

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, October 8, 2025, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202.**

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 September 10, 2025, Board of Supervisors' Meeting
 - 2) Bay Area Bobcat Proposal for Camp Creek Washout Repairs
 - 3) Clearview Proposal for Phase Line Modification
 - 4) Geopoint Proposal for Drone Photogrammetry of Stockpile
 - 5) Impact Proposal for Camp Creek Palm Tree
 - 6) Impact Proposal for Wildleaf Topsoil
 - 7) Kimley-Horn Agreement for Jones Buckeye Project Wetland Jurisdictional Determination
 - 8) Maddtraxx Proposal for 4C-1 Washout Repairs
 - 9) Maddtraxx Proposal for Brightwood Pond Bank Repair
 - 10) Maddtraxx Proposal for Camp Creek Water Alleviation
 - 11) Maddtraxx Proposal for Crescent Creek Washout Repair
 - 12) Maddtraxx Proposal for Dirt Placement
 - 13) Maddtraxx Proposal for Dog Park Gate Locks
 - 14) Maddtraxx Proposal for Wildleaf Dirt Pile Removal
 - 15) MaddTraxx Proposal for Wildleaf Shell Trail Washout Repair
 - 16) Maverick Proposal for Speed Limit Signage
 - 17) PFM District Management Fee Decrease Letter
 - 18) Rayco Proposal for Camp Creek Fireplace Outlet Repair
 - 19) SignPro Proposal for Refurbishing Monuments
 - 20) Yellowstone Proposal for Riverfield Park Plant Replacements
 - 21) Yellowstone Proposal for Riverfield Playground Cabbage Palm Replacement
 - 22) Yellowstone Proposal for Riverfield South Entrance Bed Plantings
 - 23) Yellowstone Proposal for Riverfield Townhome Tree Replacement

- 24) Yellowstone Proposal for Riverfield Verandah Front Plants & Drain Installation
- 25) Yellowstone Proposal for Riverfield Walking Path Black Olive Tree Replacement
- 26) Yellowstone Proposal for Riverfield Walking Path Oak Tree Replacement
- 27) Payment Authorizations Nos. 143 – 146
- 28) Funding Requests Nos. 581 – 594
- 29) District Financial Statements

Business Matters

- 2. Review and Consideration of Suspension and Termination of Access Rule Hearing for Open Resident Violation
- 3. Consideration of Advanced Aquatic Proposal for Aquatic Plant Installation at Ponds 4 – 8 and Wetlands 1 & 2
- 4. Consideration of Advanced Aquatic Addendums to Add:
 - 1) Moccasin Wallow Ditch
 - 2) Ponds 74 – 79
- 5. Consideration of Clearview Proposal for Jones Buckye Phase 1 Design & Permitting
- 6. Consideration of Driggers Proposal for Phase 4 C2 Engineering & Inspection
- 7. Consideration of RIPA Proposal for Reclaimed Water Adjustment & Additional Installation

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - FEMA Application Update
 - Next meeting: November 12, 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 September 10, 2025, Board of
Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, September 10, 2025, at 1:15 p.m.

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

Board Members present via phone or in person:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Leinaweaver	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present via phone or in person:

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

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:18 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting.

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

Public Comment Period

There were no public comments at this time.

Consent Agenda

- 1. Minutes of 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

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Consent Agenda Items 1 – 21.

SECOND ORDER OF BUSINESS

Business Matters

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

Mr. Engel gave an overview of the Certificate of Completion. It was noted that this deems the project completed.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Certificate of Completion for Series 2019 A-1 and Series A-2 (Brightwood Project).

**Consideration of Advanced
Aquatic Planting Proposal**

This item was tabled.

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

Mr. Engel gave an overview of the change order. He noted this is the first change order for that project and represents the direct purchase of materials and the savings in sales tax. This is for a deduction of \$1,372,324.57 and a savings in sales tax of \$77,867.27.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the CO#1 with Frederick Derr & Company for Deer Park Phase 1A & 1B Project.

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

Mr. Engel gave an overview of the change order. He noted this is a request for a new budget of \$60,000.00 for general engineering services. This is an annual cost and is for the new fiscal year.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved CO#12 to Stantec Work Authorization No. 1.

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

Mr. Engel gave an overview of the change order. He noted this represents the direct purchase of materials and the savings in sales tax. This is for a deduction of \$219,024.37 and a savings in sales tax of \$12,444.77.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved CO#1 with RIPA & Associates for NRR Phase IV-F-1.

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

Mr. Engel gave an overview of the change order. This project started in February 2023 and there was a delay, and this change order adds 180 days to the project to bring it current. There is a memo from Mr. Fisher, the engineer on record, attached.

Mr. Fisher noted there is photo documentation to support the delay.

It was noted there are no monies attached to this change order.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved CO#14 with RIPA & Associates for NRR Phase 4C.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

No report.

District Engineer –

Mr. Engel gave an update on the Brightwood and Riverfield resident concerns with the ponds and their levels. He noted they have been inspected and will be creating a memo summary by the end of the week.

Mr. Engel gave an overview of the Brightwood summary related to the ponds and their levels. He noted the ponds in Brightwood are at their right levels for the season, but there is drainage being diverted due to the construction. Therefore, the ponds are higher than they normally would be for the season, which has killed the sod along the banks.

Mr. Williams noted the Bahia sod should come back once the water has returned to their normal levels.

Mr. Engel gave an overview of the Riverfield summary related to the ponds and their levels. He noted the ponds were slightly above level in some areas, but others were where they should be for the season. The water levels have been held up due to the downstream

system and the vegetation has died to being covered by the water. He is going to review this area again to confirm the issues. It was noted the Buffalo Canal system may need maintenance in some areas and is still recovering from storms, which back-floods the lakes.

There was brief discussion regarding Buffalo Canal and the issues. It was noted that Buffalo Canal is a Manatee County conduit. The Board recommended reaching out to Manatee County to notify them of the issues and to request a summary of their current and future plans. Mr. Engel noted there is construction happening downstream that may be causing the problems as well.

There was also brief discussion regarding the issues related to the aquifer and if charting the aquifer levels would be necessary. Mr. Engel noted this is completely linked to the Buffalo Canal, not the aquifers.

When Mr. Engel provides his summary and receives a response from the County, the Board will move forward with a proposal for next steps.

District Manager –

Ms. Carvalho stated the next Board Meeting will be October 8, 2025, at the same location. New calendar invites are forthcoming.

She noted there was a resident that dumped his palm fronds into the pond bank and pond behind his home. A violation and fee for the removal of the fronds has been sent to the resident. The resident is requesting a waiver for the fee of \$240.00.

Ms. Snow noted it has already been cleaned up as it could have caused damage to the pond and surrounding area.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Fee for Pond Frond Dumping to be assessed to the Resident in the amount of \$240.00.

Ms. Carvalho noted the responsibility of Field Services will be transitioning to an onsite representative and she has been working with the Development team to hire this person. Mr. Ramer will be the new Field Services representative starting October 1. She

requested a motion to remove the Field Services section that exists within the PFM District Management contract and move it to the contract with Jeff Ramer for those services.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Removal of Field Services from the PFM contract and proceeding to enter into a contract for those services with Jeff Ramer.

There was brief discussion regarding Field Services. It was noted Mr. Ramer was a Neal Lands employee and background of the services will be provided to the Board at a subsequent meeting.

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 Camp Creek Business Center is open and gave an overview of the area. The next section to open will be the canteen.

**Audience Comments and
Supervisor Requests**

There was brief discussion regarding waiving the violation fee for the resident.

Mr. Johnson noted he will review with Ms. Carvalho for future reference.

There was also discussion regarding the resident incident related to broken glass in the pool.

Ms. Carvalho noted a suspension of amenity privileges letter was drafted by District Counsel for the resident. There will be a hearing at the October meeting which the resident can attend to appeal the suspension.

Mr. Williams requested the additional steps related to the Certificate of Completion, in order for the District to be in compliance with the Trust Indenture.

Mr. Johnson gave an overview and noted a copy of that certificate will be provided to the Trustee. It may release some remaining funds that are held under the indenture. Mr. Johnson will follow up with Mr. Engel.

There was brief discussion regarding the community map. It was recommended to have a water flow/drainage map done by the District Engineer. It was noted the ponds are stormwater drainage ponds, not for aesthetics.

Mr. Engel confirmed he can create that map.

Mr. Williams noted the map will help residents understand the pond system.

Mr. Engel will work with Mr. Fisher on the map, and it should be completed prior to the next meeting.

Mr. Weidemiller commented regarding the CCNR and noted the successful projects in the prospectus.

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. Williams, seconded by Mr. Leinaweaver, with all in favor, the September 10th, 2025, Rescheduled Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:52 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Bay Area Bobcat Proposal
for Camp Creek Washout Repairs

ESTIMATE



4CDD- EARTHWORK

Prepared For

North River Ranch Improvement Stewardship
District

Bay Area Bobcat

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

Estimate # 128

Date 09/05/2025

Description	Total
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Backfill washouts & sod.	\$1,950.00
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Site location: Camp creek North River Ranch. 11645 Camp Creek Trl, Parrish, Fl. 34219

Site work: Backfill 2 large washout areas behind the model homes to the East of Camp creek amenity center.

- Use skid steer track machine to fill in and back blade dirt flat.
- Will use the fill dirt on site just to the East where Ripa is building future house pads.
- Bring in 2 pallets of Bahia sod and throw/ lay down over fresh dirt.

Total= \$1,950.00

Total includes: Time, labor, equipment & supplies.

Thank you!

Subtotal	\$1,950.00
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Total	\$1,950.00
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Approved and accepted by:

Pete Williams, Chairman

Date: 9/8/25



North River Ranch Improvement Stewardship District

Clearview Proposal for Phase Line Modification



Clearview
LAND DESIGN, P.L.

PROPOSAL / AUTHORIZATION FOR WORK

September 18, 2025

Mr. Tom Panaseny
North River Ranch Improvement
Stewardship District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
TPanaseny@nealland.com & arichardson@nealland.com

RE: North River Ranch
Phases IV-E & IV-F

We hereby propose to do the following work:

FORCDD - Const. Eng.

- Prepare Phase Line Modification
- Permit through Manatee County

FEE SUMMARY:

Description	Job No.	Billing Type	Amount
Phase Line Modification	CDD-NR-113	Hourly Not to Exceed	\$10,000
Certify Phase IV-F1a	CDD-NR-114	Hourly Not to Exceed	\$10,000

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

ACCEPTANCE:

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.
Project Manager

NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT

By:

Date: 9/18/25

ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

Limitation of Liability

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

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

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

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

Revised 09/29/15



Clearview
LAND DESIGN, P.L.

2025 Hourly Fee Schedule	
Effective 1/1/25	
Employee Type	2025 Hourly Rate
Principal	\$ 280.00
Senior Professional Engineer	\$ 225.00
Professional Engineer	\$ 200.00
Design Engineer	\$ 185.00
Senior Field Engineer	\$ 170.00
Field Engineer	\$ 140.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 180.00
Landscape Designer	\$ 160.00
Senior Environmental Scientist	\$ 210.00
Environmental Scientist	\$ 145.00
Senior Entitlement Planner	\$ 200.00
Entitlement Planner	\$ 145.00
Senior Professional Surveyor & Mapper	\$ 195.00
GIS Specialist	\$ 185.00
Senior CADD Designer	\$ 165.00
CADD Designer	\$ 145.00
Senior Project Coordinator	\$ 160.00
Project Coordinator	\$ 140.00
Graphic Designer	\$ 135.00
Project CPA	\$ 200.00
Administrative Assistant	\$ 100.00



North River Ranch Improvement Stewardship District

Geopoint Proposal for
Drone Photogrammetry of Stockpile



PROPOSAL/AUTHORIZATION FOR WORK

To: North River Ranch Improvement Stewardship
District
5824 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Date: September 10, 2025

Attn: Andy Richardson YORKCDD - Earthwork

Re: North River Ranch, Phase 2 Stock Pile

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Fly DJI Drone using Photogrammetry to determine the volume of said stockpile	\$2,200

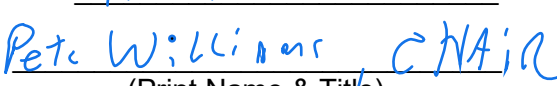
All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, September 10, 2025

GeoPoint Surveying, Inc.

ACCEPTANCE: North River Ranch
Improvement Stewardship District

By: 
Charles M. Arnett, P.S.M.
Project Manager

By: 
(Authorized Signature)

Date: 9/10/25

(Print Name & Title)

Please return one signed copy to: proposals@geopointsurvey.com

File Name: J:\North River Ranch\Contracts\NRR Improvement\Phase 2 Stock Pile Fly DJI Drone volume of stockpile
jh.CMA 09.10.2025



Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

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

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

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"

Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



North River Ranch Improvement Stewardship District

Impact Proposal for Camp Creek Palm Tree

PROPOSAL10

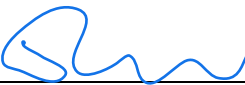
Name <u>Charles V/ Kwame J /Andy R</u>	Pref Vendor & PO _____
Address <u>11233 Rolling Fork Trl</u>	Sales Rep _____
Community <u>North River Ranch</u>	Date <u>8/26/2025</u>
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

Irrigation: Open Call Estimate Technician for same day install

Scope of Work:

Proposal to remove and replace two sabal palms at the Game Room of Camp Creek.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	Removal and disposal		\$ 125.00	\$ 125.00
2	8-10' OA Sabal Palms		\$ 289.00	\$ 578.00
				\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
ADDITIONAL CHARGES				
2	Labor @ \$75 hour		\$ 75.00	\$ 150.00
	Irrigation Labor @ \$65 hour		\$ 65.00	\$ -
1	Equipment Rental		\$ 250.00	\$ 250.00
TOTAL				\$ 1,103.00


Accepted

9/1/25
Date

Proposal is good for 30 days.

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



North River Ranch Improvement Stewardship District

Impact Proposal for Wildleaf Topsoil



North River Ranch Improvement Stewardship District

Kimley-Horn Agreement for Jones Buckeye
Project Wetland Jurisdictional Determination



September 26, 2025

Attt: Vivian Carvalho, Senior District Manager
North River Ranch Improvement Stewardship District
PFM Group Consulting LLC
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817

**Re: Letter Agreement for Professional Services
Formal Wetland Jurisdictional Determination
Jones Buckeye Project**

Dear Ms. Carvalho:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") submits this Letter Agreement ("Agreement") to North River Ranch Improvement Stewardship District ("Client") for providing environmental consulting services for Jones Buckeye ("Project"). The Project understanding, scope of services, and fees are described below.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Formal JD

Kimley-Horn will coordinate a Formal Jurisdictional Wetland and Surface Water Determination by the Southwest Florida Water Management District (SWFWMD) on the Jones Buckeye parcel. Anticipated tasks include the following:

1. Site visit to reestablish wetland boundary with representative wetland flags
2. Preparation of an application to SWFWMD for a Formal Jurisdictional Wetland and Surface Water Determination.
3. Attendance at site visits with representatives of SWFWMD to reverify the limits of wetlands and surface waters on the subject parcel.
4. Submittal of the required wetland and surface water survey (prepared by the client's surveyor) and other supporting documentation to SWFWMD for final sign off.
5. Coordination with the client and other professionals working on the project.

Services Not Included

Any other services, including but not limited to the following, are not included in this Agreement:

1. Planning services
2. Transportation analysis
3. Surveying services

4. Geotechnical services
5. Archaeological services
6. Architectural services
7. Site civil engineering, including stormwater, mass grading, off-site improvements, etc.

Additional Services

Any services not specifically provided for in the above scope of services will be considered additional services and can be performed upon authorization of the Client and will be billed as additional services and performed at our then-current hourly rate. Approval will be obtained from the Client prior to initiating any additional services.

Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the Services in Task 1 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Kimley-Horn's then-current rates.

Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client.

Based on current information, Kimley-Horn estimates that labor fees will be approximately \$28,500.00. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates. Individual tasks are listed below.

1	Formal Jurisdictional Wetland and Surface Water Determination	\$28,500.00	Hourly

Payment will be due within 25 days of Client's receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to North River Ranch Improvement Stewardship District.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on this project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alec D. Hoffner
Project Manager



Brennon Clayton
Associate

North River Ranch Improvement Stewardship District

SIGNED:  _____

PRINTED NAME: PETE WILLIAMS

TITLE: CIVIL ENGINEER

DATE: 9/26/25

Client's Federal Tax ID: _____

Client's Business License No.: _____

Client's Street Address: _____

Attachment – Request for Information

Attachment – Standard Provisions

Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project

Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	☐	Agent for Owner	☐	Unrelated to Owner

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

Project Funding Identification – List Funding Sources for the Project

Attach additional sheets if there are more than 4 parcels or more than 4 owners

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
 - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
 - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
 - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
 - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
 - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
 - f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
 - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
 - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
 - a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
 - b. The Client will remit all payments electronically to:
Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
Account Number: 2073089159554
ABA#: 121000248
 - c. The Client will send the project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.
 - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
 - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
 - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at <https://www.kimley-horn.com/khts-software-license-agreement> ("the License Agreement") which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-

Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.
- 15) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.
- 16) **Construction Phase Services.**
 - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
 - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
 - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 18) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
- 19) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- (20) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN
MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES
RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for 4C-1 Washout Repairs



PROPOSAL

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

FORCDD - Storm

DATE	9/24/2025
PAYMENT TERMS	NET 30
PO NUMBER	092425-4CWashoutSkimmer

BILL TO
North River Ranch ISD

JOB
4C-1 Washout / Skimmer Repairs

SCOPE	QUANTITY	RATE	AMOUNT
Use on site fill to regrade and compact (3) discussed washed out areas. Sod with Bahia sod. Material and labor to replace / reconstruct damaged skimmer.	1	1	\$3,800.00

Total : \$3,800.00

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

TERMS

Bid price (as shown) for work described above is \$3800.00. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Brightwood Pond Bank Repair



PROPOSAL

MaddTraxx LLC

NRR - O and M

3946 Sasser Rd

Zolfo Springs, FL 33890

863-832-4807

DATE	9/24/2025
PAYMENT TERMS	NET 30
PO NUMBER	092425MiddleForkWashout

BILL TO
North River Ranch ISD

JOB
11543 Middle Forkway Washout Repair

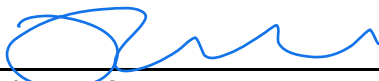
SCOPE	QUANTITY	RATE	AMOUNT
Use hand crew to dig washed away fill from toe of slope and replace on top of bank. Rake out slight washouts and install Bahia sod.	1	1	\$950.00

Total : \$950.00

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 \$950.00. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Camp Creek Water Alleviation



PROPOSAL

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

FORCDD - Landscaping

DATE	9/23/2025
PAYMENT TERMS	NET 30
PO NUMBER	092325CampCreekSidewalk

BILL TO
North River Ranch ISD

JOB
Camp Creek Sidewalk Drainage

SCOPE	QUANTITY	RATE	AMOUNT
Sod cut and remove small section of St. Augustine sod where water is pooling on sidewalk to allow soil to be removed to create positive drainage swale to back of curb. Reinstall sod after hand grading swale.	1	\$500.00	\$500.00

Total : \$500.00

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 \$500.00. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Crescent Creek Washout Repair



PROPOSAL

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

DATE	9/24/2025
PAYMENT TERMS	NET 30
PO NUMBER	092425CresentWashout

BILL TO
North River Ranch ISD

JOB
10620 Cresent Creek Washout

SCOPE	QUANTITY	RATE	AMOUNT
Import load of fill to fill (2) wash outs and grade to match exisitng slope. Install Bahia sod. Material Utilized : (3) pallets of Bahia sod	1	\$1,175.00	\$1,175.00

Total : \$1,175.00

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 \$1,175.00. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Dirt Placement



PROPOSAL

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

NRR Brightwood - O&M

DATE	9/10/2025
PAYMENT TERMS	NET 30
PO NUMBER	091125WaymouthDirtLoad

BILL TO
North River Ranch

JOB
Waymouth Terrace - Dirt Load

SCOPE	QUANTITY	RATE	AMOUNT
Use skid steer and dump trailer to import fill as needed to block golf cart access around fence on Waymouth Terrace.	1	\$350.00	\$350.00

Total : \$350.00

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 \$350.00. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Dog Park Gate Locks



PROPOSAL

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

NRR ISD - O&M

DATE	September 10th, 2025
PAYMENT TERMS	NET 30
PO NUMBER	091025DogParkLocks

BILL TO
North River Ranch

JOB
Dog Park Lock Installation

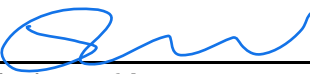
SCOPE	QUANTITY	RATE	AMOUNT
Install and program (2) mechanical lock assemblies to dog park entrance gates.	2	\$250.00	\$500.00

Total : \$500.00

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 \$500. Upon execution, it constitutes a binding purchase order.



Signiture of Acceptance

Signiture of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Wildleaf Dirt Pile Removal

NRR - O and M



PROPOSAL

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

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

BILL TO
North River Ranch ISD

JOB
Wildleaf Dirt Pile Removal

SCOPE	QUANTITY	RATE	AMOUNT
Use skid steet to blade out spill pile in vacant lots off Rolling Fork Trail.	1	\$250.00	\$250.00

Total : \$250.00

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 \$250. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

MaddTraxx Proposal for
Wildleaf Shell Trail Washout Repair



PROPOSAL

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

NRR O and M

DATE	9/15/2025
PAYMENT TERMS	NET 30
PO NUMBER	091525WildleafTrail

BILL TO
North River Ranch ISD

JOB
Wildleaf Trail - Rip Rap Replacement / Washout Repair

SCOPE	QUANTITY	RATE	AMOUNT
- Use mini excavator to remove exisiting rip rap - Import fill to rebuild and match exisiting slope - Install and pin mirafi fabric - Replace rip rap on pond slope - Sod edge and top of slope with Bahia sod - Fix washout in trail and top dress with shell Materials included : Bahia sod, mirafi geotextile fabric	1	\$2,700.00	\$2,700.00

Total : \$2,700.00

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 \$2700. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maverick Proposal for Speed Limit Signage

NRR CAMP CREEK TRAIL ESTIMATE

Custom Decorative Signage for Camp Creek Trail

Grand Total (USD)
\$5,700.00

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

9413768496
arichardson@nealland.com

Estimate Number: 665
Estimate Date: September 9, 2025
Valid Until: October 21, 2025
Grand Total (USD): **\$5,700.00**

FORCDD - Striping/Signage

ITEMS	QUANTITY	PRICE	AMOUNT
speed limit (25mph) 25 MPH SPEED LIMIT SIGN (R2-1) NO PARKING SIGN (R7-2) - Decorative Trim for 24x30 Sign -Pyramid Finial 4" Black 4" Custom post, 14' TALL 5" Square Post w/ Square Collar - 48" Tall	5	\$1,030.00	\$5,150.00
Installation Covers full installation of (Direct Burial-24" Below Grade) 26 decorative signs	5	\$110.00	\$550.00

Grand Total (USD): **\$5,700.00**

Notes / Terms

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

 9/23/25



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

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



North River Ranch Improvement Stewardship District

PFM District Management Fee Decrease Letter



September 17, 2025

Mr. Pete Williams
Chairman of the Board of Supervisors
North River Ranch Improvement Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Williams:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the North River Ranch Improvement Stewardship District (the "District"). The agreement in place between our firm and the District dated October 1, 2022 (the "Agreement") provides for the review and adjustment annually of our fees pursuant to the District's annual budget process.

Effective October 1, 2025, we understand the District will no longer need our firm to provide Field Management services as described in Exhibit A Section V of the Agreement. Therefore, effective October 1, our annual fees will be reduced by \$25,000 in accordance with the fee schedule on Exhibit B (Field Services Tier 3) of the Agreement. We will continue to bill the Board approved annual District Management Fee of \$80,500 and other applicable fees in the Agreement.

We would appreciate your signing and returning a copy of this letter to acknowledge the District's agreement to the revision of services described above. Thank you again for the opportunity to continue serving the District. We truly value the relationship.

Sincerely,
PFM GROUP CONSULTING LLC


Senior District Manager

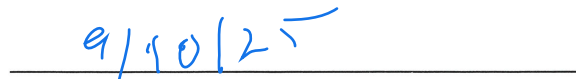
Accepted by:



(Signature)



(Print Name)



(Date)



North River Ranch Improvement Stewardship District

Rayco Proposal for
Camp Creek Fireplace Outlet Repair

NRR - O and M

Rayco Electric, Inc.

941-747-1968
603 18th Ave West
Bradenton, FL 34205
License # EC13001486

Proudly serving Manatee, Sarasota and surrounding counties since 1979

Rayco Electric, Inc. is honored to provide an electrical quote for the following project:

Contractor/Owner Contact Info

North River Ranch Improvement Stewardship District
5824 Lakewood Ranch Blvd.
Sarasota, FL 34240
941-376-8496 Jeff Ramer
jramer@nealland.com

Job Information

Camp Creek Amenity Building
11645 Camp Creek Trail
Parrish, FL 34219

Project Description:

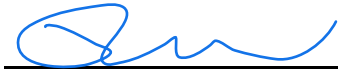
* Replace GFI for firepit at Camp Creek Amenity Building.

Total Base Bid \$204.00

Draws due based upon percentage of completion.

Proposal prepared by Tom Aiosa.

Please sign, initial, and return all pages for pricing, notes and an itemized list of material.
Contract will NOT be complete until both parties have signed and initialed all pages.
Contract price is only valid 30 days from bid date.
Rayco has the right to cancel any bid prior to signing proposal.



GC Signature / Owner / Date

Rayco Signature / Date

Pete Williams Chairman

GC / Owner Name / Title

Rayco / Title

TERMS AND CONDITIONS

Change Orders. Deviation or alterations to the scope of this agreement, including plans or specifications, shall be executed on receipt of written orders. A written change order must be emailed to Rayco Electric, Inc.; PO@raycoelectricinc.com.

Davis-Bacon Wages. Unless stated otherwise on this proposal, Davis-Bacon labor rates were NOT considered or included.

Payment. Unless stated otherwise on this proposal, CUSTOMER shall pay the contract price plus additional charges for changed or extra work. Payment is to be made at the time services are rendered. If payment is NOT received according to an approved payment schedule, shall be considered past due. Rayco will NOT perform any work until all past due invoices are paid.

Non-Payment. If CUSTOMER does NOT make payment, Rayco shall be entitled to recover from CUSTOMER all costs of collection incurred by Rayco, including attorney fees, costs, and expenses. Collection matters may be processed through litigation or arbitration at sole discretion of Rayco. The failure of CUSTOMER to make proper payment to Rayco when due shall entitle Rayco, at its discretion, to suspend all future work, shipments and/or warranties until full payment is made or termination of this contract.

Retainage. Retainage, based on original contract amount, to be paid to Rayco within 90 days of certificate of occupancy (CO). No retainage will be held on additional work that has been requested through a written change order.

Working Hours. Proposal is based upon the performance of all work being completed during Rayco's regular working hours. All work performed outside of Rayco's regular working hours, due to general contractor request or a delay of work by others, will result in additional charges.

Insurance. Rayco shall carry worker's compensation, automobile liability, commercial general liability and such other insurance as required by law. Rayco will furnish a Certificate of Insurance, evidencing the types and amounts of its coverage, upon request. Customer shall purchase and maintain builder's risk and property insurance upon the full value of the entire project, including labor, material and equipment furnished by Rayco, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and inspected and Rayco's equipment is removed from the premises.

Repairs. Rayco shall NOT be responsible for any work associated with the repair of concrete or drywall, including painting, patching, and sealing of roof penetrations as required for the installation of electrical wiring, equipment and devices.

Damages and Delays. Rayco will NOT be responsible for damage done to Rayco's work by others. Any repairing of the same by Rayco will be billed to customer at our regularly scheduled rates. Rayco shall NOT be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but NOT limited to, acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdiction disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the scope of work and delays caused by others. In the event of these occurrences, Rayco's time for performance under this proposal shall be extended for a time sufficient to permit completion of the work.

Availability of Material and Site. If material supplied by others such as light fixtures, lamps, switches, and ceiling fans, etc., is NOT on the jobsite when Rayco has been scheduled to perform installation, additional charges will result and be based upon the number of additional trips to and from the jobsite to complete the job.

Light Fixture Installation. Unless stated otherwise on this proposal, light fixture installation is NOT included. Installation of fixtures would be performed on a time and material basis at our current hourly rate. It is at Rayco's discretion whether or NOT a fixture will be installed by our electricians.

Equipment and Material supplied by others. Rayco shall NOT be responsible for the installation, damage, theft, vandalism, storage or warranty of equipment and material supplied by others.

Trenching. Any obstacle encountered during trenching including, but NOT limited to, large rocks, roots, water, and unmarked conduits will result in additional charges.

Plans and Specifications. Electrical work requested by others NOT indicated on plans and/or specifications will NOT be performed without a written change order.

Code and Installation Practices. Material and equipment supplied by Rayco shall be in accordance with the 2014 National Electrical Code, local electrical building code, and standard electrical practices.

Fees. Utility & Power Company fees are NOT included.

Proposal Expiration. Material quotes obtained for this proposal are valid for 30 days. Therefore, this proposal expires after 30 days.

Terms and Condition Agreement. Rayco terms and conditions supersedes any contractual agreement with the contractor or client.

Price Volatility. Electrical material quotes from suppliers are sometimes subject to unusual price volatility due to conditions beyond the control or anticipation of Rayco. If there is a substantial increase in these or other materials between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to Rayco, will be passed onto to the CUSTOMER through a written change order.

Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of State of Florida. It is agreed that the sole and exclusive jurisdiction and venue of any proceeding arising out of or relating to this Agreement shall be the Circuit Court in and for Manatee County, Florida. Should Rayco employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect the interest in any matter arising out of or related to this Agreement, Rayco shall be entitled to recover from the CUSTOMER, in addition to the amount of any judgment, all of its attorney's fees and cost/expenses incurred therein, including attorney's fees, and costs/expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.

Warranty. All material to be guaranteed to be as specified. Warranty of material and equipment supplied by Rayco shall be for a period of one year from date of final inspection. A warranty will NOT be provided for material and equipment supplied by others.

Severance Clause. If any provision (or part thereof) of this Agreement is or becomes invalid, illegal or unenforceable, the provision shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is NOT practical, the relevant provision shall be deemed deleted. Any such modification or deletion of a provision shall NOT affect the validity, legality and enforceability of the rest of this Agreement. If a Party gives notice to another Party of the possibility that any provision of this Agreement is invalid, illegal or unenforceable, the Parties shall negotiate to amend such provision so that, as amended, it is legal, valid and enforceable and achieves the intended commercial result of the original provision.

Arbitration. If a dispute shall arise between Rayco and CUSTOMER with respect to any matters or questions arising out of or relating to this Agreement or breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. In the event there is litigation based upon a collection lawsuit, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.



North River Ranch Improvement Stewardship District

SignPro Proposal for Refurbishing Monuments

NRR ISD - Signage/Striping

9/12/25

To: North River Ranch Stewardship Improvement District
5824 Lakewood Ranch Blvd.
Sarasota, FL 34240
Att: Tom P / Andy R

Re: **Refurbishing Monuments at Ft Hamer and MW
Located on the NW and NE Sides of the Intersection**

Desc: We will remove existing 2 sets of electric channel letters and raceway components,
refurbish the lettering, and reinstall the raceway and channel letters.

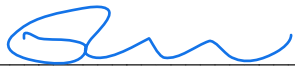
Price : \$2,800. Each \$5,600.00

Repaint the rust cabinet and refurb logo on 2 Logo Towers

Price \$1,675.00 each \$3,350.00

: **TOTAL:** **\$8,950.00**

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

Accepted By:  Date: 9/15/25

Submitted By:  Date: 9/12/25
Tom Bowers Pres. / Creative Director



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Riverfield Park Plant Replacements



Proposal #: 593473

Date: 8/15/2025

From: Rafael Garcia

**Landscape Enhancement Proposal for
North River Ranch Stewardship District - Zone One**

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail
Parrish, FL 34219

Plant Replacements at Park

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	23	\$70.00	\$1,610.00
Dwarf Walters Viburnum 3g	14	\$18.00	\$252.00
Blue Daze 1g	62	\$7.00	\$434.00
Liriope Super Blue 1g	6	\$6.00	\$36.00
Dwarf Ixora Red 3g	51	\$18.00	\$918.00
Muhly Grass 3g	35	\$18.00	\$630.00
Silver Buttonwood 3g	16	\$18.00	\$288.00
Arboricola 3g	12	\$18.00	\$216.00
Top Soil CY	1	\$70.00	\$70.00

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 

Pete Williams Chair
Print Name/Title

Date 9/4/25

North River Ranch Stewardship District - Zone One

Subtotal	\$4,454.00
Sales Tax	\$0.00
Proposal Total	\$4,454.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Riverfield Playground
Cabbage Palm Replacement



Proposal #: 595190

Date: 8/19/2025

From: Rafael Garcia

**Landscape Enhancement Proposal for
North River Ranch Stewardship District - Zone One**

Vivian Carvalho

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard

Suite 270

Orlando, FL 32817

Carvalhov@pfm.com

LOCATION OF PROPERTY

8400 Canyon Creek Trail

Parrish, FL 34219

**Remove and Replace 2 Dead Cabbage Palms at the
Park**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	6	\$70.00	\$420.00
Cabbage Palm B&B	2	\$350.00	\$700.00
Palm Brace Kit	2	\$40.00	\$80.00
Tree Stakes	6	\$10.00	\$60.00

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 

Pete Williams Chair
Print Name/Title

Date 9/4/25

North River Ranch Stewardship District - Zone One

Subtotal	\$1,260.00
Sales Tax	\$0.00
Proposal Total	\$1,260.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Riverfield
South Entrance Bed Plantings



YELLOWSTONE
LANDSCAPE

NRR - O / M

Proposal #: 601289

Date: 9/26/2025

From: Rafael Garcia

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

South Entrance - Bed on the South Side Inside Gate

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$700.00
White Fountain Grass 3g	51	\$18.00	\$918.00
Silver Buttonwood Std. 25g	2	\$550.00	\$1,100.00
Arbor Brace Kit	2	\$35.00	\$70.00
Coco Brown Mulch	75	\$7.00	\$525.00

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 
Pete Williams Chairman
Print Name/Title

Date 10/3/25
North River Ranch Stewardship District - Zone Two

Subtotal	\$3,313.00
Sales Tax	\$0.00
Proposal Total	\$3,313.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Riverfield Townhome Tree Replacement



Proposal #: 592269

Date: 8/13/2025

From: Rafael Garcia

Proposal for
North River Ranch Stewardship District - Zone One

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail
Parrish, FL 34219

**Eagleston Holly Tree Replacement East of 8428
Canyon Creek Trail**

DESCRIPTION	QTY	AMOUNT
Tree Removal and Replacement	4	\$280.00
Top Soil CY	.5	\$35.00
Mulch Bag	2	\$15.00
Eagleston Holly Tree 25g	1	\$550.00

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 

Pete Williams CHAIRMAN
Print Name/Title

Date 8/01/25

North River Ranch Stewardship District - Zone One

Subtotal	\$880.00
Sales Tax	\$0.00
Proposal Total	\$880.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Riverfield Verandah
Front Plants & Drain Installation



Proposal #: 593528

Date: 8/15/2025

From: Rafael Garcia

**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

Verandah Plant Replacements and Drain Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Bed Prep and Plant Install	14	\$70.00	\$980.00
Arboricola 3g	5	\$18.00	\$90.00
Juniper Parsoni 3g	5	\$18.00	\$90.00
Nora Grant Ixora 3g	9	\$18.00	\$162.00
Blue Daze 1g	84	\$7.00	\$588.00
Dwarf Firebush 3g	9	\$18.00	\$162.00
Thryallis 3g	11	\$18.00	\$198.00
Podocarpus Yew 3g	4	\$18.00	\$72.00
Queen Palm 25g	1	\$325.00	\$325.00
Tree Staking	2	\$35.00	\$70.00
Top Soil	.5	\$70.00	\$35.00
Pine Fines Mulch	8	\$8.00	\$64.00
Salt and Pepper Rock	.5	\$330.00	\$165.00
Rip Rap Rock	.2	\$300.00	\$60.00
Drain Install Labor	6	\$75.00	\$450.00
4" Corrugated Drain Pipe	30	\$3.50	\$105.00
4" Corrugated Sock Pipe	15	\$4.00	\$60.00
9x9" Catch Basin	1	\$135.00	\$135.00
4" Corrugated Elbow	1	\$25.00	\$25.00
#89 Stone - Yd	.5	\$260.00	\$130.00

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



Pete Williams CHAIR

Print Name/Title

Date

9/4/25

North River Ranch Stewardship District - Zone Two

Subtotal	\$3,966.00
Sales Tax	\$0.00
Proposal Total	\$3,966.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Riverfield
Walking Path Black Olive Tree Replacement



Proposal #: 595796

Date: 8/19/2025

From: Rafael Garcia

**Landscape Enhancement Proposal for
North River Ranch Stewardship District - Zone One**

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail
Parrish, FL 34219

Shady Lady Black Olive Tree Install along Walking Path

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Removal and Install	3	\$70.00	\$210.00
Shady Lady Black Olive Tree 25g	1	\$550.00	\$550.00
Arbor Brace Kit	1	\$35.00	\$35.00
Coco Brown Mulch	2	\$7.00	\$14.00

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 

Pete Williams chair

Print Name/Title

Date 8/19/25

North River Ranch Stewardship District - Zone One

Subtotal	\$809.00
Sales Tax	\$0.00
Proposal Total	\$809.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Riverfield
Walking Path Oak Tree Replacement



Proposal #: 593516

Date: 8/14/2025

From: Rafael Garcia

**Landscape Enhancement Proposal for
North River Ranch Stewardship District - Zone One**

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail
Parrish, FL 34219

Replacement Live Oak Along Walking Path

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Removal and Install	2	\$70.00	\$140.00
Live Oak 25g	1	\$575.00	\$575.00
Tree Staking	1	\$35.00	\$35.00
Coco Mulch Bag	2	\$7.00	\$14.00

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 

Pete Williams Chair
Print Name/Title

Date 8/14/25

North River Ranch Stewardship District - Zone One

Subtotal	\$764.00
Sales Tax	\$0.00
Proposal Total	\$764.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Payment Authorizations Nos. 143 – 146

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 143 - 145

PA #	Description	Amount	Total
143	Advanced Aquatic Services	\$ 6,974.00	
		\$ 125.00	
	Alsco Uniforms	\$ 46.51	
	Ballenger Landscape	\$ 750.00	
	Canteen Refreshment Services	\$ 148.98	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	David Kersey	\$ 1,900.00	
	Daystar Exterior Cleaning	\$ 1,250.00	
	Doody Free 941	\$ 1,092.00	
	Frontier	\$ 141.08	
		\$ 99.94	
		\$ 837.17	
		\$ 202.01	
	Impact Landscaping & Irrigation	\$ 17,231.19	
		\$ 10,380.23	
		\$ 6,516.32	
		\$ 7,091.89	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 125.00	
		\$ 195.00	
		\$ 1,766.35	
		\$ 1,814.84	
	Jones & Sons	\$ 20.00	
		\$ 25.00	
	Manatee County Sheriff's Office	\$ 50.00	
	Neal Land & Neighborhoods	\$ 5,000.00	

	PFM Group Consulting	\$ 683.87	
		\$ 110.85	
		\$ 110.85	
		\$ 33.98	
	RIPA & Associates	\$ 3,208.00	
	S&G Pools	\$ 1,650.00	
		\$ 1,282.60	
	Safetouch	\$ 450.00	
		\$ 2,507.00	
		\$ 450.00	
	Steadfast Alliance	\$ 13,240.00	
	TieTechnology	\$ 85.30	
	VGlobalTech	\$ 200.00	
	WTS International	\$ 3,086.88	
		\$ 11,221.53	
		\$ 3,597.02	
		\$ 1,228.50	
		\$ 89.31	
		\$ 10,738.66	
	Yellowstone Landscape	\$ 9,021.00	
		\$ 12,250.00	
			\$142,802.86
144	Alsco Uniforms	\$ 46.51	
	Daystar Exterior Cleaning	\$ 800.00	
		\$ 8,520.95	
	Detweiler's Propane Gas	\$ 1,301.01	
	Dex Imaging	\$ 341.44	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	Impact Landscaping & Irrigation	\$ 13,096.50	
		\$ 122.00	
		\$ 494.00	
	Jan-Pro of Manasota	\$ 334.76	

		\$ 292.82	
		\$ 87.99	
	Jones & Sons	\$ 80.00	
		\$ 250.00	
		\$ 20.00	
	MaddTraxx	\$ 3,100.00	
		\$ 2,950.00	
	PFM Group Consulting	\$ 6,416.63	
		\$ 2,083.37	
	Southern Automated Access Services	\$ 265.00	
	Southern Land Services of Southwest Florida	\$ 2,925.00	
		\$ 3,800.00	
		\$ 1,250.00	
	Sunrise Landscape	\$ 910.00	
		\$ 6,580.00	
		\$ 1,175.00	
		\$ 197.82	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Valley National Bank	\$ 4,404.10	
			\$63,189.84
145	AlSCO Uniforms	\$ 46.51	
	Aqua Plumbing & Air Services	\$ 705.00	
	Clearview Land Design	\$ 530.88	
	FitRev	\$ 165.00	
	GreatAmerica Financial Services	\$ 416.30	
	Impact Landscaping & Irrigation	\$ 515.00	
		\$ 9,621.00	
	Jones and Sons	\$ 80.00	
		\$ 340.00	
		\$ 200.00	

		\$ 75.00	
	MaddTraxx	\$ 800.00	
	PFM Group Consulting	\$ 203.10	
	Safetouch	\$ 787.50	
	Sunrise Landscape	\$ 7,282.20	
		\$ 1,750.00	
		\$ 1,585.00	
		\$ 2,995.00	
		\$ 22,347.67	
		\$ 550.00	
		\$ 189.75	
	Tyree Brown	\$ 700.00	
	United Rentals	\$ 387.29	
		\$ 314.67	
	WTS International	\$ 119.08	
		\$ 2,163.79	
			\$54,869.74
146	Alsco Uniforms	\$ 46.51	
	Daystar Exterior Cleaning	\$ 315.00	
	Egit Insurance & Risk Advisors	\$ 95,609.00	
	Frontier	\$ 348.00	
		\$ 522.00	
		\$ 52.39	
		\$ 78.59	
	Impact Landscaping & Irrigation	\$ 3,600.00	
		\$ 274.50	
		\$ 358.00	
		\$ 89.00	
	MaddTraxx	\$ 250.00	
		\$ 500.00	
		\$ 350.00	
		\$ 2,700.00	
	Peace River Electric Cooperative	\$ 1,276.17	
		\$ 1,509.16	
		\$ 30.93	

		\$ 53.88	
		\$ 1,162.49	
		\$ 40.74	
		\$ 49.34	
		\$ 55.55	
		\$ 80.66	
		\$ 41.93	
		\$ 671.47	
		\$ 39.65	
		\$ 765.83	
		\$ 2,471.54	
		\$ 34.81	
		\$ 800.64	
		\$ 1,392.41	
		\$ 1,705.70	
		\$ 31.65	
		\$ 30.93	
		\$ 39.65	
		\$ 35.36	
		\$ 56.99	
		\$ 2,204.97	
		\$ 1,705.70	
		\$ 30.34	
		\$ 30.22	
		\$ 31.17	
		\$ 511.42	
		\$ 885.58	
		\$ 291.03	
		\$ 30.81	
		\$ 861.04	
		\$ 1,670.89	
		\$ 39.90	
		\$ 38.22	
		\$ 835.45	
		\$ 213.76	
		\$ 30.93	
		\$ 29.62	
	Southern Land Services of Southwest Florida	\$ 2,325.00	
		\$ 3,800.00	
		\$ 1,850.00	
	Spectrum Business	\$ 73.95	
		\$ 64.70	
	Stantec Consulting Services	\$ 11,314.00	
	Sunrise Landscape	\$ 18,022.31	
	United Rentals	\$ 491.28	

		\$ 1,091.72	
	WTS International	\$ 9,960.26	
			\$175,904.74
		Total	\$436,767.18



North River Ranch Improvement Stewardship District

Funding Requests Nos. 581 – 594

Funding Requests 581 - 594

FR #	Description	Amount	Total
581			
Phase Deer Park	County Materials	\$9,820.80	
		\$9,720.00	
			\$19,540.80
582			
Phase 2	RIPA & Associates	\$ 28,486.22	
			\$28,486.22
583			
Phase 2	Booth Design Group	\$ 4,500.00	
			\$4,500.00
584			
Phase 1	Impact Landscaping & Irrigation	\$ 225.00	
			\$225.00
585			
Phase Morgan's Glen	MaddTraxx	\$ 16,720.00	
			\$16,720.00
586			
Phase Deer Park	Core & Main	\$ 35,638.40	
		\$ 16,221.38	
		\$ 47,753.77	
		\$ 17,073.80	
		\$ 29,539.21	
		\$ 13,687.23	
		\$ 1,509.44	
		\$ 1,231.32	
		\$ 1,495.00	
		\$ 2,990.00	
		\$ 48,091.80	
		\$ 20,630.60	
		\$ 2,215.08	
		\$ 5,168.52	
		\$ 20,924.20	
		\$ 78,183.10	
		\$ 33,200.53	
		\$ 2,165.00	
		\$ 7,314.24	
		\$ 1,266.92	
		\$ 2,759.76	
		\$ 4,599.60	
		\$ 1,638.00	
		\$ 805.72	
		\$ 548.89	
		\$ 10,438.21	
		\$ 13,219.25	
		\$ 5,633.60	
		\$ 2,213.96	
		\$ 12,231.60	
		\$ 15,008.40	
		\$ 10,662.71	
		\$ 300.00	
		\$ 4,486.00	
			\$470,845.24
587			
Phase 2	Driggers Engineering Services	\$ 656.00	
	Stantec Consulting Services	\$ 3,653.25	
			\$4,309.25
588			
Phase Ft Hamer	Clearview Land Design	\$ 95.00	
			\$95.00

589			
Phase Deer Park	Armorock	\$ 44,930.00	
		\$ 44,680.00	
		\$ 68,816.00	
	Core & Main	\$ 317.16	
		\$ 175.78	
			\$158,918.94
590			
Phase Morgan's Glen	Florida Centerline Group	\$ 178.12	
			\$178.12
591			
Phase 1	Florida Centerline Group	\$ 356.25	
			\$356.25
592			
Phase Ft Hamer	Clearview Land Design	\$ 185.00	
			\$185.00
593			
Phase 2	Peace River Electric Cooperative	\$ 582.29	
			\$582.29
594			
Phase Deer Park	Frederick Derr and Company	\$ 616,583.33	
			\$616,583.33
		Grand Total	\$1,321,525.44



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

August 2025 Financial Package

August 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 8/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$ 258,628.30										\$ 258,628.30
Accounts Receivable	1,104.28										1,104.28
Prepaid Expenses	11,414.74										11,414.74
Deposits	12,108.28										12,108.28
Debt Service Reserve (Series 2019)		\$ 166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		91,643.88									91,643.88
Revenue (Series 2019)		330,453.07									330,453.07
Revenue (Series 2019-MG)		154,833.42									154,833.42
Interest A1 (Series 2019)		0.02									0.02
Interest A1 (Series 2019-MG)		0.01									0.01
Prepayment A1 (Series 2019)		1.69									1.69
Prepayment A1 (Series 2019-MG)		92,990.48									92,990.48
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)			186,427.65								186,427.65
Interest A2 (Series 2020)			7,081.67								7,081.67
Prepayment A2 (Series 2020)			678,484.98								678,484.98
Debt Service Reserve A1 (Series 2023-1)				\$ 745,700.01							745,700.01
Debt Service Reserve A2 (Series 2023-1)				1,144,898.08							1,144,898.08
Debt Service Reserve A (Series 2023-2)				741,850.22							741,850.22
Revenue (Series 2023-1)				376,175.07							376,175.07
Interest A2 (Series 2023-1)				13,573.58							13,573.58
Prepayment A1 (Series 2023-1)				1,048.75							1,048.75
Prepayment A2 (Series 2023-1)				964,868.30							964,868.30
Prepayment A (Series 2023-2)				3,194.92							3,194.92
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				33.57							33.57
Capitalized Interest A (Series 2023-2)				390,107.69							390,107.69
Debt Service Reserve (Series 2023B)					\$ 776,286.98						776,286.98
Prepayment (Series 2023B)					2,132.78						2,132.78
Capitalized Interest (Series 2023B)					470,119.56						470,119.56
Accounts Receivable - Due from Developer						\$ 919,915.50					919,915.50
Restricted Acq/Constr (Series 2019-MG)						3.26					3.26
Prepaid Expenses						29,901.56					29,901.56
Acquisition/Constr A1, A2 (Series 2020)							\$ 31,739.00				31,739.00
Prepaid Expenses							1,296.18				1,296.18
Acquisition/Constr - Neighborhood Infrs								\$ 32,948.77			32,948.77
Acquisition/Constr - Master Infrastructu								447.75			447.75
Acquisition/Constr (Series 2023-2)								10,275.63			10,275.63
Prepaid Expenses								3,640.57			3,640.57
Acquisition/Constr (Series 2023B)									\$ 700.27		700.27
Prepaid Expenses									1,976.67		1,976.67
Total Current Assets	\$ 283,255.60	\$ 835,979.45	\$ 1,117,569.30	\$ 4,381,450.28	\$ 1,248,539.32	\$ 949,820.32	\$ 33,035.18	\$ 47,312.72	\$ 2,676.94	\$ -	\$ 8,899,639.11



North River Ranch Improvement SD
Statement of Financial Position
As of 8/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Investments											
Amount Available in Debt Service Funds										\$ 7,583,538.35	\$ 7,583,538.35
Amount To Be Provided										59,311,461.65	59,311,461.65
Total Investments	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 66,895,000.00	\$ 66,895,000.00
Total Assets	<u>\$ 283,255.60</u>	<u>\$ 835,979.45</u>	<u>\$ 1,117,569.30</u>	<u>\$ 4,381,450.28</u>	<u>\$ 1,248,539.32</u>	<u>\$ 949,820.32</u>	<u>\$ 33,035.18</u>	<u>\$ 47,312.72</u>	<u>\$ 2,676.94</u>	<u>\$ 66,895,000.00</u>	<u>\$ 75,794,639.11</u>
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	\$ 65,088.23										\$ 65,088.23
Due to Developer	259,999.99										259,999.99
Sales Tax Payable	18.05										18.05
Deferred Revenue	8,604.28										8,604.28
Accounts Payable						\$ 919,915.50					919,915.50
Retainage Payable						131,532.46					131,532.46
Deferred Revenue						919,915.50					919,915.50
Accounts Payable								\$ 2,394.00			2,394.00
Retainage Payable								338,162.47			338,162.47
Retainage Payable									\$ 206,437.53		206,437.53
Total Current Liabilities	<u>\$ 333,710.55</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,971,363.46</u>	<u>\$ -</u>	<u>\$ 340,556.47</u>	<u>\$ 206,437.53</u>	<u>\$ -</u>	<u>\$ 2,852,068.01</u>
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										\$ 66,895,000.00	\$ 66,895,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 66,895,000.00</u>	<u>\$ 66,895,000.00</u>
Total Liabilities	<u>\$ 333,710.55</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,971,363.46</u>	<u>\$ -</u>	<u>\$ 340,556.47</u>	<u>\$ 206,437.53</u>	<u>\$ 66,895,000.00</u>	<u>\$ 69,747,068.01</u>



North River Ranch Improvement SD
Statement of Financial Position
As of 8/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Net Assets</u>											
Net Assets, Unrestricted	\$ 86,545.45										\$ 86,545.45
Current Year Net Assets, Unrestricted	(137,000.40)										(137,000.40)
Net Assets, Unrestricted		\$ 1,120,298.78									1,120,298.78
Current Year Net Assets, Unrestricted		(284,319.33)									(284,319.33)
Net Assets, Unrestricted			\$ 1,054,226.91								1,054,226.91
Current Year Net Assets, Unrestricted			63,342.39								63,342.39
Net Assets, Unrestricted				\$ 5,245,380.36							5,245,380.36
Current Year Net Assets, Unrestricted				(863,930.08)							(863,930.08)
Net Assets, Unrestricted					\$ 2,017,610.20						2,017,610.20
Current Year Net Assets, Unrestricted					(769,070.88)						(769,070.88)
Net Assets, Unrestricted						\$ (415,145.56)					(415,145.56)
Current Year Net Assets, Unrestricted						(606,397.58)					(606,397.58)
Net Assets, Unrestricted							\$ 180,036.86				180,036.86
Current Year Net Assets, Unrestricted							(147,001.68)				(147,001.68)
Net Assets, Unrestricted								\$ (419,769.28)			(419,769.28)
Current Year Net Assets, Unrestricted								126,525.53			126,525.53
Net Assets, Unrestricted									\$ 5,744.32		5,744.32
Current Year Net Assets, Unrestricted									(209,504.91)		(209,504.91)
Total Net Assets	<u>\$ (50,454.95)</u>	<u>\$ 835,979.45</u>	<u>\$ 1,117,569.30</u>	<u>\$ 4,381,450.28</u>	<u>\$ 1,248,539.32</u>	<u>\$ (1,021,543.14)</u>	<u>\$ 33,035.18</u>	<u>\$ (293,243.75)</u>	<u>\$ (203,760.59)</u>	<u>\$</u>	<u>\$ 6,047,571.10</u>
Total Liabilities and Net Assets	<u>\$ 283,255.60</u>	<u>\$ 835,979.45</u>	<u>\$ 1,117,569.30</u>	<u>\$ 4,381,450.28</u>	<u>\$ 1,248,539.32</u>	<u>\$ 949,820.32</u>	<u>\$ 33,035.18</u>	<u>\$ 47,312.72</u>	<u>\$ 2,676.94</u>	<u>\$ 66,895,000.00</u>	<u>\$ 75,794,639.11</u>



North River Ranch Improvement SD
Statement of Activities
As of 8/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Revenues</u>											
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	24,753.82										24,753.82
Inter-Fund Transfers In	(2,000.00)										(2,000.00)
On-Roll Assessments		\$ 1,019,343.03									1,019,343.03
Other Assessments		150,737.20									150,737.20
Inter-Fund Group Transfers In		88,527.41									88,527.41
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				7,941,638.58							7,941,638.58
Inter-Fund Group Transfers In					\$ 7,421.73						7,421.73
Developer Contributions						\$ 7,747,151.22					7,747,151.22
Other Income & Other Financing Sources						52,170.00					52,170.00
Inter-Fund Transfers In						(86,527.41)					(86,527.41)
Other Income & Other Financing Sources							\$ 82,454.25				82,454.25
Other Income & Other Financing Sources								\$ 216,551.83			216,551.83
Other Income & Other Financing Sources									\$ 22,963.49		22,963.49
Inter-Fund Transfers In									(7,421.73)		(7,421.73)
Total Revenues	\$ 3,138,159.63	\$ 1,258,607.64	\$ 1,865,619.93	\$ 8,690,559.73	\$ 7,421.73	\$ 7,712,793.81	\$ 82,454.25	\$ 216,551.83	\$ 15,541.76	\$ -	\$ 22,987,710.31
<u>Expenses</u>											
Supervisor Fees	\$ 9,600.00										\$ 9,600.00
Public Officials' Liability Insurance	8,646.00										8,646.00
Trustee Services	29,780.76										29,780.76
District Management	70,583.37										70,583.37
Field Management	22,916.63										22,916.63
Engineering	56,579.65										56,579.65
Disclosure	23,750.00										23,750.00
District Counsel	25,314.56										25,314.56
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	7,250.00										7,250.00
Travel and Per Diem	2,464.90										2,464.90
Telephone	2,108.63										2,108.63
Postage & Shipping	4,706.65										4,706.65
Copies	1,766.64										1,766.64
Legal Advertising	3,385.41										3,385.41
Miscellaneous	36,715.94										36,715.94
Office Supplies	5,014.57										5,014.57
Property Taxes	75.25										75.25
Web Site Maintenance	2,950.00										2,950.00
Holiday Decorations	40,000.00										40,000.00
Dues, Licenses, and Fees	675.70										675.70
Maintenance Staff	55,000.00										55,000.00
Lifestyle Staff	237,522.34										237,522.34
Resident Services	57,263.88										57,263.88
Electric	4,147.36										4,147.36
Clubhouse Electric	35,091.37										35,091.37
Clubhouse Water	47,411.62										47,411.62
Water Reclaimed	29,734.28										29,734.28
Amenity - Cable TV / Internet / Wi-Fi	35,909.09										35,909.09
Amenity - Landscape Maintenance	283,443.91										283,443.91



North River Ranch Improvement SD
Statement of Activities
As of 8/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Amenity - Irrigation Repairs	\$ 24,188.86										\$ 24,188.86
Amenity - Pool Maintenance	36,993.60										36,993.60
Amenity - Janitorial	93,552.59										93,552.59
Amenity - Pest Control	9,032.00										9,032.00
Amenity - Fitness Equipment Leasing	28,377.20										28,377.20
Amenity - Security Monitoring	9,900.00										9,900.00
Amenity - Firepits	2,155.07										2,155.07
Amenity - Gate Access and Maintenance	35,662.48										35,662.48
Amenity - Capital Outlay	54,278.75										54,278.75
Amenity - Miscellaneous	50,672.47										50,672.47
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	4,379.06										4,379.06
Amenity - Cost of Goods Sold	6,636.83										6,636.83
Amenity - Streetlight Leasing	113,254.57										113,254.57
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	50,776.55										50,776.55
Lake Maintenance	90,777.00										90,777.00
Landscaping Maintenance & Material	861,199.68										861,199.68
Landscape Improvements	122,007.65										122,007.65
Fertilizer / Pesticides	62,214.52										62,214.52
Contingency	47,381.96										47,381.96
Equipment Repair & Maintenance	10,256.20										10,256.20
Pest Control	695.00										695.00
Monument Maintenance	20,809.11										20,809.11
Hurricane Cleanup	126,136.25										126,136.25
Capital Expenditures	85,427.74										85,427.74
Street, Sidewalk, Curb Maintenance	35,774.10										35,774.10
Streetlight Leasing	39,344.62										39,344.62
Dog Park	16,838.40										16,838.40
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				\$ 160,000.00							160,000.00
Principal Payments - Series 2023 (1) A2				5,920,000.00							5,920,000.00
Principal Payments - Series 2023 (2) A				1,215,000.00							1,215,000.00
Interest Payments - Series 2023 (1) A1				612,207.50							612,207.50
Interest Payments - Series 2023 (1) A2				1,217,418.75							1,217,418.75
Interest Payments - Series 2023 (2) A				626,741.25							626,741.25
Miscellaneous					\$ 7,460.39						7,460.39
Principal Payment - Series 2023B					55,000.00						55,000.00
Interest Payment - Series 2023B					770,950.00						770,950.00



North River Ranch Improvement SD
Statement of Activities
As of 8/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Engineering						\$ 283,929.32					\$ 283,929.32
District Counsel						3,076.52					3,076.52
Contingency						8,034,589.43					8,034,589.43
Engineering							\$ 27,119.00				27,119.00
Contingency							71,360.42				71,360.42
Developer Repayment							135,056.65				135,056.65
Contingency								\$ 90,928.74			90,928.74
Engineering									\$ 1,065.00		1,065.00
Contingency									228,419.32		228,419.32
Total Expenses	\$ 3,315,724.12	\$ 1,576,453.65	\$ 1,830,155.00	\$ 9,751,367.50	\$ 833,410.39	\$ 8,321,595.27	\$ 233,536.07	\$ 90,928.74	\$ 229,484.32	\$ -	\$ 26,182,655.06
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 40,564.09										\$ 40,564.09
Dividend Income		\$ 33,526.68									33,526.68
Dividend Income			\$ 27,877.46								27,877.46
Dividend Income				\$ 196,877.69							196,877.69
Dividend Income					\$ 56,917.78						56,917.78
Dividend Income						\$ 2,403.88					2,403.88
Dividend Income							\$ 4,080.14				4,080.14
Dividend Income								\$ 902.44			902.44
Dividend Income									\$ 4,437.65		4,437.65
Total Other Revenues (Expenses) & Gains (Losses)	\$ 40,564.09	\$ 33,526.68	\$ 27,877.46	\$ 196,877.69	\$ 56,917.78	\$ 2,403.88	\$ 4,080.14	\$ 902.44	\$ 4,437.65	\$ -	\$ 367,587.81
Change In Net Assets	\$ (137,000.40)	\$ (284,319.33)	\$ 63,342.39	\$ (863,930.08)	\$ (769,070.88)	\$ (606,397.58)	\$ (147,001.68)	\$ 126,525.53	\$ (209,504.91)	\$ -	\$ (2,827,356.94)
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	\$ (50,454.95)	\$ 835,979.45	\$ 1,117,569.30	\$ 4,381,450.28	\$ 1,248,539.32	\$ (1,021,543.14)	\$ 33,035.18	\$ (293,243.75)	\$ (203,760.59)	\$ -	\$ 6,047,571.10



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
<u>Revenues</u>					
On-Roll Assessments	\$ 1,825,146.25	\$ 1,658,338.83	\$ 166,807.42	\$ 1,809,096.91	100.89%
Off-Roll Assessments	1,275,259.56	1,168,987.98	106,271.58	1,275,259.61	100.00%
Developer Contributions	15,000.00	4,583.33	10,416.67	5,000.00	300.00%
Other Income & Other Financing Sources	24,753.82	22,733.33	2,020.49	24,800.00	99.81%
Carryforward Cash	55,000.00	55,000.00	-	60,000.00	91.67%
Net Revenues	\$ 3,195,159.63	\$ 2,909,643.47	\$ 285,516.16	\$ 3,174,156.52	100.66%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 9,600.00	\$ 11,000.00	\$ (1,400.00)	\$ 12,000.00	80.00%
POL Insurance	8,646.00	8,517.67	128.33	9,292.00	93.05%
Trustee Services	29,780.76	23,847.08	5,933.68	26,015.00	114.48%
District Management	70,583.37	70,583.33	0.04	77,000.00	91.67%
Field Management	22,916.63	22,916.67	(0.04)	25,000.00	91.67%
Engineering	56,579.65	55,000.00	1,579.65	60,000.00	94.30%
Disclosure	23,750.00	22,916.67	833.33	25,000.00	95.00%
District Counsel	25,314.56	20,166.67	5,147.89	22,000.00	115.07%
Assessment Administration	25,000.00	22,916.67	2,083.33	25,000.00	100.00%
Reamortization Schedules	1,700.00	2,291.67	(591.67)	2,500.00	68.00%
Audit	6,120.00	4,583.33	1,536.67	5,000.00	122.40%
Arbitrage Calculation	7,250.00	2,750.00	4,500.00	3,000.00	241.67%
Travel and Per Diem	2,464.90	-	2,464.90	-	
Telephone	2,108.63	1,008.33	1,100.30	1,100.00	191.69%
Postage & Shipping	4,706.65	3,666.67	1,039.98	4,000.00	117.67%
Copies	1,766.64	3,666.67	(1,900.03)	4,000.00	44.17%
Legal Advertising	3,385.41	4,583.33	(1,197.92)	5,000.00	67.71%
Miscellaneous	36,715.94	45,833.33	(9,117.39)	50,000.00	73.43%
Office Supplies	5,014.57	2,291.67	2,722.90	2,500.00	200.58%
Property Taxes	75.25	275.00	(199.75)	300.00	25.08%
Web Site Maintenance	2,950.00	2,750.00	200.00	3,000.00	98.33%
Holiday Decorations	40,000.00	36,666.63	3,333.37	40,000.00	100.00%
Dues, Licenses, and Fees	675.70	160.42	515.28	175.00	386.11%
Maintenance Staff	55,000.00	108,166.67	(53,166.67)	118,000.00	46.61%
Lifestyle Staff	237,522.34	191,255.35	46,266.99	208,642.20	113.84%
Resident Services	57,263.88	41,565.52	15,698.36	45,344.20	126.29%
Total General & Administrative Expenses	\$ 736,890.88	\$ 709,379.35	\$ 27,511.53	\$ 773,868.40	95.22%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Field Operations					
Electric	\$ 4,147.36	\$ 9,166.67	\$ (5,019.31)	\$ 10,000.00	41.47%
Water Reclaimed	29,734.28	19,250.00	10,484.28	21,000.00	141.59%
Wetland Monitoring	-	9,166.67	(9,166.67)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	22,916.67	(22,916.67)	25,000.00	0.00%
Wetland Mitigation	-	1,100.00	(1,100.00)	1,200.00	0.00%
Equipment Rental	925.00	2,291.67	(1,366.67)	2,500.00	37.00%
General Insurance	10,569.00	11,318.54	(749.54)	12,347.50	85.60%
Property & Casualty Insurance	70,796.00	41,324.48	29,471.52	45,081.25	157.04%
Other Insurance	90.00	1,833.33	(1,743.33)	2,000.00	4.50%
Irrigation	50,776.55	64,166.67	(13,390.12)	70,000.00	72.54%
Lake Maintenance	90,777.00	62,700.00	28,077.00	68,400.00	132.71%
Landscape Maintenance & Material	861,199.68	504,166.67	357,033.01	550,000.00	156.58%
Landscape Improvements / Replacement	122,007.65	183,333.33	(61,325.68)	200,000.00	61.00%
Fertilizer / Pesticides	62,214.52	55,000.00	7,214.52	60,000.00	103.69%
Contingency	47,381.96	183,333.33	(135,951.37)	200,000.00	23.69%
Equipment Repair and Maintenance	10,256.20	7,700.00	2,556.20	8,400.00	122.10%
Pest Control	695.00	5,500.00	(4,805.00)	6,000.00	11.58%
Monument Maintenance	20,809.11	7,333.33	13,475.78	8,000.00	260.11%
Bridge and Boardwalk Maintenance	-	2,291.67	(2,291.67)	2,500.00	0.00%
Hurricane Cleanup	126,136.25	-	126,136.25	-	
Capital Expenditures	85,427.74	88,000.00	(2,572.26)	96,000.00	88.99%
Street, Sidewalk, and Curb Maintenance	35,774.10	30,708.33	5,065.77	33,500.00	106.79%
Lighting	-	5,500.00	(5,500.00)	6,000.00	0.00%
Streetlight Leasing	39,344.62	160,577.08	(121,232.46)	175,175.00	22.46%
Shared Bike Maintenance	-	13,750.00	(13,750.00)	15,000.00	0.00%
Dog Park	16,838.40	13,750.00	3,088.40	15,000.00	112.26%
Sales Tax Adjustment	2.61	-	2.61	-	
Total Field Operations	\$ 1,685,903.03	\$ 1,506,178.44	\$ 179,724.59	\$ 1,643,103.75	102.60%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 13,061.46	\$ 13,750.00	\$ (688.54)	\$ 15,000.00	87.08%
Clubhouse Water	26,949.13	18,333.33	8,615.80	20,000.00	134.75%
Amenity - Cable TV / Internet / Wi-Fi	9,742.36	11,916.67	(2,174.31)	13,000.00	74.94%
Amenity - Landscape Maintenance	90,957.14	45,833.33	45,123.81	50,000.00	181.91%
Amenity - Irrigation Repairs	12,479.06	18,333.33	(5,854.27)	20,000.00	62.40%
Amenity - Pool Maintenance	18,150.00	19,511.25	(1,361.25)	21,285.00	85.27%
Amenity - Cleaning	23,203.32	16,967.50	6,235.82	18,510.00	125.36%
Amenity - Pest Control	1,890.00	2,291.67	(401.67)	2,500.00	75.60%
Amenity - Fitness Equipment Leasing	28,377.20	23,015.41	5,361.79	25,107.72	113.02%
Amenity - Security Monitoring	4,950.00	9,533.33	(4,583.33)	10,400.00	47.60%
Amenity - Firepits	2,155.07	5,500.00	(3,344.93)	6,000.00	35.92%
Amenity - Capital outlay	23,103.98	36,666.67	(13,562.69)	40,000.00	57.76%
Amenity - Miscellaneous	17,405.44	939.58	16,465.86	1,025.00	1698.09%
Amenity - Pool equipment	5,550.00	6,416.67	(866.67)	7,000.00	79.29%
Amenity - A/C Maintenance and Equipment	772.97	1,375.00	(602.03)	1,500.00	51.53%
Amenity - Playground Maintenance	10,635.00	2,291.67	8,343.33	2,500.00	425.40%
Amenity - Streetlight Leasing	64,852.22	-	64,852.22	-	
Total Brightwood Pavilion - Amenity Expenses	\$ 354,234.35	\$ 232,675.41	\$ 121,558.94	\$ 253,827.72	139.56%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 6,577.84	\$ 8,250.00	\$ (1,672.16)	\$ 9,000.00	73.09%
Clubhouse Water	16,632.81	4,583.33	12,049.48	5,000.00	332.66%
Amenity - Cable TV / Internet / Wi-Fi	10,490.57	11,000.00	(509.43)	12,000.00	87.42%
Amenity - Landscape Maintenance	113,325.31	11,916.67	101,408.64	13,000.00	871.73%
Amenity - Irrigation Repairs	4,326.85	9,166.67	(4,839.82)	10,000.00	43.27%
Amenity - Pool Maintenance	16,168.60	15,170.83	997.77	16,550.00	97.70%
Amenity - Cleaning	20,384.97	11,777.70	8,607.27	12,848.40	158.66%
Amenity - Pest Control	1,250.00	1,833.33	(583.33)	2,000.00	62.50%
Amenity - Security Monitoring	4,950.00	9,533.33	(4,583.33)	10,400.00	47.60%
Amenity - Gate Access and Maintenance	35,662.48	32,539.83	3,122.65	35,498.00	100.46%
Amenity - Capital outlay	14,410.00	22,916.67	(8,506.67)	25,000.00	57.64%
Amenity - Miscellaneous	5,171.26	3,666.67	1,504.59	4,000.00	129.28%
Amenity - Pool Equipment	3,802.81	5,500.00	(1,697.19)	6,000.00	63.38%
Amenity - Playground Maintenance	640.00	-	640.00	-	
Amenity - Streetlight Leasing	38,550.13	-	38,550.13	-	
Total Riverfield Verandah - Amenity Expenses	\$ 292,343.63	\$ 147,855.03	\$ 144,488.60	\$ 161,296.40	181.25%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Camp Creek - Amenity					
Clubhouse Electric	\$ 15,452.07	\$ 27,500.00	\$ (12,047.93)	\$ 30,000.00	51.51%
Clubhouse Water	3,829.68	36,666.67	(32,836.99)	40,000.00	9.57%
Amenity - Cable TV / Internet / Wi-Fi	15,676.16	23,833.33	(8,157.17)	26,000.00	60.29%
Amenity - Landscape Maintenance	79,161.46	91,666.67	(12,505.21)	100,000.00	79.16%
Amenity - Irrigation Repairs	7,382.95	36,666.67	(29,283.72)	40,000.00	18.46%
Amenity - Pool Maintenance	2,675.00	39,022.50	(36,347.50)	42,570.00	6.28%
Amenity - Cleaning	49,964.30	33,935.00	16,029.30	37,020.00	134.97%
Amenity - Pest Control	5,892.00	4,583.33	1,308.67	5,000.00	117.84%
Amenity - Security Monitoring	-	19,066.67	(19,066.67)	20,800.00	0.00%
Amenity - Capital Outlay	16,764.77	9,166.67	7,598.10	10,000.00	167.65%
Amenity - Miscellaneous	28,095.77	234.90	27,860.87	256.25	10964.20%
Amenity - Pool Equipment	319.96	12,833.33	(12,513.37)	14,000.00	2.29%
Amenity - A/C Maintenance and Equipment	270.00	-	270.00	-	
Amenity - Office Equipment Leasing	4,379.06	11,000.00	(6,620.94)	12,000.00	36.49%
Amenity - Bike Pump Park Maintenance	-	916.67	(916.67)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	1,145.83	(1,145.83)	1,250.00	0.00%
Amenity - Cost of Goods Sold	6,636.83	-	6,636.83	-	
Amenity - Streetlight Leasing	9,852.22	-	9,852.22	-	
Total Camp Creek - Amenity Expenses	\$ 246,352.23	\$ 348,238.24	\$ (101,886.01)	\$ 379,896.25	64.85%
Total Expenses	\$ 3,315,724.12	\$ 2,944,326.47	\$ 371,397.65	\$ 3,211,992.52	103.23%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 40,564.09	\$ 34,683.00	\$ 5,881.09	\$ 37,836.00	
Total Other Income (Expenses)	\$ 40,564.09	\$ 34,683.00	\$ 5,881.09	\$ 37,836.00	
Net Income (Loss)	\$ (80,000.40)	\$ -	\$ (80,000.40)	\$ -	



North River Ranch Improvement Stewardship District

Review and Consideration of Suspension and
Termination of Access Rule Hearing
for Open Resident Violation



North River Ranch Improvement Stewardship District

Consideration of Advanced Aquatic Proposal
for Aquatic Plant Installation at
Ponds 4 – 8 and Wetlands 1 & 2



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: _____

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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

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North River Ranch Improvement Stewardship District



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1-800-491-9621



North River Ranch Improvement Stewardship District



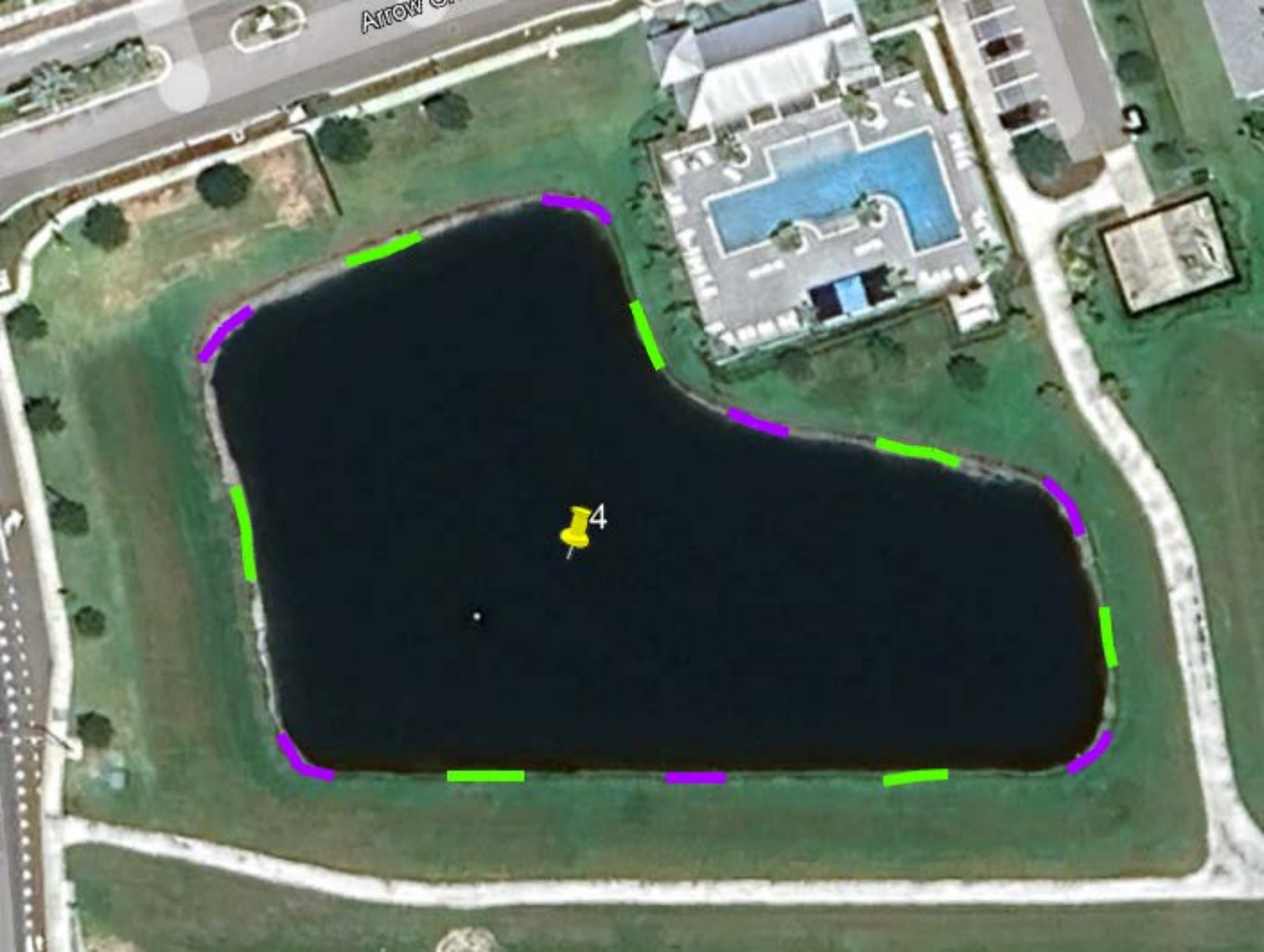
www.AdvancedAquatic.com
lakes@advancedaquatic.com

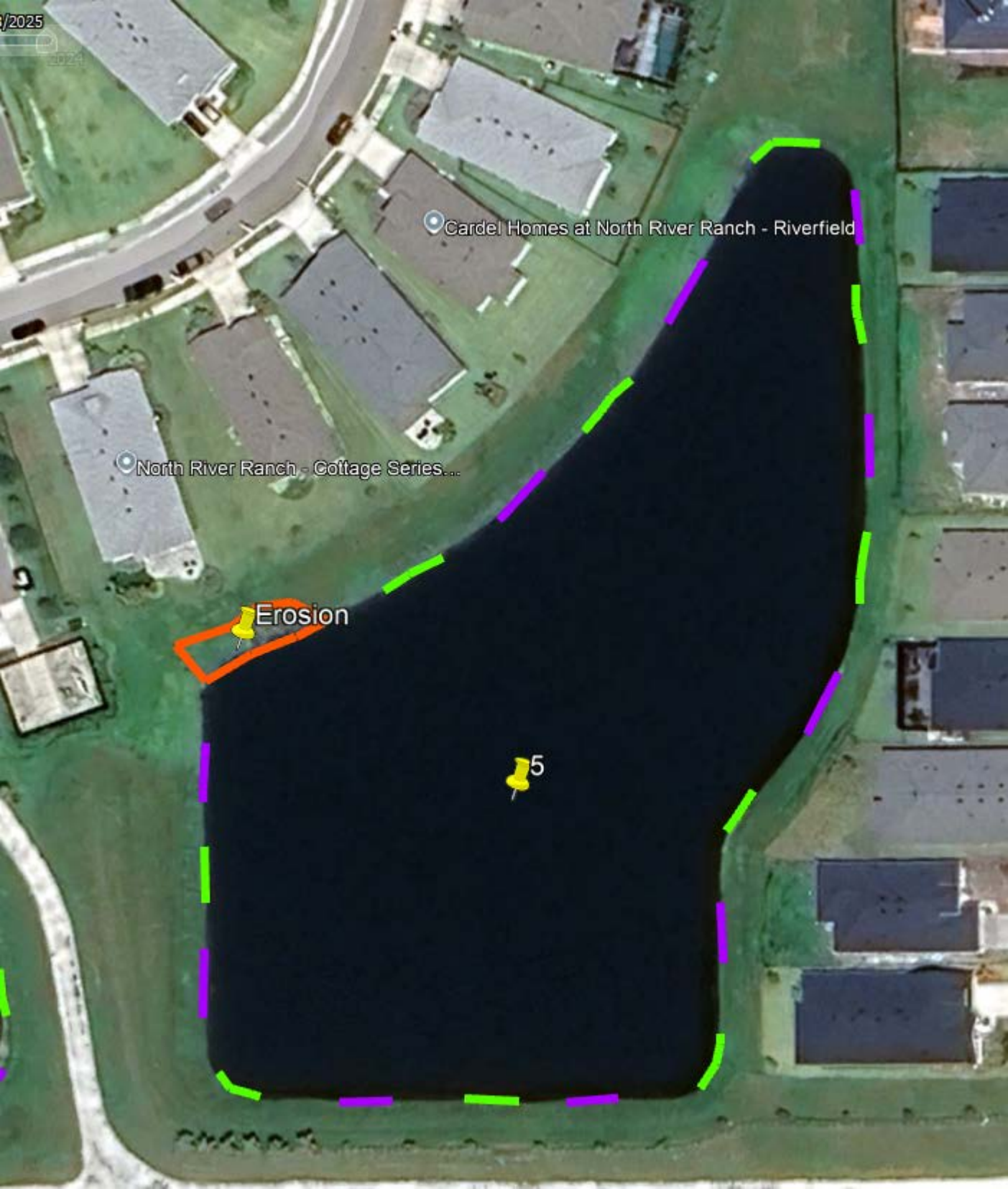
292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621

Arrow St.





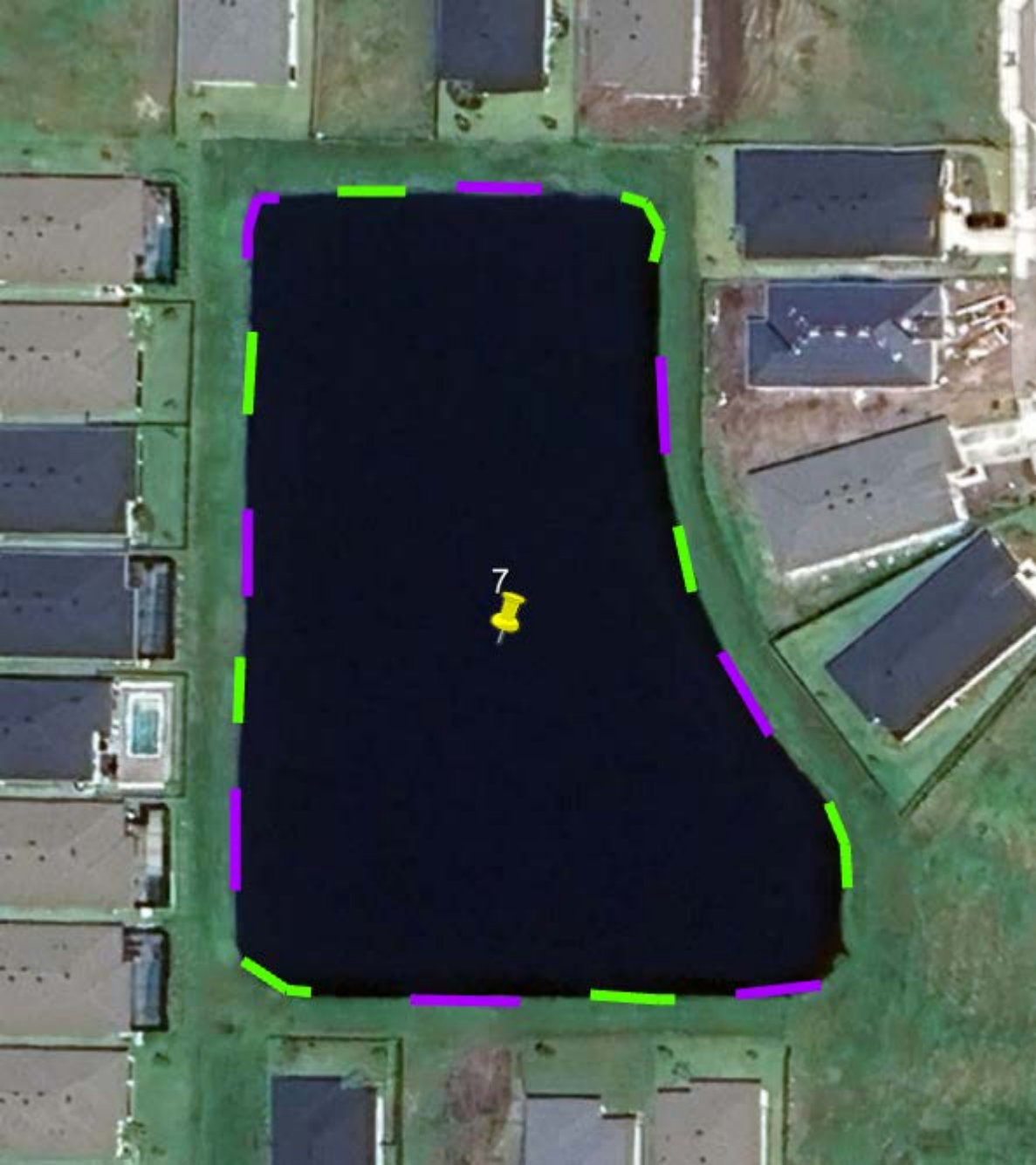
Cardel Homes at North River Ranch - Riverfield

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 Advanced Aquatic Addendums
to Add:

- 1) Moccasin Wallow Ditch
- 2) Ponds 74 – 79



Add-On: Moccasin Wallow Ditch Management

Services Addendum

For

North River Ranch Improvement

Stewardship District



**NORTH RIVER
RANCH**

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



Proposal Date: 9/19/2025

**ENVIRONMENTAL SERVICES AGREEMENT
- ADDENDUM -**

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

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

hereinafter referred to as "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage one (1) ditch with a total shoreline of approximately 1,700 linear feet, located at North River Ranch Improvement Stewardship District in Parrish, Florida. A map is attached for reference.
- 2) AAS, Inc. will conduct a minimum of twelve (12) inspections per year, with treatment provided as required during each visit (1 visit per month).
- 3) CUSTOMER agrees to compensate AAS, Inc., its agents, or assigns, for the environmental services rendered as follows:

Ditch:

Initial Treatment	\$500.00
Monthly Service Fee	\$337.00

The initial \$500.00 charge will be added to the first month's invoice to account for the significant volume of EPA-approved herbicide required during the first treatment phase. AAS, Inc. plans to perform two (2) comprehensive treatments within the first 30 days, followed by monthly treatments thereafter.

- 4) This agreement is subject to the terms and conditions outlined in the previously executed agreement dated February 1, 2023.

For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Addendum Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT



www.AdvancedAquatic.com
lakes@advancedaquatic.com

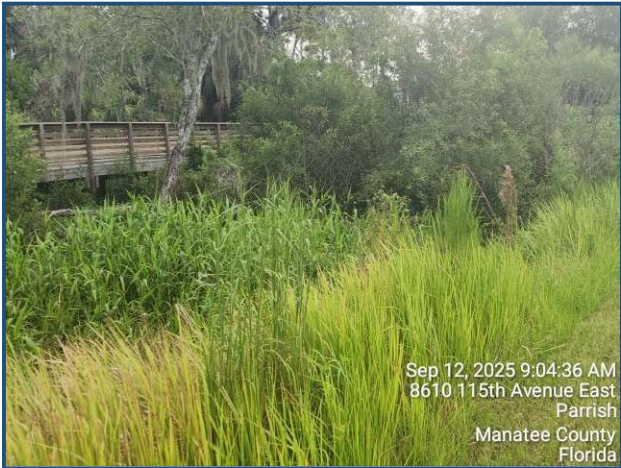
292 S. Military Trail – Deerfield Beach, FL 33442

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

1-800-491-9621



NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT



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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 ISD

Legend

 Moccasin Wallow - Ditch

Moccasin Wallow - Ditch



 MI Summerwoods

115th Ave E

Grand River Pkwy

Royal River Ct

Middle Fork Way

Royal River Cr

Royal River Ct

Fort Hamer Rd

Moccasin Wallow Rd

Mt Hope Dr

F45 Training Parrish

Foxtail Coffee

Fort Hamer Rd



Add-On: Waterway Management Services

Addendum

For

North River Ranch Improvement

Stewardship District



**NORTH RIVER
RANCH**

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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



Proposal Date: 9/22/2025

**ENVIRONMENTAL SERVICES AGREEMENT
- ADDENDUM -**

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

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

hereinafter referred to as "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage an additional six (6) ponds with a total shoreline of approximately 8,393 linear feet, located at North River Ranch Improvement Stewardship District in Parrish, Florida. A map is attached for reference.
- 2) AAS, Inc. will conduct a minimum of twelve (12) inspections per year, with treatment provided as required during each visit (1 visit per month).
- 3) CUSTOMER agrees to compensate AAS, Inc., its agents, or assigns, for the environmental services rendered as follows:

Ponds:

Monthly Service Fee

\$765.00

- 4) This agreement is subject to the terms and conditions outlined in the previously executed agreement dated February 1, 2023.

For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Addendum Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



WATERWAY CHART

Client: North River Ranch Lakes ISD

Survey Date: September 2025

WATERWAY	PERIMETER:	ACREAGE:
Pond 74	1,000'	1.6
Pond 75	1,525'	3.29
Pond 76	1,485'	1.56
Pond 77	1,283'	1.73
Pond 78	928'	.68
Pond 79	2,172	2.38
<u>Total:</u>	8,393'	11.24

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 LAKES ISD



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 LAKES ISD



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 LAKES ISD



Sep 18, 2025 10:24:30 AM
10917 Norman Place
Duette
Manatee County
Florida



Sep 18, 2025 10:24:31 AM
10917 Norman Place
Duette
Manatee County
Florida

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 Lakes ISD

Legend

-  Pond Number
-  Pond

Pond #74

Pond 75

Saltzman Power Dist Station

Macct Farms





North River Ranch Improvement Stewardship District

Consideration of Clearview Proposal for
Jones Buckye Phase 1 Design & Permitting

Revised: September 23, 2025

Revised: June 3, 2025

April 16, 2025

Mr. Tom Panaseney
North River Ranch Improvement
Stewardship District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
TPanaseny@nealland.com & arichardson@nealland.com

**RE: Jones Buckeye Phase I
Infrastructure Design & Permitting (577 +/- Lots, 195+/- Acres)**

Submitted herein is a proposal to perform engineering design and permitting services on the above referenced project. Our work shall be in accordance with applicable governmental regulations, including, but not limited to, the Manatee County Land Development Regulations, the Florida Department of Environmental Protection (DEP), and the Southwest Florida Water Management District (SWFWMD).

PROJECT DESCRIPTION:

This project will consist of design & permitting the first phase of Jones Buckeye (577± lots). The project is located immediately north of Buckeye Road and west of US 301. Access will be provided via Buckeye Road. Utility Extensions along Buckeye are not needed at this time. Roadway connections to Buckeye will be designed and permitted by others.

PROJECT ASSUMPTIONS:

1. The project will be designed and permitted in set of construction plans with three (3) construction/plat phases.
2. Crosswind Ranch Development will contract with additional consultants as required. Including but not limited to the following:
 - a. Survey
 - b. Environmental Services
 - c. Geotechnical Engineering Services.
 - d. Final Landscape, Hardscape & Irrigation Services
 - e. Traffic Engineering
 - f. SUE (if needed)
3. This contract assumes this project is exempt from the new stormwater rule due to the zoning being approved prior to January of 2024. If this site is subject to the new stormwater rule, a work order will be provided to address those changes.
4. This proposal excludes any utility extensions Buckeye Road improvements.
5. This proposal excludes off-site utility extensions along Buckeye Road. This proposal assumes the utilities available on Buckeye Road are sufficient to serve this project.

A. MASTER STORMWATER PLANNING & EARTHWORK- OPTIONAL

1. Existing Conditions:
 - a. Utilize the Little Manatee River watershed model to review drainage basins and major drainage conveyances through the project.
 - b. Review and compare the provided hydroperiods to the Little Manatee River and Manatee County watershed models.
 - c. Prepare 1"=200' base plans for the project.
2. Redline Grading Plan(s):
 - a. Compute pond sizes and prepare preliminary "redline" grading plans for Jones Buckeye.
 - b. This proposal excludes ICPR drainage modeling to be performed with future detailed design.
3. Earthwork Takeoffs:
 - a. Provide redline grading plans and coordinate with a contractor to prepare earthwork quantities and update construction budgets using the redline grading plans.

Note: The accuracy of this exercise will be impacted by the level of information of available (geotech, topo, etc.). Clearview will recommend additional pond borings and coordinate with geotech and survey if needed. Clearview assumes the Client will contract directly with Geotech and survey if needed. Clearview will use the best available information.

B. MASTER UTILITY PLANNING:

1. This is a critical task to confirm potable pipe sizes are adequate to provide fire flows in all future neighborhoods and determine the most effective routing of the internal wastewater system. Work with Manatee County Utilities on alternative connections if required.
2. Prepare Master Utility Plans (MUP's) and coordinate with Manatee County Utilities (MCU):
 - a. **Potable Water:** Prepare a Master Water Plan and process through MCU. This proposal assumes standard WaterCAD hydraulic modeling will be sufficient to demonstrate adequate fire flows are available to serve Crosswind Ranch.
 - b. **Wastewater:** Prepare a Master Wastewater Plan and process through MCU. This proposal excludes any detailed wastewater modeling and/or pump station design. Work with MCU to determine the most cost-effective route to serve Crosswind Ranch.
 - c. **Reclaimed:** Prepare a Master Reclaimed Water Plan and process through MCU. This proposal excludes any reclaimed hydraulic modeling.
3. Consult with the Client as needed in conjunction with Plans and Submittals.
4. Meet with Staff reviewers as needed for submittals and responses through to final approvals.

C. DESIGN & PERMITTING RESIDENTIAL SERVICES:

MANATEE PRELIMINARY SITE PLAN/FINAL SITE PLAN, CONSTRUCTION PLAN, SWFWMD MANATEE SIMULTANEOUS SUBMITTAL (PSP/FSP & CP)

1. Prepare grading and drainage plans, including street sections and necessary details, and process for approval by the Manatee County Building and Development Services Department.
2. Prepare flexible pavement calculations as required by Manatee County Land Development regulations.
3. Prepare a SWFWMD Environmental Resource Permit application package and submit to SWFWMD for approval.
4. Prepare Manatee County Final Site Plans with details to be processed through Manatee County for approval as a simultaneous submittal.
5. Prepare on-site sewage collection system plans, including a pump station, and necessary details and process for approval by the Manatee County Development Services Department.
6. Prepare on-site water distribution system plans, including necessary details and process for approval by the Manatee County Development Services Department.
7. Design the commercial outparcel for drainage and utility stub outs.
8. Supply appropriate prints to Peace River Electric Company), Frontier Communications and TECO-Peoples Gas Company, to aid in their distribution system design.
9. Coordinate and attend a pre-construction meeting with Client, contractor and other necessary consultants and utility representatives.
10. Consult, as required, with Client and governmental agencies in connection with the above listed services, including follow-up on submittals to governmental agencies to secure necessary approvals.

D. DESIGN AND PERMITTING FORT HAMER ROAD EXTENSION:

- a. Preparation of design and construction plans for proposed the extension of Fort Hamer Road from Buckeye Road to Road JJ (3,380± LF). The design of the roadway extension will be incorporated into the construction plans for the onsite improvements. The intersection of Fort Hamer Road and Buckeye Road will be designed as a 4x4 roundabout. (Assumes no offsite utility extensions will be required).

E. LDA and County Reimbursement Assistance (58/42):

1. Coordinate with Manatee County on Fort Hamer Road oversizing agreement along with a utility oversizing agreement and assist owner with reimbursement agreement. Work with project attorney on LDA for the project.

F. Wetland Delineation- Optional

- Apply for a SWFWMD formal wetland delineation
- Flag wetlands and set hydroperiods
- Visit the site with SWFWMD staff
- Coordinate with the surveyor and review draft surveys
- Process survey through SWFWMD for approval

Clearview environmental scientists will apply for a SWFWMD formal wetland delineation. We will flag the wetlands per Chapter 62-340 F.A.C. Clearview will attend site visits with SWFWMD staff to verify wetland boundaries. Hydroperiods will be set for engineering design. Clearview will coordinate with the surveyor, perform quality checks of draft surveys, and process the survey through the SWFWMD for approval.

Clearview will provide an opinion as to the limits of jurisdictional Waters of the United States (WOTUS) per the current federal regulations (Clean Water Act) and discuss 404 permitting options.

G. Listed Species Assessment- Optional

- General listed species survey
- 15% gopher tortoise survey
- Listed species assessment report

Clearview's environmental scientists will conduct reconnaissance level habitat assessments to determine the potential for state and federally listed species to occur within the Project limits, as outlined by the FWC under Rule 68A-27 FAC and the USFWS under 50 CFR 17. Incidental species observations, nests, burrows, and evidence that would suggest the presence of listed wildlife species (e.g., tracks, scat, cavities, or nests) occurring on or near the project site will be documented, and their approximated locations will be recorded. Additionally, a Clearview Authorized Gopher Tortoise Agent will conduct a 15% survey for gopher tortoises (*Gopherus polyphemus*) within potentially suitable upland habitat in accordance with the current FWC Gopher Tortoise Permitting Guidelines. Clearview will prepare a listed species assessment report summarizing the results of the survey and anticipated additional surveys that may be required.

Environmental Assumptions

- This Scope of Services does not include the surveyor's costs for the wetland survey.
- Wetland impact permitting is not included.
- This Scope of Services does not include a wetland delineation for offsite roads or utilities.
- Species-specific surveys, other than the 25% gopher tortoise survey, are not included. If necessary, additional surveys will be provided under a separate scope.
- This Scope of Services does not include Gopher tortoise relocation permitting or incidental take permitting.

- Informal or formal consultations with the USFWS or FWC for federal and/or state protected species are excluded.
- This Scope of Services does not include listed species construction monitoring.

H. SUBDIVISION TREE REMOVAL AND PERMIT LANDSCAPE PLANS

1. Assist and coordinate the landscape and hardscape components required for permitting of single-family subdivision, including local roadways, buffers, and passive parks. Correspond with design team and respond to Manatee County comments as necessary to gain approval of site plan.
2. Prepare a tree removal and replacement plan. Tree removal plan will include tally of removed trees and required replacement trees. Clearview will discuss with Owner a strategy and cost analysis for upsizing trees to meet mitigation as well as options for payment to tree mitigation fund.
3. Street tree plan will be prepared as required to meet Manatee County Code. Permit landscape plan will identify street tree types, locations, and municipal requirements for sidewalk protection based on species selected.
4. Landscape plan will include charts outlining code requirements, planting quantities, plant specifications and planting details.
5. Coordinate with Civil Engineer to include minimum hardscape details including walls, fences, gate and sign locations.

I. FDEP PERMITTING:

1. Prepare the required FDEP Water & Wastewater submittal packages and submit to Manatee County Utilities for Approval.
2. Assist the Client with utility commitment fee payment and processing.

J. REIMBURSABLE EXPENSES:

Any reimbursable fees incurred such as mileage, prints, postage, courier fees.
The charge incurred has no mark-up and billed at cost. Review Fees, in most instances the client provides the review fee check per the request of Clearview Land prior to submittal. In instances where the client has requested Clearview Land to issue a check on their behalf, the above referenced job no. will be charged.

WORK SPECIFICALLY EXCLUDED FROM THIS CONTRACT:

1. Any work not specifically included in this contract shall be presumed extra to this contract.
2. Final Landscape/Hardscape/Irrigation Design & Permitting Services
3. Zoning Modifications
4. FEMA LOMR's
5. Traffic studies

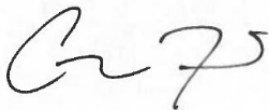
6. Structural Engineering
7. Environmental Engineering
8. Wetland setback encroachment variances or waivers.
9. Request for waivers from Manatee Land Development Code.
10. In the event the Client or contractor desires changes to the approved plans or specifications, all work connected therewith is extra to this contract.
11. Determination, report and/or permitting of invasive plant species.
12. Wetland survey or re-establishment of the SWFWMD line, if DEP does not accept the approved SWFWMD lines.
13. Offsite Utility Extensions along Buckeye.

FEE SUMMARY:

Description	Job No.	Billing Type	Amount	Notes
A. Master Stormwater Planning & Earthwork	CDD-JBE-001	Lump Sum	\$50,000	Optional Task
B. Master Utility Plan	CDD -JBE-002	Lump Sum	\$40,000	Reduced
C. Design/Permitting Residential	CDD -JBE-003	Lump Sum	\$460,000	Reduced
D. Design/Permitting Fort Hamer Road Extension	CDD -JBE-004	Lump Sum	\$135,000	Added the Roundabout to the Design
E. LDA and County 58/42 Assistance	CDD -JBE-005	Hourly Not to Exceed	\$15,000	Revised Description
F. SWFWMD JD Approval	CDD -JBE-006	Lump Sum	\$32,000	Optional Task
G. Listed Species Review & Report	CDD -JBE-007	Lump Sum	\$9,200	Optional Task
H. Subdivision Tree Removal and Permit Landscape Plans	CDD -JBE-008	Lump Sum	\$38,000	Added
I. FDEP Permitting	CDD -JBE-009	Lump Sum	\$5,000	Added
J. Reimbursable Expenses	CDD -JBE-000R	Hourly Not to Exceed	\$7,500	

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

Sincerely,
CLEARVIEW LAND DESIGN, P.L.



Christopher Fisher, P.E.
Project Manager

Accepted By:
NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT

By: _____

Date: _____

ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

Limitation of Liability

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

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

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

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

Revised 09/29/15



Clearview
LAND DESIGN, P.L.

2025 Hourly Fee Schedule	
Effective 1/1/25	
Employee Type	2025 Hourly Rate
Principal	\$ 280.00
Senior Professional Engineer	\$ 225.00
Professional Engineer	\$ 200.00
Design Engineer	\$ 185.00
Senior Field Engineer	\$ 170.00
Field Engineer	\$ 140.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 180.00
Landscape Designer	\$ 160.00
Senior Environmental Scientist	\$ 210.00
Environmental Scientist	\$ 145.00
Senior Entitlement Planner	\$ 200.00
Entitlement Planner	\$ 145.00
Senior Professional Surveyor & Mapper	\$ 195.00
GIS Specialist	\$ 185.00
Senior CADD Designer	\$ 165.00
CADD Designer	\$ 145.00
Senior Project Coordinator	\$ 160.00
Project Coordinator	\$ 140.00
Graphic Designer	\$ 135.00
Project CPA	\$ 200.00
Administrative Assistant	\$ 100.00



North River Ranch Improvement Stewardship District

Consideration of Driggers Proposal for
Phase 4 C2 Engineering & Inspection

September 19th 2025

North River Ranch ISD
5824 Lakewood Ranch Blvd.
Lakewood Ranch, Florida 34240

CITCDD - GEOTECH

ATTN: Mr. Pete Williams

**RE: Estimated Cost for Various Testing, Engineering and
Inspection Services for North River Ranch Phase 4 C2
Infrastructure Construction
Manatee County, Florida
Our Proposal No. SAL 252106P**

Dear Mr. Williams:

DRIGGERS ENGINEERING SERVICES, INC. is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of **\$66,060 .00** should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost.

DRIGGERS ENGINEERING SERVICES, INC. appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

DRIGGERS ENGINEERING SERVICES, INC.



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/bi

LAB-SAR\PROPOSALS\2025\SEPT\SAL252106P

Copies submitted: (1) North River Ranches ISD – Attn: Mr. Williams

N.R.R. PHASE 4C2 INFRASTRUCTURE CONSTRUCTION
MANATEE COUNTY, FLORIDA

SOILS TESTING SERVICES	
LABORATORY TEST:	
Description	
A	Modified Proctor
B	Standard Proctor
C	Limerock Bearing Ratio
D	Grainsize Analysis
E	% Passing #200 Sieve
F	% Organic Content
G	% Carbonates
H	Atterburg Limits of Soil
I	Compression Test Cement Treated Base Samples
J	Deleterious Materials Assessment (Crushed Concrete)
K	Laboratory Moisture Determination
Laboratory Testing Services Soils: \$ 3,400.00	
FIELD TESTING SERVICES SOILS:	
Description	
A	Technician Time: Sampling , Travel, Inspection, Standby
B	Field Density Test Nuclear Method
C	Field Density Test Sand Cone Method
D	Field Moisture Content (Speedy Method)
E	Soil Bearing Test (SBT)
F	Subgrade Thickness Determination
G	Core Base Materials for Thickness Determination (includes mobilization)
Laboratory Testing Services Field Testing: \$ 54,420.00	

N.R.R. PHASE 4C2 INFRASTRUCTURE CONSTRUCTION
MANATEE COUNTY, FLORIDA
"Continued"

CONCRETE TESTING SERVICES	
FOOTING / SLAB / SIDEWALKS / BEAMS / MISCELLANEOUS	
Description	
A	Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report
B	Set of 4 Box Prisms / Fill Cells, Sample, Slump, Temperature, Cure, Cap, Measure, Compression Test, Report
C	Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes.
Concrete Testing Services: \$ 3,090.00	
ASPHALT TESTING SERVICES:	
Description	
A	Sample Asphalt for Laboratory Testing
B	Inspect Placement of Asphalt During Paving Operations
C	Mobilize and Core Asphalt for Thickness and or Density
D	Measure Cores for Thickness
E	Test Cores for Density
F	Perform Extraction and Gradation on Asphalt Sample
G	Perform Gyratory Compaction and Rice Gravity on Superpave Mix
H	Perform Punch List Inspections and Attend Pre-Pave Meeting
Asphalt Testing Services: \$4,850.00	

N.R.R. PHASE 4C2 INFRASTRUCTURE CONSTRUCTION
MANATEE COUNTY, FLORIDA
"Continued"

MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes ENGINEERING AND SECRETARIAL SERVICES	
Description	
A	Underdrain Study for Engineer of Record as required
B	Project Engineer for Meetings and Consultation
C	Lab Director / Division Manager for Meetings and Consultation
D	Compendium Book and USB for Project Closeout
E	Additional Secretarial Service for Copy / Search of Reports
F	Project Roadway Assessment
G	Specialized Testing such as Radon or Heavy Metals
H	Turbidity Testing of Water from Flowing Stream
Miscellaneous Testing Services: \$ 300.00	

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION /
ENGINEERING AND SPECIALTY SERVICES*:**

\$ 66,060.00

***Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**



North River Ranch Improvement Stewardship District

Consideration of RIPA Proposal for
Reclaimed Water Adjustment
& Additional Installation



FORCDD - Potable Water

To:	North River Ranch ISD	Contact:	Andy Richardson
Address:	3501 Quadrangle Blvd, STE 270 Orlando, FL 32817	Phone:	941-328-1075
		Fax:	
Project Name:	Adjust / Install Additional Reclaim Services At NRR 4E	Bid Number:	25-TB25
Project Location:	Moccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	Bid Date:	8/13/2025

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Proposal #004					
001	LABORER	17.00	DY	\$2,355.75	\$40,047.75
002	EQUIPMENT	1.00	LS	\$8,539.87	\$8,539.87
003	MATERIAL	1.00	LS	\$11,300.00	\$11,300.00
Total Price for above Proposal #004 Items:					\$59,887.62

Total Bid Price: \$59,887.62

ACCEPTED:

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

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Tim Badyk
727-389-7344 tbadyk@ripaconstruction.com



North River Ranch Improvement Stewardship District

Staff Reports

U.S. Department of Homeland Security
Federal Emergency Management Agency
FEMA-State Joint Field Office
FEMA-DR-4806-FL
FEMA-DR-4828-FL
FEMA-DR-4834-FL
2012 Capital Circle SE
Tallahassee, Florida 32301



FEMA

September 24, 2025

Kevin Guthrie
Director
Florida Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Vivan Carvalho
Senior District Manager
North River Ranch Improvement Stewardship District
11510 Little River Way
Parrish, Florida 34219

Re: FEMA Public Assistance Eligibility Determination – North River Ranch Improvement Stewardship District, PA ID 000-USVF2-00, FEMA-4834-DR-FL, Project 950159

Dear Kevin Guthrie and Vivan Carvalho:

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has determined that the work is ineligible. Please see the enclosed FEMA Public Assistance Determination Memorandum for detailed information.

Under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and applicable regulations, North River Ranch Improvement Stewardship District is entitled to appeal this eligibility determination. The Applicant may appeal this determination to the FEMA Region 4 Regional Administrator pursuant to Title 44 Code of Federal Regulations § 206.206. The appeal must: (1) contain documented justification supporting the Applicant's position, (2) specify the monetary figure in dispute, and (3) cite the provisions in federal law, regulation, or policy with which the Applicant believes the initial action was inconsistent. The Applicant should also include a current email address to receive electronic correspondence. The Applicant may submit the appeal to the Florida Division of Emergency Management (Recipient) within 60 calendar days from the date of the FEMA determination that is the subject of the appeal. The Recipient must then electronically forward the appeal, with a written recommendation, to the Region 4 Regional Administrator within 120 calendar days from the date of the FEMA determination that is the subject of the appeal.

Lastly, the Applicant must submit all relevant supporting information with its first appeal. For reference, a current index of documents relevant to this determination is enclosed.

FEMA-DR-4834-FL
North River Ranch Improvement Stewardship District
September 24, 2025

If you have any questions, please contact Cassie Sykes, Florida Division of Emergency Management Appeals Officer, 448-229-2176 or email FDEM-PA-APPEALS@em.myflorida.com

Sincerely,

Angela D. Gillman
Infrastructure Branch Director
Federal Emergency Management Agency
FEMA-4834-DR-FL

Enclosures:
FEMA PA Eligibility Determination Memorandum
Index of Documents



ELIGIBILITY DETERMINATION MEMORANDUM North River Ranch Improvement Stewardship District

Project No.	950159	Applicant Type ☐ State Agency ☒ Local Government ☐ Tribe ☐ Private Nonprofit
Version No.	0	
Damage Inventory Nos.	1711014	
Project Title:		Community Wide Debris Removal
Category of Work:		B - Emergency Protective Measures

Amount Requested:	\$56,775.00	Eligibility Issue Type(s) ☐ Applicant Eligibility ☐ Facility Eligibility ☒ Work Eligibility ☐ Cost Eligibility
Amount Denied:	\$56,775.00	
Issue Keyword(s):		Immediate Threat

Project Description:

Hurricane Milton produced strong winds, tornadoes, torrential rain, and tidal surge, resulting in a Presidential Disaster Declaration, DR-4834-FL, with an incident period of October 05, 2024, through November 02, 2024. The North River Ranch Improvement Stewardship District (Applicant) is considered a type of local government entity and can apply for FEMA Public Assistance (PA).

The Applicant claims that Hurricane Milton's winds resulted in obstructive vegetative debris at several locations within the community. In response, it utilized contract resources to clear the debris and ensure the passage of emergency vehicles. The contract work was performed between October 22, 2024, and November 4, 2024, for a total cost of \$56,775.00.

Issue:

Has the Applicant demonstrated the claimed emergency work was in response to an immediate threat to save lives and protect improved property and public health and safety, or to avert or lessen the threat of a major disaster?



Applicable Statutes, Regulations, and Policies in Effect as of the Declaration of the Emergency or Disaster:

- **The Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (2024) (Stafford Act):**

§ 403 Essential Assistance (42 U.S.C. § 5170b)
§ 407 Debris Removal (42 U.S.C. § 5173)

- **Title 44 of the Code of Federal Regulations (44 C.F.R.) (2024):**

§ 206.201 Definitions
§ 206.224 Debris Removal

- **FEMA Policy:**

Public Assistance Program and Policy Guide (PAPPG) FP 104-009-2 Version 4 (June 1, 2020) at 63-64, 65, 96, 101, 103, 115

Analysis:

FEMA may reimburse local government entities, including special districts, for providing assistance essential to meeting immediate threats to life and property resulting from a major disaster, and for associated expenses incurred by them, including debris removal.¹ FEMA has determined the Applicant meets the definition of a special district and may receive assistance for Category B debris removal activities, but only in accordance with all applicable federal regulations and policy.²

Emergency work is defined as work which must be done immediately to save lives and to protect improved property and public health and safety, or to avert or lessen the threat of a major disaster.³ To be eligible, costs must be directly tied to the performance of eligible work, adequately documented, and “necessary and reasonable to accomplish the work properly and efficiently.”⁴

When an incident causes damage or debris blockage to access routes for essential community services, or areas with survivors, work to restore access is eligible. This includes clearing debris or conducting emergency repairs to access facilities, such as roads or bridges. Eligible Category B debris removal is limited to work necessary to ensure access remains passable. Any additional debris removal or debris clearance beyond this scope falls under Category A and is subject to its specific eligibility criteria.⁵

¹ Stafford Act § 403(a); Stafford Act § 407

² 44 C.F.R. § 206.224(a)(1)

³ 44 C.F.R. § 206.201(b)

⁴ PAPPG at 65

⁵ *Id.* at 115



Private roads are those that are not owned, operated by, or otherwise the legal responsibility of a local, county, tribal, territorial, state, or federal entity. Clearance of debris from private roads including orphan roads, roads in gated communities, homeowners' association roads, etc. is in the public interest if the debris impairs emergency access by local emergency responders, ambulances, fire, and police. For example, downed trees may be cut and moved off the roadway. Eligible work is limited to that necessary for roads to remain passable but might include removal and disposal during the initial pass as necessary to ensure emergency access. The Applicant is not required to submit documentation demonstrating that debris clearance is in the public interest.⁶

The Applicant claims Hurricane Milton's winds resulted in fallen trees and other obstructive vegetative debris throughout the community, obstructing emergency access. In the Streamlined Project Application (SPA),⁷ signed June 10, 2025, the Applicant stated it cleared debris to allow passage of emergency vehicles. The work was completed by contractors for a total cost of \$56,775.00.

Debris removal as an emergency protective measure is for restoration of emergency access, since obstructive debris that impairs access by emergency responders constitutes an immediate threat. The Applicant controls access to community amenities by using key fobs and other digital access⁸ and by gates to residential areas.

In support of its claim, the Applicant presented procurement support and invoices for reimbursement from three contractors:

- From Bay Area Bobcat, the Applicant submitted six approved task order/estimates totaling \$18,250.00 for various activities, including tree removal, sod installation, playground cleanup, and parking lot maintenance.⁹ While some tasks may be eligible, each invoice includes ineligible work, such as landscaping and general maintenance. The lump sum invoices do not distinguish potentially eligible costs from ineligible costs, making it impossible to distinguish reimbursable work. Additionally, work performed at single-family homes would only be eligible if conducted in the public rights-of-way and demonstrably obstructive to emergency first responders, as required for Category B debris clearance. However, no such evidence was presented. As a result, the costs incurred for work by Bay Area Bobcat cannot be reimbursed by PA.¹⁰
- Sunrise Landscape: seven invoices totaling \$18,250.00, for work including tree removals, storm cleanup, and debris clearance at private homes and community property. These invoices include ineligible work, and the statements provide much less task detail to discern any eligible work performed. The tree removal provides no data on GPS location, tree root

⁶ *Id.*

⁷ <https://pagrants.fema.gov/#Project/project-application/summary/83235>

⁸ summary-nrrisd-rules-and-regs-revisions-adopted-11132024-1.pdf

¹⁰ PAPPG at 101



ball, nor immediate threat, as required for documentation of such work.¹¹ Accordingly, the lump sum invoices for work by Sunrise Landscape cannot be reimbursed by PA.¹²

- Southern Land Services of Southwest Florida, Inc.: one invoice for \$2,400.00 to remove trees fallen from an asphalt trail.¹³ The invoice describes only ineligible work because an asphalt trail does not provide emergency access. Therefore, related debris clearance would be ineligible for a Category B project.

The Applicant also provided numerous photos, without labels or GPS locations. Some of the images depict small trees from the new subdivision toppled onto sidewalks. However, they do not depict obstructive debris blocking roadways, hydrants, or that would interfere with first responders. Not all costs related to responding to a disaster are eligible for PA reimbursement. Many costs will be the increased costs of providing services it usually delivers during or after disaster.¹⁴ Other costs are the responsibility of the homeowner.¹⁵

Since the Applicant has not shown it conducted debris clearance work required to address an immediate threat,¹⁶ nor isolated any such costs incurred, its claim is wholly ineligible. As such, FEMA is unable to provide PA funding for the contract costs totaling \$56,775.00.

Eligibility Determination: ☐ Partially Approved ☒ Denied

The Applicant did not demonstrate the eligibility of the work performed in response to an immediate threat or restored emergency access. Additionally, the lump sum invoices provided do not separate eligible costs from ineligible ones. As a result, FEMA is denying all project costs in the amount of \$56,775.00.

¹¹ *Id.* at 103

¹² NRR ISD - PA 102 6.pdf; NRR ISD - PA 102 8.pdf; NRR ISD - PA 102 7.pdf; NRR ISD - PA 102 5.pdf; NRR ISD - PA 102 2.pdf; NRR ISD - PA 102 3.pdf; NRR ISD - PA 102 4.pdf

¹³ NRR ISD - PA 103 2.pdf

¹⁴ PAPPG at 96

¹⁵ *Id.* at 115

¹⁶ 44 C.F.R. § 206.224(a)(1)



Notice of Right to Appeal:

The Applicant may appeal this determination to the Regional Administrator, pursuant to Title 44 of the Code of Federal Regulations § 206.206, Appeals. If the Applicant elects to file an appeal, the appeal must:

- 1) Contain documented justification supporting the Applicant's position;
- 2) Specify the monetary figure in dispute; and
- 3) Cite the provisions in federal law, regulation, and/or policy with which the Applicant believes the initial action was inconsistent.

The appeal must be submitted to the Recipient, Florida Division of Emergency Management (FDEM), by the Applicant within 60 calendar days from the date that FEMA electronically transmits notification of its determination. The Recipient's transmittal of that appeal, with written recommendation, is required to be submitted to FEMA electronically within 120 calendar days from the date of the FEMA's electronic notification of the determination that is the subject of the appeal. If you have any questions, please contact the Florida Division of Emergency Management, Ms. Cassie Sykes at cassie.sykes@em.myflorida.com.

Approval:

PA Management: Angela D. Gillman, Infrastructure Branch Director

Signature: _____

Date: 9/24/2025

Document Index:

File Name	Description
summary-nrrisd-rules-and-regs-revisions-adopted-11132024-1.pdf	Facility Use Rules
Rules of Procedure.pdf	Procurement Policy
https://pagrants.fema.gov/#Project/950159/details	Photos
NRR 4EF - Bay Area - Downed Tree Hurricane.pdf	Invoice
8. Bay Area Bobcat Estimate #92 for Hurricane Clean-up.pdf	Invoice
9. Bay Area Bobcat Estimate # 93 for Hurricane Clean-up.pdf	Invoice
10. Bay Area Bobcat Estimate #94 for Ditch Cleaning.pdf	Invoice
58. Bay Area Bobcat Estimate #96 for Tree Cutting and Dog Park Entry Resurfacing.pdf	Invoice



FEMA

FEMA-4834-DR-FL
PA ID 000-USVF2-00

59. Bay Area Bobcat Estimate #98 for Brightwood Clean-up.pdf	Invoice
NRR ISD - PA 102 2.pdf	Invoice
NRR ISD - PA 102 3.pdf	Invoice
NRR ISD - PA 102 4.pdf	Invoice
NRR ISD - PA 102 5.pdf	Invoice
NRR ISD - PA 102 6.pdf	Invoice
NRR ISD - PA 102 7.pdf	Invoice
NRR ISD - PA 102 8.pdf	Invoice



North River Ranch ISD Field Service Report

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

Contact: Lisa Aleu
Phone: 3526024803
Email: LALEU@TRIADASSOCMGMT.COM
Created: Tue, 9/23/2025





(1) North River Entrance



(2)



(3)



(4)



(5) Brightwood Amenity Entrancr



(6)



(7)



(8)



(9)



(10)



(11) Brightwood Game Room



(12) Playground



(13) Replaced at the beginning of September



(14)



(15)



(16)



(17) Event Field



(18)



(19) Brightwood Fit Pod



(20) Mailboxes



(21) Round About



(22)



(23) Dog Park



(24) North River Entrance Sign



(25) Trail head Outpost



(26) Trail head trail walkway



(27) Wild leaf Entrance Monument



(28) Camp creek Entrance



(29) Camp Creek Amenity



(30)



(31)



(32)



(33)



(34)



(35)



(36) Camp Creek Game Post



(37) Camp Creek Game Post



(38) Camp Creek Fire Pit



(39) Camp Creek Pool Amenity



(40)



(41) Long Meadow Entrance



(42) Wild leaf Park



(43)



(44)



(45) Bright wood Second Entrance



(46)



(47) River field SAWYER LANE Entrance



(48) River field Entrance Monument



(49) River Field Amenity

(50)



(51) River Field Amenity

New landscaping

(52) River field Verandah

New French drain



(53)



(55) River Field TH Round About

(54)



(56)



(57)



(58) River field TH Park



NORTH RIVER
RANCH

Monthly Summary Report September 2025



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

EVENTS & PROGRAMMING

EVENT	DATE & TIME	ATTENDEES
Sunday Fresh	Every Sunday 9:30-12:30pm	attendee number varies
Sunday Finds at NRR (Mini Market)	Last Sunday of Every Month 10am - 1pm	75 attendees
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
Crafternoon: Kid Edition	Friday, the 5 th , 4-6 PM	15 attendees
Neighborhood Blood Drive	Saturday, the 6 th , 9 AM - 3 PM	10 attendees
Mix and Mash: Learn to DJ	Saturday, the 6 th , 1 PM - 3 PM	15 attendees
Kid Bingo Night	Friday, the 12 th , 6:30-8:30pm	50 attendees
Chalk the Walk	Saturday and Sunday, the 13 th and 14 th , 9 AM - 8 PM	75 attendees
Crafternoon: Adult Edition	Wednesday, the 24 th , 6 PM - 8PM	15 attendees
Kid Trivia Night	Friday, the 26 th , 6:30-8:30pm	20 attendees

EVENTS & PROGRAMMING HIGHLIGHTS



Sunday Fresh



Sunday Finds at NRR (Mini Market)



Crafternoon: Kid Edition



Mix and Mash: Learn to DJ



Chalk the Walk



Chalk the Walk



Crafternoon: Adult Edition



Kid Trivia Night

WORLD WELLNESS WEEKEND SEPT 19-21

WHAT IS WORLD WELLNESS WEEKEND?

This month, Arch Amenities partnered with World Wellness Weekend, a United Nations–recognized initiative that promotes a culture of wellness through free, inclusive activities.

The following pages show how North River Ranch embraced all five pillars of wellness—Sleep & Restoration, Nutrition & Nourishment, Vitality & Movement, Serenity & Mindfulness, and Purpose & Solidarity—through engaging programs that residents loved. Moving forward, we plan to align Fit Day with World Wellness Weekend each year.

BADGE!

We're also proud to share that North River Ranch earned the "Rise as a Wellness Hero" Badge, the highest recognition awarded, which will be shared with the United Nations.



NORTH RIVER RANCH



Celebrate the 5 Pillars of Wellness with Traditions and Flavors from Around the World.



Sleep
& Creativity



Nutrition
& Immunity



Movement
& Vitality



Mindfulness
& Serenity



Purpose
& Solidarity

FRIDAY, SEPT 19 SET YOUR INTENTIONS DAY

7:15 PM – After-Hours Glow Swim (All Ages) · Headwaters Swim Center
GLOW STICKS PROVIDED. STANDARD POOL RULES; FOB REQUIRED.

8:30 PM – Serenity Soak: Sound Healing (Adults Only) · Headwaters Swim Center *click the link in the text to sign up
QUIET FLOATING/POOLSIDE RELAX. NOODLES/MATS PROVIDED. WHILE SUPPLIES LAST.

SUNDAY, SEPT 21 MINDFUL MOMENTS AND COMMUNITY WELLNESS

10:00 AM – 2:00 PM Sunday Fresh @ NRR (All Ages) · Brightwood Event Lawn
FRESH PRODUCE STAND.

12:00 PM – Tailgate on the Green (All Ages) · Camp Creek Great Lawn
LAWN GAMES + FAMILY PICNIC—BRING BLANKETS/CHAIRS.

3:45 PM – World Wellness Weekend Wrap Up Craft (All Ages) · Camp Creek Clubhouse
DECORATE A KEEPSAKE UBUNTU STONES. MANDALA COLORING.



SATURDAY, SEPT 20 MOVE YOUR BODY, FEED YOUR SOUL

10:00 AM – Puppy Yoga (All Ages) · Camp Creek Great Lawn *click the link in the text to sign up
GENTLE FLOW WITH PUPS. BRING MAT/TOWEL.

12:00 PM – 2:00 PM – Global Snack Bar (All Ages) · Camp Creek Clubhouse
LIGHT BITES FROM AROUND THE WORLD.

1:00 PM – 2:00 PM – Zen Zone: Complimentary Massages (All Ages) · ft. Massage Luxe · Camp Creek Clubhouse
RELAX AND MEDITATE WITH A MASSAGE TO START YOUR WEEK.

7:30 PM – NRR Date Night: Line Dancing Under the Stars (18+) · Camp Creek Patio & Clubhouse
BEGINNER FRIENDLY—NO PARTNER NEEDED.

NOTES

All Weekend – Global World Wellness Wall Map (All Ages) · Camp Creek Clubhouse
ADD A STICKER ON YOUR HOMETOWN

All Weekend – Self-Guided Wellness Trail (All Ages) · Brightwood to Wildleaf Paved Trail
CALMING BREATHING AND MINDFULNESS PROMPTS LINE THE PATH
ALL WEEKEND TO HELP YOU SLOW DOWN, RESET, AND RECONNECT.

Arrive 10 min early for all events · Weather back-up: Clubhouse · Photos/videos may be taken at all events

WORLD WELLNESS WEEKEND Sept. 19-21

EVENT	DATE & TIME	ATTENDEES
Global World Wellness Wall Map	All Weekend	50 attendees
Self Guided Wellness Trail	All Weekend	75 attendees
After Hours Glow Swim	Friday, the 19 th , 7:15 PM - 8:15 PM	100 attendees
Serenity Soak (18 and up)	Friday, the 19 th , 8:30 PM - 9:30 PM	15 attendees
Puppy Yoga	Saturday, the 20 th , 10 AM - 11 AM	20 attendees
Global Snack Bar	Saturday, the 20 th , 12 PM - 2 PM	50 attendees
Zen Zone (Complimentary Massages)	Saturday, the 20 th , 1 PM - 2 PM	30 attendees
NRR Date Night Out: Boot, Scoot, and Boogy	Saturday, the 20 th , 7:30 PM - 9:30 PM	100 attendees
Date Night Paired with Sitter Soiree (Baby Sitting Company)	Saturday, the 20 th , 7 PM - 9 PM	5 children
Tailgate on the Green	Sunday, the 21 st , 12 PM - 4 PM	45 attendees
Weekend Wrap Up Craft	Sunday, the 21 st , 3:45 PM - 4:45 PM	20 attendees

WORLD WELLNESS WEEKEND HIGHLIGHTS



Global World Wellness Wall Map



After Hours Glow Swim



Serenity Soak - Sound Healing



Puppy Yoga



Puppy Yoga



Puppy Yoga



Global Snack Bar



Global Snack Bar

WORLD WELLNESS WEEKEND HIGHLIGHTS



Zen Zone (Complimentary Massages)



Zen Zone (Complimentary Massages)



NRR Date Night Out: Boot, Scoot, and Boogy



NRR Date Night Out: Boot, Scoot, and Boogy



Date Night Paired with Sitter Soiree
(Baby Sitting Company)



Tailgate on the Green



Weekend Wrap Up Craft



Weekend Wrap Up Craft

CLUBS & FITNESS

EVENT	DATE & TIME	ATTENDEES
Soccer Club	Every Sunday Evening, 6:30 PM - 8:30 PM	20 - 30 Attendees (Varies Each Week)
Homeschool Club	Every Thursday, 10:30 AM - 1:00 PM	45-55 Attendees (Varies Each Week)
Fishing Club	Dates and Times Vary	Attendees Number Varies
Book Club	Last Tuesday of Every Month, 6:30 PM - 8:00 PM	8 attendees
Yoga	Twice a Month	4-10 Attendees (Varies Each Week)
Zumba	Twice a Month	10-20 Attendees (Varies Each Week)
Aqua Fitness	Twice a Month	2-4 Attendees (Varies Each Week)

CLUBS & FITNESS



Soccer Club



Homeschool Club



Book Club



Yoga



Yoga



Zumba



Zumba



Aqua Fitness

FEEDBACK

POSITIVE OR NEGATIVE	COMMENT	ACTION TAKEN
POSITIVE	Resident Kara Gorton - Hello! I just wanted to write to give you a compliment regarding last night's event. It was so fun! The things my husband and I appreciated most were the babysitting option, bar, and fun activity. We don't get to come to events as much because we have kids and don't want to pay for a babysitter so that was exciting to see! My kids had a blast and so did we... thanks so much for putting it together! I would really love to see more events like that... where kids are entertained while parents are having adult fun. NAILED IT!	Cori Morgan's Response: Thank you so much for your kind words—I'm so glad to hear that you and your family had such a great time at Date Night Out! We love hearing that both parents and kids were able to enjoy themselves. I'm happy to share that we plan to partner with the babysitting company for every NRR Date Night Out event moving forward (we host these once a month). That way, parents can enjoy adult time while the kids are safely entertained right nearby. We're so glad you were able to join us and look forward to seeing you at future events!
NEGATIVE	Resident Casey York - Hi! I'm reaching out in the hopes that you can help me with some safety concerns in the neighborhood. Lately I have been noticing cars drive right through the crosswalks in Brightwood when children are trying to cross safely and get to school. Yesterday 3 cars in a row drove through the crosswalk when children were trying to cross. It's a very scary situation and I'm not sure that our residents understand how crosswalks work. Would it be possible for you to write something on the FB page about crosswalk laws? Is there a police officer who could occasionally patrol our neighborhood? A child started to cross yesterday and was nearly hit by a truck that didn't stop to let him cross the road. It's so dangerous and I am just terrified of someone's child being hurt. Half these kids aren't even wearing a helmet either 🙄 Thank you for your help!	Cori Morgan's Response: Hi - Thank you for reaching out and sharing your concerns. I completely understand how scary and frustrating this must be to witness, and I agree that safety is a top priority for all of our families here in North River Ranch. I send out weekly emails to residents every Friday with reminders and updates, and I'll be sure to include a note about crosswalk safety in this week's message. That will help remind residents to slow down, follow crosswalk laws, and be mindful of children walking or biking to school. We no longer use Facebook for community updates, but you are more than welcome to remind your neighbors through that channel if you'd like. Thank you again for bringing this to my attention and for being proactive about the safety of our community.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
NRR Clubs: Soccer, Fishing, Homeschool, and Book Club	Varies
Sunday Fresh	Every Sunday 9:30am - 12pm
Sunday Finds at NRR	Last Sunday of Every Month 10am - 1pm
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	10/4 12-2pm
Gator Talk Workshop	10/9 7-8pm
Adult Bingo Night	10/10 6:30-8:30pm
New Homes Discovery Tour	10/11
Oktoberfest	10/11 7-9pm
NRR Date Night Out: Cider Sippin' Paired with Sitter Soiree	10/12 5-7pm
Crafternoon: Adult Edition	10/15 6-8pm
Moonlight and Monsters	10/18 7-9pm
Scream on the Green	10/19 7-9pm

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Adult Trivia Night	10/24 6:30-8:30pm
Fall Community Garage Sale	10/25 7am-12pm
Pure Barre Pop Up	10/26 9:30am-10:30am
Haunted Hallow	10/29 5-8pm
The Forgotten Ward	10/30 7:30-9pm

THANK YOU.

