAX	1.00	LS	-13,156.05	-13,156.05

REASON FOR CHANGE:Reduction To Contract for Owner Purchase Materials

Proposed


For the Contractor

THIS CHANGE ORDER
NET

-1,372,324.57

Accepted

For the Engineer

EXISTING CONTRACT
TOTAL

5,583,419.30

Accepted

For the Owner

NEW CONTRACT
TOTAL

4,211,094.73



North River Ranch Improvement Stewardship District

Consideration of CO#12 to Stantec Work
Authorization No. 1



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

August 11, 2025

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

215616746

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

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

Reference: **Change Order 12 to Work Authorization No. 1**
Professional Services Proposal for North River Ranch Improvement Stewardship District
General District Engineer Services for Fiscal Year 2025-2026

Dear Mr. Adams:

Stantec is providing Change Order No. 12 for general engineering services for FY 2025-2026 such as preparation for and attending Board meetings, review project budgets, assisting in preparation of District procedures, and other services deemed necessary by the Board.

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

New Task 214 – General Engineering Services FY 2025-2026

Engineer shall:

- a. Prepare for and attend Board meetings.
- b. Assist in preparation of District procedures as directed by the Board.
- c. Perform additional services as requested by the Board.

These services will be performed on a T/M basis at our standard rates under our Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2025.

Task	Services	Fee Type	Fee Amount
214	General Engineering Services FY 2025-2026	T/M*	(est.) \$ 60,000



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

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

S.A. Contract to Date	\$ 308,000
Increase this Change Order	<u>\$ 60,000</u>
New Contract Sum	\$ 368,000

Stantec Consulting Services Inc.

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

6920 Professional Parkway

3501 Quadrangle Blvd., Suite 270

Sarasota, FL 34240

Orlando, FL 32817

By

By

Date

Date

By 

08/11/2025

Date



North River Ranch Improvement Stewardship District

Consideration of CO#1 with RIPA & Associates
for NRR Phase IV- F-1

Change Order

No. 1

Date of Issuance: September 2, 2025

Effective Date: September 10, 2025

Project: **NRR Phase IV-F-1**

Owner: **North River Ranch Improvement
Stewardship District**

Owner's Contract No.:

Contract: **\$1,001,990.00**

Date of Contract: **06/01/2025**

Contractor:

Engineer's Project No.: **215616746**

RIPA & Associates, LLC

Contractor's Project No.: **25-097**

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

Description:

DPO Credit from Ferguson.

Attachments: (List documents supporting change):

RIPA CO-1

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 1,001,990.00

[Increase] [Decrease] from previously approved Change
Orders No. 0 to No. 0:

\$ N/A

Contract Price prior to this Change Order:

\$ 1,001,990.00

[Increase] [Decrease] of this Change Order:

\$ (219,024.37)

Contract Price incorporating this Change Order:

\$ 782,965.63

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): **163 Days**

Ready for final payment (days or date): **205 Days**

[Increase] [Decrease] from previously approved Change Orders
No. 0 to No. 0:

Substantial completion (days): **N/A**

Ready for final payment (days): **N/A**

Contract Times prior to this Change Order:

Substantial completion (days or date): **163 Days**

Ready for final payment (days or date): **205 Days**

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): **N/A**

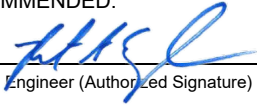
Ready for final payment (days or date): **N/A**

Contract Times with all approved Change Orders:

Substantial completion (days or date): **163 Days (11/11/2025)**

Ready for final payment (days or date): **205 Days (12/23/2025)**

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 09/03/2025

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

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To:	Neal Land & Neighborhoods	Contact:	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard Sarasota, FL 34240	Phone:	941-328-1210
		Fax:	
Project Name:	North River Ranch Phase 4F-1 - CO #1	Bid Number:	25-097
Project Location:	Fort Hamer Rd & NRR Trail, Palmetto, FL	Bid Date:	8/28/2025

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1100 FERGUSON DPO CREDIT CO #1					
001	DPO CREDIT - STORM PIPE (FERGUSON)	-1.00	LS	(\$48,782.05)	\$48,782.05
002	DPO CREDIT - STORM PIPE (TAX SAVINGS)	-1.00	LS	(\$2,976.92)	\$2,976.92
003	DPO CREDIT - SANITARY PIPE (FERGUSON)	-1.00	LS	(\$28,664.84)	\$28,664.84
004	DPO CREDIT - SANITARY PIPE (TAX SAVINGS)	-1.00	LS	(\$1,719.89)	\$1,719.89
005	DPO CREDIT - PRESSURE PIPE (FERGUSON)	-1.00	LS	(\$129,132.71)	\$129,132.71
006	DPO CREDIT - PRESSURE PIPE (TAX SAVINGS)	-1.00	LS	(\$7,747.96)	\$7,747.96
Total Price for above 1100 FERGUSON DPO CREDIT CO #1 Items:					\$219,024.37

Total Bid Price: \$219,024.37

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Sijon Rider
(813) 765-2499 sriders@ripaconstruction.com

DIRECT PURCHASE ORDER FORM

North River Ranch ISD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: North River Ranch 4F-1

DPO # 25-2291-001 - OPO

CO #

To: Ferguson Waterworks

Date: 7/22/2025

Attention: Phil Lack

Job # 25-2291

CC:

Approved By: KD

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-301 Storm Pipe	\$ 47,480.29	\$ 47,480.29
1	LS	02-302 Storm Structures	\$ 1,301.76	\$ 1,301.76
1	LS	02-340 Sanitary Pipe	\$ 28,089.84	\$ 28,089.84
1	LS	02-341 Sanitary Structures	\$ 575.00	\$ 575.00
1	LS	02-320 Watermain	\$ 84,992.15	\$ 84,992.15
1	LS	02-320 Reclaim	\$ 44,140.56	\$ 44,140.56
Tax Exempt			Total	\$206,579.60

Remarks

See Attached QUOTE

CC:

Bid No.....:	B579306		
Bid Date....:		6/24/2025	Cust Phone: 813-623-6777
Quoted By:	PSL		Terms.....: NET 10TH PROX
Customer.:	NORTH RIVER RANCH ISD		Ship To.....: RIPA & ASSOC INC
	C/O RIPA & ASSOCIATES		1409 TECH BLVD SUITE 1
	1409 TECH BLVD., SUITE 1		TAMPA, FL 33619-7843
	TAMPA, FL 33619-7843		
Cust PO#...:	DPO 25-2291-001	Job Name.:	NRR 4F-1

Item	Description	Quantity	Net Price	UM	Total
	NORTH RIVER RANCH 4F-1				
	TOL				
	MANATEE COUNTY				
	JOB #25-2291				
	STORM				
A36650020IBPL	36X20 HP N12 DW STORM SLD PL PIPE	180	68.14	FT	12265.2
A30650020IBPL	30X20 HP N12 DW STORM SLD PL PIPE	140	60.23	FT	8432.2
A24650020IBPL	24X20 HP N12 DW STORM SLD PL PIPE	600	38.37	FT	23022
A18650020IBPL	18X20 HP N12 DW STORM SLD PL PIPE	40	23.69	FT	947.6
A15650020IBPL	15X20 HP N12 DW STORM SLD PL PIPE	40	19.92	FT	796.8
A08650020IB	8X20 N12 COR W/TITE HDPE PIPE BE	240	7.36	FT	1766.4
N2712AGNB	12 HDPE UNIV INLINE DRAIN W/ GRATE	3	433.92	EA	1301.76
A0862WT	8 W/TITE TEE	1	89.11	EA	89.11
A0899WT	8 W/TITE 90 ELL	2	80.49	EA	160.98
	SUBTOTAL				48782.05
	SEWER				
SDR26HWSPX14	8X14 SDR26 HW PVC GJ SWR PIPE	952	9.97	FT	9491.44
SDR26HWSPU14	6X14 SDR26 HW PVC GJ SWR PIPE	1064	5.51	FT	5862.64
P40BEPK20	2X20 FT PVC S40 BE PIPE	200	69.58	C	139.16
PSD3105G4	3X1000 UG DET SWR GREE	1	40	EA	40
U7621FE	R&C REV H/HOLE S CVR	19	68.23	EA	1296.37
UTPO2334MAN	23-1/2 M/HOLE INFLOW DISH MANACNTY	5	115	EA	575
MUL067248	8X6 PVC HW SWR GXGXG WYE	19	108.02	EA	2052.38
MUL067277	6 PVC HW SWR GXG DBL WYE	19	155.14	EA	2947.66
MUL340952	6 PVC SWR HUB FEM CO ADPT	19	26.39	EA	501.41
MUL340958	6 PVC SWR REC THRD CO PLUG	19	20.16	EA	383.04
MUL067376	6 PVC HW SWR GXG 45 ELL	114	30.63	EA	3491.82
MUL067326	6 PVC HW SWR GXG 45 ELL	5	41.46	EA	207.3
MUL067306	6 PVC HW SWR GXG 22-1/2 ELL	15	56.51	EA	847.65
MUL043988	6 PVC SWR GSKT CAP	57	14.07	EA	801.99
P40SCAPK	2 PVC S40 SOC CAP	38	0.71	EA	26.98
	SUBTOTAL				28664.84
	WATERMAIN				
DR18BPEX	8 C900 DR18 PVC EPDM GJ BLUE PIPE	1020	16.69	FT	17023.8
DR18BPEU	6 C900 DR18 PVC EPDM GJ BLUE PIPE	40	9.72	FT	388.8

SDR21BPK	2 SDR21 CL200 PVC GJ BLUE PIPE	400	1.02	FT	408
P40BEPK20	2X20 FT PVC S40 BE PIPE	420	69.58	C	292.24
AX42250100	2X100 CTS 250 PSI NSF BLUE	100	2	FT	200
AX41250100	1X100 CTS 250 PSI NSF BLUE	1100	0.6	FT	660
P744130232	10GA SLD HFCCS PE30 WIRE BLUE 500	5500	150	M	825
3M7100254242	6X500 FT 7903 EMS WTR TAPE BLUE	3	1205	EA	3615
E155205	2X108 150 SER BLUE ID TAPE	3	5	EA	15
K90220	DIR BURY WP LUG AQUA 5PC DRYCON	5	47.3	PK	236.5
SPWPEC8THC	8 PVC BELL REST BLUE BLT E-COAT	21	142.29	EA	2988.09
RBGVTMX	3 BRS GATE VLV ID - 8	3	17	EA	51
AFC2608FLAFMMU	8 DI MJ RW OL SS HF STEM VLV L/A	3	1343.74	EA	4031.22
RBGVTMU	3 BRS GATE VLV ID - 6	2	17	EA	34
AFC2606FLAFMMU	6 DI MJ RW OL SS HF STEM VLV L/A	2	873.04	EA	1746.08
RBGVTMK	3 BRS GATE VLV ID - 2	2	17	EA	34
AFC2602FLAFSSU	2 DI THRD RW OL SS HF STEM VLV L/A	2	487.89	EA	975.78
I461SW	2PC SC CI VLV BX 19-22 WTR	7	80	EA	560
RCIMBMANATEE	*ROME CI OVAL MTR BX W/ BLUE LID	44	80	EA	3520
RAYAA2BP	*0625 BLUE 2W PAVEMENT MRKR W/ PAD	2	5	EA	10
MFW100A18PVCBL	HYDRO-GD HG-1 STD UNIT	2	3566.19	EA	7132.38
SBOXLOK4	4 BOXLOK VLV BX ALIGNER	7	19.95	EA	139.65
MJSTLAXU	8X6 MJ C153 SWVL TEE L/A	2	295.47	EA	590.94
MJRLAXP	8X4 MJ C153 RED L/A	4	113.4	EA	453.6
MJTCAPLAXK	8X2 MJ C153 TAP CAP L/A	2	129.78	EA	259.56
F202BS905IP4	8X1 IP DBL SS STRP BRS SDL DI/PVC	26	217.27	EA	5649.02
SSLCEX8	8 PVC WDG REST GLND *ONELOK E-COAT	32	67.5	EA	2160
PMJBCEGASXEPDM	8 MJ GSKT & BLU BOLT PK W/ EPDM	32	59.19	EA	1894.08
MJLSLAX	8X12 MJ C153 LONG SLV L/A	2	207.9	EA	415.8
MJ2LAX	8 MJ C153 22-1/2 BEND L/A	4	164.43	EA	657.72
SSLCEX6	6 PVC WDG REST GLND *ONELOK E-COAT	4	45.9	EA	183.6
PMJBCEGASUEPDM	6 MJ GSKT & BLU BOLT PK W/ EPDM	6	53.51	EA	321.06
AFCB84BLAOLPNMAN	5-1/4 B84B HYD 4" OL L/A NEW MAN	2	3200	EA	6400
FPPPX	4X8"0 FLGXPE CL BT DI SPL	2	728.77	EA	1457.54
FNWNBGS61RF8P	4 316 SS 150# RR FF 1/8 FLG PKG	4	37.5	EA	150
SSLCEX4	4 PVC WDG REST GLND *ONELOK E-COAT	10	37.8	EA	378
SSLDEX4	4 DIP WDG REST GLND *ONELOK E-COAT	2	31.05	EA	62.1
PMJBCEGASPEPDM	4 MJ GSKT & BLU BOLT PK W/ EPDM	12	39.11	EA	469.32
MJ9LAP	4 MJ C153 90 BEND L/A	4	87.57	EA	350.28
F9P	4 DI 125# C110 FLG 90 BEND	2	160.65	EA	321.3
W350ASTDASTP	4 OS&Y DCDA W/ SS TRIM	1	2166.67	EA	2166.67
BP2B202CNG15T2T	2X15 202CNG TEST BX W/ BLAC LID *X	3	42.66	EA	127.98
P40SCAPK	2 PVC S40 SOC CAP	42	0.71	EA	29.82
FC8477NL	LF 2 MIP X CTS PJ COUP	10	86.48	EA	864.8
PSISCK	2 CTS OR 1-1/2 IPS SS INS STFNR PE	14	2	EA	28
FL4477NL	LF 2 CTS PJ 90 ELL	2	240.29	EA	480.58
FC382425NL	LF 3/4X1X2-1/2 MIP STRT MTR COUP	42	18.5	EA	777
FFB11004NL	LF 1 MIP X CTS PJ BALL CORP ST	26	77.64	EA	2018.64
PSISCG	1 SS INS STFNR CTS PE	116	1.49	EA	172.84
FB41444WNL	LF 1 CTS COMP X FIP BALL CURB LW	42	111.54	EA	4684.68
FY44244NL	LF 1 CTS COMP Y BRCH	16	76.5	EA	1224
FVB427WNL	LF 5/8X3/4X7 MTR RSTR	42	117.7	EA	4943.4
PSXMCFG	LF BRZ 3/4 STRT MTR COUP	42	9.84	EA	413.28
	SUBTOTAL				84992.15
	RECLAIM				

DR18PPU	6 C900 DR18 PVC GJ PURP PIPE	1020	9.26	FT	9445.2
SDR21PPK	2 SDR21 CL200 PVC GJ PURP PIPE	320	1.02	FT	326.4
P40BEPK20	2X20 FT PVC S40 BE PIPE	400	69.58	C	278.32
PEC9PLK100	2X100 CTS DR9 HDPE PIPE PURP	100	200	C	200
PEC9PLG100	1X100 CTS DR9 HDPE PURP PIPE	900	60	C	540
3M7100254465	6X500 FT 7908 EMS RECLMD TAPE PURP	3	1205	EA	3615
P744130832	10GA SLD HFCCS PE30 WIRE PURP 500	4500	150	M	675
E155200	2X108 150 SER PURP ID TAPE	3	5	EA	15
K90220	DIR BURY WP LUG AQUA 5PC DRYCON	3	47.3	PK	141.9
SPWPEC6THC	6 PVC BELL REST BLUE BLT E-COAT	12	85.13	EA	1021.56
RBGVTMURC	3 BRS GATE VLV ID RECL WTR 6	2	17	EA	34
AFC2606FLAFMMU	6 DI MJ RW OL SS HF STEM VLV L/A	2	873.04	EA	1746.08
I461SSR	3PC SC CI VLV BX 19-22 SQ RECL	2	90	EA	180
RCIMBRWL	*NLA *ROME CI MTR BX W/ RECLMD LID	40	80	EA	3200
SBOXLOK4	4 BOXLOK VLV BX ALIGNER	2	19.95	EA	39.9
MJTCAPLAUK	6X2 MJ C153 TAP CAP L/A	2	93.24	EA	186.48
F202BS690IP4	6X1 IP DBL SS STRP BRS SDL DI/PVC	20	175.52	EA	3510.4
SSLCEX6	6 PVC WDG REST GLND *ONELOK E-COAT	34	45.9	EA	1560.6
PMJBCGASUEPDM	6 MJ GSKT & BLU BOLT PK W/ EPDM	34	53.51	EA	1819.34
MJLSLAU	6X12 MJ C153 LONG SLV L/A	2	129.78	EA	259.56
MJ4LAU	6 MJ C153 45 BEND L/A	8	115.92	EA	927.36
MJ2LAU	6 MJ C153 22-1/2 BEND L/A	4	105.21	EA	420.84
BP2B202CNG15T2T	2X15 202CNG TEST BX W/ BLAC LID *X	1	42.66	EA	42.66
P40SCAPK	2 PVC S40 SOC CAP	40	0.71	EA	28.4
FC8477NL	LF 2 MIP X CTS PJ COUP	2	86.48	EA	172.96
PSISCK	2 CTS OR 1-1/2 IPS SS INS STFNR PE	4	2	EA	8
FC1477NL	LF 2 FIP X CTS COMP COUP	2	90.4	EA	180.8
FC382425NL	LF 3/4X1X2-1/2 MIP STRT MTR COUP	40	18.5	EA	740
FFB11004NL	LF 1 MIP X CTS PJ BALL CORP ST	20	77.64	EA	1552.8
PSISCG	1 SS INS STFNR CTS PE	120	1.49	EA	178.8
FB41444WNL	LF 1 CTS COMP X FIP BALL CURB LW	40	111.54	EA	4461.6
FY44244NL	LF 1 CTS COMP Y BRCH	20	76.5	EA	1530
FVB427WNL	LF 5/8X3/4X7 MTR RSTR	40	117.7	EA	4708
PSXMCFG	LF BRZ 3/4 STRT MTR COUP	40	9.84	EA	393.6
	SUBTOTAL				44140.56

Subtotal:	\$206,579.60
Inbound Freight:	\$0.00
Tax:	\$0.00
Order Total:	\$206,579.60



North River Ranch Improvement Stewardship District

**Consideration of CO#14 with RIPA & Associates
for NRR Phase 4C Amenity Center**

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:

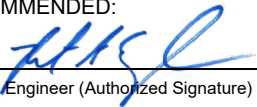
Description:

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: _____

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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.

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North River Ranch Improvement Stewardship District

Staff Reports



NORTH RIVER
RANCH

Monthly Summary Report

August 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	2 attendees
NRR Starry Night	Tuesday, the 5 th , 6:30-9:30pm	65 attendees
Crafternoon: Kids Edition	Wednesday, the 6 th 1pm - 3pm	45 attendees
Adult Bingo Night	Friday, the 8 th , 6:30-8:30pm	35attendees
Sound Healing Session	Sunday, the 10 th , 10-11am	20 attendees
Cake Decorating Workshop	Wednesday, the 13th, 6:00-7:00 PM	30 attendees



EVENTS & PROGRAMMING

NRR Date Night Out: Paint & Sip	Saturday, the 16 th , 6-8pm	50 attendees
Sunset Mocktails & Melodies	Sunday, the 17 th , 6:30-8:30pm	50 attendees
Crafternoon: Adult Edition	Tuesday, the 19 th , 5-7pm	15 attendees
Adult Trivia Night	Friday, the 22 nd , 6:30-8:30pm	50 attendees
National “Get Checked Day”	Tuesday, the 26 th , 8:00am-12:00pm	15 attendees
Labor Day Luau	Saturday, the 30 th , 5-8pm	200 attendees



EVENTS & PROGRAMMING HIGHLIGHTS



Back to School Bash



Back to School Bash



Back to School Bash



Back to School Bash



NRR Starry Night



NRR Starry Night



Crafternoon: Kid Edition



Crafternoon: Kid Edition

EVENTS & PROGRAMMING HIGHLIGHTS



Sound Healing Session



Sound Healing Session



Cake Decorating Workshop



Cake Decorating Workshop



NRR Date Night Out: Paint & Sip



NRR Date Night Out: Paint & Sip



Sunset Mocktails & Melodies



Sunset Mocktails & Melodies

EVENTS & PROGRAMMING HIGHLIGHTS



Crafternoon: Adult Edition



Crafternoon: Adult Edition



Labor Day Luau



Labor Day Luau



Labor Day Luau



Labor Day Luau



Labor Day Luau



Labor Day Luau

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
Crafternoon: Kid Edition	8/5 4-6 pm
Mix & Mash: Learn to DJ	8/6 1-3 pm
Neighborhood Blood Drive	8/6 9:00am -3pm
Kid Bingo Night	8/12 6:30-8:30 pm
Chalk the Walk	8/13 to 8/14 All Day
Drive Smart: A Workshop with AAA	8/17 7-8 pm
World Wellness Weekend	8/17 to 8/21
NRR Date Night Out: Boot, Scoot & Boogie	8/20 7:30 - 9:30 pm
Tailgate on the Green	8/21 12 - 4 pm
Crafternoon: Adult Edition	8/24 6-8 pm

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Kid Trivia Night	8/26 6:30-8:30 pm
NRR Field Day	8/27 11 am - 1 pm
Sunday Finds at NRR	8/28 10 am - 1 pm

THANK YOU.

