

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, November 12, 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://pfmcd.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 October 8, 2025, Board of Supervisors' Meeting
 - 2) Aqua Plumbing Proposal for Backflow Preventer Installation
 - 3) FEDCO Proposal for Street Light Installation in Phase 4E-F
 - 4) Florida Asphalt CO #1 for Isabella Circle Asphalt Repair
 - 5) Geopoint Proposal for Revised Storm Outfalls
 - 6) Geopoint Proposal for Topo for Phase 4C-2
 - 7) Maddtraxx Proposal for Brightwood Sidewalk Repair
 - 8) Maddtraxx Proposal for Bushhog at FPL Easement by Rolling Fork Trail
 - 9) Maddtraxx Proposal for Wetland Tree Removal
 - 10) Rayco Proposal for Electrical for Future Signage
 - 11) Stand Out Pools Proposal for Riverfield Pool Pump Replacement
 - 12) Steadfast Proposal for Zone 7 Tree Installation
 - 13) Ultimate Services Proposal for Exterior Paint at Riverfield Pavilion
 - 14) Yellowstone Proposal for Riverfield Shell Path Landscape Replacement
 - 15) Fiscal Year 2025 Goals & Objectives Annual Reporting Form
 - 16) Payment Authorizations Nos. 147 – 150
 - 17) Funding Requests Nos. 595 – 604
 - 18) District Financial Statements

Business Matters

- 2. Consideration of Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget
- 3. Consideration of Dedication of Fort Hamer Rd Extension/Right of Way from Haval Farms to the District
- 4. Consideration of AquaWorx Proposal for Brightwood and Riverfield Pool Pumps

5. Consideration of Impact Proposals for:
 - 1) Camp Creek Pine Straw and Mulch
 - 2) Plant Replacement in Zone 3
6. Consideration of Steadfast Proposals for:
 - 1) Mulch in Zone 7
 - 2) Phase 2 Roadway Plantings
7. Consideration of Yellowstone Proposals for:
 - 1) Berm Plant Replacement in Zone 2
 - 2) Fort Hamer Median Plant Replacement in Zone 2
 - 3) Mulch in Zones 1 & 2 (Riverfield)
8. Consideration of RIPA Change Orders:
 - 1) CO 5 for Phase 2 – Common Area Reclaimed Services
 - 2) CO 6 for Phase 2 – Medway Access to Tower
 - 3) CO 7 for Phase 2 – 2nd Asphalt Lift Credit

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: December 10, 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 October 8, 2025, Board of
Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, October 8, 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)
John McKay	J.H. McKay LLC - Consultant	
Rob Engel	Stantec – District Engineer	(via phone)
Cori Morgan	WTS- Lifestyle Director	(via phone)
Chris Fisher	Clearview Land Design	(via phone)
joined the meeting in progress at 1:22 p.m.)		
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 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

The Board reviewed the items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Consent Agenda Items 1 – 29.

SECOND ORDER OF BUSINESS

Business Matters

Review and Consideration of Suspension and Termination of

Access Rule Hearing for Open Resident Violation

Mr. Williams gave an overview and noted this violation deals with minors from the community and from outside the community. The cameras helped identify the violators. The original determination was for suspension of amenity access rights until a public hearing took place. There have been no violation issues since and Mr. Williams recommended reinstatement of the access rights after the original 90-day suspension has ended. This suspension ends November 12, 2025.

There was brief discussion regarding reoccurrence.

Mr. Johnson recommended a memo to be sent to the residents notifying them of the decision and giving overview of the process. The Board requested District Counsel to draft that letter.

It was noted the memo will go to the renter and the owner.

ON MOTION by Mr. Weidmeiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Suspension and Termination of Access Rule Hearing for Open Resident Violation with Suspension ending on November 12, 2025, with the provision of further action should there be a reoccurrence.

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

Ms. Carvalho noted this was recommended by the development team.

Ms. Snow requested more time for discussion on this matter.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Advanced Aquatic Proposal for Aquatic Plant Installation at Ponds 4-8 and Wetlands 1 and 2, subject to final approval by the Development Team and final approval by the Chair.

Consideration of Advanced Aquatic Addendums to Add:
1. Moccasin Wallow Ditch
2. Ponds 74 – 79

The Board reviewed the addendums.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Advance Aquatic Addendums to Add Moccasin Wallow Ditch and Ponds 74-79.

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

Mr. Fisher gave an overview of the proposal and noted it is for the next Phase that is north of Buckye Road. It will include approximately 500 lots and an extension of Fort Hamer Road.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Clearview Proposal for Jones Buckye Phase 1 Design and Permitting.

**Consideration of Driggers
Proposal for Phase 4 C2
Engineering & Inspection**

Mr. Panaseney gave an overview of the proposal for the geotechnical testing and engineering in the amount of \$66,060,00. It was noted this is for the Longmeadow neighborhood.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Driggers Proposal for Phase 4 C2 Engineering and Inspection.

**Consideration of RIPA Proposal
for Reclaimed Water Adjustment &
Additional Installation**

Mr. Richardson gave an overview of the proposal and noted it is for the townhomes in the amount of \$59,887.62.

There was brief discussion regarding the location.

Mr. Panaseney noted there are meter boxes that have ended up being in the driveways after the townhomes were built and now need to be shifted to per the County requirements.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the RIPA Proposal for Reclaimed Water Adjustment and Additional Installation.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

No report.

District Engineer –

Mr. Engel gave an update on the drainage memos that were received. The District Engineer is finalizing the exhibit for a drainage map, which will be available at the next meeting for the Board's review.

District Management will email the memos to the Board.

There was brief discussion regarding the memos for future reference.

District Manager –

- **FEMA Application Update**
- **Next meeting: November 12, 2025**

Ms. Carvalho gave an update regarding the FEMA application and noted there will be no relief provided at this time related to debris cleanup. Other applications are still being reviewed by FEMA and the insurance claims as well.

There was brief discussion regarding the FEMA application requirements.

Ms. Carvalho stated the next Board Meeting will be November 12, 2025, at the same location.

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. Morgan gave an overview of the World Wellness Weekend and noted it was well received. She also noted the district will be listed on the United

Nations website for receiving an award. This may include a press release.

**Audience Comments and
Supervisor Requests**

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

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the October 8th, 2025, Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:40 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Aqua Plumbing Proposal for
Backflow Preventer Installation



North River Ranch Improvement - 11854 Camp Creek Trl. Parrish, FL 34219 - Backflow Quote

North River Ranch Improvement - Stewardship District.
5824 Lakewood Ranch Blvd. Sarasota, FL 34240 Jeff
Ramer
jrainer@nealland.com
+19413768496

Reference: 20250929 163417465
Quote created: September 29, 2025
Quote expires: October 29, 2025
Quote created by: Aaron Molihan
Service Plumbing
amolihan@aquaplumbing.com
+19418096386

Comments from Aaron Molihan

Furnish and install backflow preventer just after water meter located near sidewalk. Includes pressure relief valve, concrete pad, utility locates, backflow certification, and permit for Manatee County. Test for leaks.

Products & Services

Item & Description	Quantity	Unit Price	Total
3/4 Wilkins 975 XL2 RPZ Backflow Preventer Backflow Preventer New Installation with pressure relief valve	1	\$1,436.00	\$1,436.00
Concrete pad backflow Concrete pad required for Manatee County backflow install.	1	\$250.00	\$250.00
Manatee County Permit Manatee County Permit	1	\$150.00	\$150.00
One-time subtotal			\$1,836.00
Total			\$1,836.00

Purchase terms

Does not include work beyond this scope. Does not includes sod, seed, or landscaping.

Signature

Choose a profile to start the e-signature process.

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

[sig|req|signer1]

Questions? Contact me



Aaron Molihan
Service Plumbing
amolihan@aquaplumbing.com
+19418096386

Aqua Plumbing And Air Services Inc.
941-366-7676
8283 Vico Ct.
Sarasota, FL 34240
United States

Approved and accepted
by: 
Pete Williams, Chairman
Date: 10/9/25



North River Ranch Improvement Stewardship District

**FEDCO Proposal for Street Light Installation
in Phase 4E-F**

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

DATE: 02/27/2025
PROPOSAL: PESL-NRR4E1-01
AMOUNT: \$4,588.61
WO# 840610

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

FORCDD - Conduit

PROPOSAL
NORTH RIVER RANCH
PH4E-F
STREET LIGHT INSTALLATION
PARRISH, FL

RE: INSTALLATION OF PRECO STREETLIGHT CONDUIT SYSTEM

WE PROPOSE TO DO THE FOLLOWING WORK:

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

NOTES:

- A) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- B) DEVELOPER TO STAKE ALL LOT CORNERS AND ROW WITH GRADE
- C) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- D) DOES NOT INCLUDE ANY DIRECTIONAL BORING OR SOD RESTORATION
- E) DOES NOT INCLUDE ANY STREETLIGHTS IN PH 4E2 OR 4F

COST: \$4,588.61

PAYMENT TERMS: UPON COMPLETION


Allan S. Feder,
FEDCO COMMUNICATIONS AND UTILITIES, LLC

02/27/2025
DATE


NORTH RIVER RANCH ISD

10/28/25
DATE



North River Ranch Improvement Stewardship District

Florida Asphalt CO #1
for Isabella Circle Asphalt Repair



To:	Nealland & Neighborhood	Contact:	Andy Richardson
Address:	5824 Lakewood Ranch Blvd Sarasota, FL 34240	Phone:	
Project Name:	North River Ranch - Brightwood - ASPHALT WO	Bid Number:	25-0019
Project Location:	Brightwood, Parrish, FL	Bid Date:	10/20/2025

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	MISCELLANEOUS ASPHALT	42.00	TON	\$221.71	\$9,311.82
	MILLING 1-1/2"	347.00	SY	\$16.25	\$5,638.75
Total Price for above Items:					\$14,950.57

Total Bid Price: \$14,950.57

Notes:

- ASPHALT NOTES:
- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$165 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$195 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
- Pricing does not include any maintenance of traffic (MOT). Prime contractor is to provide all MOT devices that may be required. MOT deficiencies on this project that cause delays to FAC, LLC's work shall result in back charges for stand-by time.
- Pricing does not include any additional work to adhere to the FDOT Index 600 drop-off criteria. Pricing does not include placement or removal of asphalt wedges at asphalt transitions.
- FAC, LLC cannot be held responsible for any damage caused to any concrete surfaces while performing our scope of work. FAC, LLC cannot be held responsible for any cleaning of any concrete surfaces while performing our scope of work. Prime contractor to provide any sanding if required for protection.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- CONCRETE NOTES:
- **Pricing valid through completion of work prior to 12/23/25.**
- **FAC Must Be Notified of Award of Contract Within 60 Days of Proposal Bid Date.**
- **Pricing Is Based On The Date Of This Proposal. Due to The Volatility Of Fuel, Concrete, Rebar, Welded Wire Mesh, and Other Reinforcements, We Are Unable To Predict Tomorrow's Market. This Proposal Does Not Include Any Adjustments / Surcharges For Material Price Increases Over 5% of Today's Market. Average Projected Concrete Price at \$XXX/CY for Duration of Project.**
- Items excluded (Unless Noted): Joint Sealer, Geotech, Engineering & Survey, Maintenance of Traffic, Concrete Pumping, Detectable Warnings, and Stamping of Concrete.
- 3000 PSI after 28 days unless otherwise noted.
- Quoted Fiber is Commercial Fiber at 1.5 LBS/CY unless otherwise noted.
- Based on work week Monday thru Friday between 7 am and 5 pm.
- Excavation and compaction by others to + / - 0.1'.
- FAC Expects A Minimum Of 2,000 LF / Day Production For Machine Curbs. Additional Costs If Minimum Is Not Met.
- Cleanup of Asphalt And Base Material Left From Trench Curb Operation By Others.
- Invoicing will be based on field measurements.
- Night plant opening fee billed by each night required.
- Add \$1.50 per LF for Trench Curb if Soil Cement is used and it is cured longer than 14 days.
- \$15,000 of Machine Work or \$7,000 of Hand Work Per Mobilization.
- GENERAL NOTES:



To:	Nealland & Neighborhood	Contact:	Andy Richardson
Address:	5824 Lakewood Ranch Blvd Sarasota, FL 34240	Phone:	
		Fax:	
Project Name:	North River Ranch - Brightwood - ASPHALT WO	Bid Number:	25-0019
Project Location:	Brightwood, Parrish, FL	Bid Date:	10/20/2025

- Payment and performance bonds are not included (Please add 1.25%, if required).
- This Proposal Does Not Cover Any Damages Due To Hurricanes, Floods, Natural Disasters, and Other Acts Of God.
- Any Project Under \$50,000 Will Not Be Subject To Retainage.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30

ACCEPTED:

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

Buyer: _____

Signature: 

Date of Acceptance: 10/21/25

CONFIRMED:

FLORIDA ASPHALT & CONCRETE

Authorized Signature: _____

Estimator: Celeste Bramonte
(813) 225-5128 cbramonte@floridaasphalt.com



North River Ranch Improvement Stewardship District

Geopoint Proposal for Revised Storm Outfalls



PROPOSAL/AUTHORIZATION FOR WORK

To: North River Ranch ISD
5824 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Date: November 5th, 2025

Attn: Andy Richardson

Re: North River Ranch **FORCDD - Survey**

We hereby propose to do the following work:

Task	Description:	Hourly Budget Not To Exceed
1	Mark Control Structures & Stake Proposed Storm <u>NOTE: GeoPoint will perform Staking & Miscellaneous Services on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum or Hourly Not To Exceed work order for the remaining balance & to cover any additional cost needed to complete the task on this work order.</u>	\$7,500

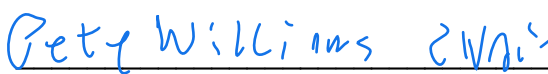
All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, November 5th, 2025.

GeoPoint Surveying, Inc.

By: 
Justin Brantley P.S.M.
Vice President, Owner

ACCEPTANCE: North River Ranch
ISD

By: 
(Authorized Signature)

Date: 11/5/25

(Print Name & Title)

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

File Name: J:\North River Ranch\Contracts\Nealland\ Mark Control Structures & Stake Proposed Storm aw.JOB
11.05.2025

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.



Attachment "B"
Hourly Rates Schedule
(Effective May 2025)

Personnel Hourly Rate

<u>Geomatics Services</u>	<u>Regular</u>
Principal Project Manager - - - - -	\$296.00
Project Manager, P.S.M. - - - - -	\$196.00
Project Manager, S.I.T. - - - - -	\$180.00
Project Manager - - - - -	\$172.00
Project Surveyor, P.S.M. - - - - -	\$164.00
Project Surveyor, S.I.T. - - - - -	\$144.00
Project Surveyor - - - - -	\$124.00
Project Coordinator - - - - -	\$84.00
CAD Technician Level 3 - - - - -	\$108.00
CAD Technician Level 2 - - - - -	\$92.00
CAD Technician Level 1 - - - - -	\$80.00
Chief of Field Crews - - - - -	\$148.00
Field Crew Chief Level 3 - - - - -	\$116.00
Field Crew Chief Level 2 - - - - -	\$100.00
Field Crew Chief Level 1 - - - - -	\$92.00
Instrument Operator Level 2 - - - - -	\$84.00
Instrument Operator Level 1 - - - - -	\$72.00
Field Crew Member - - - - -	\$64.00
 <u>Geospatial Services</u>	 <u>Regular</u>
Geospatial Project Manager, P.S.M. - - - - -	\$192.00
Geospatial Project Manager, S.I.T. - - - - -	\$184.00
Geospatial Project Manager - - - - -	\$172.00
GIS Project Manager - - - - -	\$172.00
Geospatial Analyst Level 3 - - - - -	\$160.00
Geospatial Analyst Level 2 - - - - -	\$132.00
Geospatial Analyst Level 1 - - - - -	\$104.00
GIS Specialist Level 3 - - - - -	\$160.00
GIS Specialist Level 2 - - - - -	\$132.00
GIS Specialist Level 1 - - - - -	\$104.00
 <u>Geospatial Equipment</u>	 <u>Regular</u>
UAS Drone - LiDAR / Photogrammetry - - - - -	\$400.00
Mobile LiDAR Mapping Scanner & Truck - - - - -	\$300.00
Terrestrial LiDAR Mapping Scanner - - - - -	\$250.00
USV Hydrographic Echo Sounder - - - - -	\$250.00

**** The above hourly rates may be subject to a 25% surcharge for personnel who work more than 40 hours in a given week – Excluding Equipment ****



North River Ranch Improvement Stewardship District

Geopoint Proposal for Topo for Phase 4C-2



PROPOSAL/AUTHORIZATION FOR WORK

To: North River Ranch ISD
5824 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Date: October 6th, 2025

Attn: Andy Richardson CITCDD - Survey

Re: North River Ranch, Phase 4C-2

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Topo Open Areas 50' Grid	\$9,800

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, October 6th, 2025.

GeoPoint Surveying, Inc.

By: 
Justin Brantley P.S.M.
Vice President, Owner

**ACCEPTANCE: North River Ranch
ISD**

By: 
(Authorized Signature)

Date: 10/7/25

Pete Wilkins CHAIR
(Print Name & Title)

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

File Name: J:\North River Ranch\Contracts\Nealland\Phase 4C-2 Topo Open Areas aw.JOB 10.06.2025

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

Maddtraxx Proposal
for Brightwood Sidewalk Repair



PROPOSAL

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

DATE	10/14/2025
PAYMENT TERMS	NET 30
PO NUMBER	101425BrightwoodPanels

LANCDDGEN - FINAL TO

BILL TO
North River Ranch ISD

JOB
Brightwood Sidewalk Panel Replacement

SCOPE	QUANTITY	RATE	AMOUNT
Demo and remove unlevel sidewalk panel. Form and repour new panel to match existing sidewalk.	1	1	\$2,600.00

Total : \$2,600.00

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 \$2600. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Bushhog at FPL Easement by Rolling Fork Trail



PROPOSAL

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

HAVCDDGEN - Earthwork

DATE	10/14/2025
PAYMENT TERMS	NET 30
PO NUMBER	101425BushHogging

BILL TO
North River Ranch ISD

JOB
Bushhogging - Rolling Fork Trail

SCOPE	QUANTITY	RATE	AMOUNT
Use skidsteer and bushhog to mow section 30' south of the landscape buffer off of Rolling Fork Trail.	1	1	\$1,100.00

Total : \$1,100.00

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 \$1100. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Wetland Tree Removal



PROPOSAL

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

NRR O and M

DATE	10/23/2025
PAYMENT TERMS	NET 30
PO NUMBER	102325WetlandCutandDrop

BILL TO
North River Ranch ISD

JOB
Wetland Tree Removal

SCOPE	QUANTITY	RATE	AMOUNT
Wetland Palm / Pine Tree Removal Use john boat to access large pine and cabbage trees in wetland area and cut and drop.	1	1	\$900.00

Total : \$900.00

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 \$900.00. Upon execution, it constitutes a binding purchase order.

Pete Williams 11/4/25

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Rayco Proposal for Electrical for Future Signage

YORKCDD - ELEC SVC

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
941-724-2819 Andy Richardson
arichardson@nealland.com

Job Information

North River Ranch Phase 2 Future service

Project Description:

- * Furnish, wire and install 200amp service for future use.
- * Directional bore approximately 345' from service to Peace River transformer.

Total Base Bid \$10,850.00

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.

 10/13/25

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

Stand Out Pools Proposal
for Riverfield Pool Pump Replacement



PO Box 17635 | Sarasota, FL 34276
941-201-1170 | standoutpools@gmail.com | standoutpools.com

RECIPIENT:

Riverfield Amenity

Quote #3820

North River Ranch ~~Brightwood Pavilion~~

8414 Arrow Creek Drive
Parrish, Florida 34219

Sent on

Oct 08, 2025

Total

\$3,650.00

Product/Service	Description	Qty.	Unit Price	Total
Pentair EQKT 7.5HP Motor and Seals 3PH	1 year limited warranty. This includes shaft seal, seal plate gasket, and diffuser o-ring.	1	\$3,650.00	\$3,650.00

* Non-taxable

Total

\$3,650.00

**Disregard if you are a pool cleaning, repair, or upgrade customer.

Pool Renovation Terms (Only)

TERMS: 35% at signing, 50% due when pool ready for plaster, and 15% at completion.

Mail Deposit Check To:
Stand Out Pools
PO Box 17635
Sarasota, FL 34276

**Extra Chipping Terms

When we drain the pool we may find more than 20 percent of the old surface needs to be chipped due to soft material or hollow spots. If we have to chip more than 20 percent we charge \$2.50 per square foot. This covers the unforeseen labor and disposal charges.

**Jet Tip Pressure Wash

In some cases the old finish is solid but flaking. If this is the case we need to Jet Tip the pool. This is an additional cost of \$600. We do not know if this needs to be done until we drain the pool.

The manufacturer's warranty includes the peeling of quartz/pebble finish but excludes any staining or etching of the finish. Stand Out Pools provides a one-year labor warranty. The labor warranty we provide covers pool leaks 30 days after the date of resurface. The leaks covered by the warranty only include those that develop as a direct result of Stand Out Pool's work. This proposal does not cover unforeseen circumstances including but not limited to cracks in or deterioration of pool shell not visible when the pool is filled with water. Stand Out Pools is not responsible for damage to grass, planting beds, plant material or irrigation systems. Homeowner holds Stand Out Pools not responsible for any damage or the subsequent repairs.

In the event of any default or breach of the terms of the proposal, or should either party incur legal fees in order to enforce the terms of the proposal, the prevailing party shall be entitled to recover all attorney's fees and costs from the other party, whether the same be incurred for negotiation, arbitration, litigation, appellate proceedings or otherwise.

ACCEPTANCE of PROPOSAL- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

 10/8/2025



North River Ranch Improvement Stewardship District

Steadfast Proposal for Zone 7 Tree Installation



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

NRR O / M

ESTIMATE

DATE 9/10/2025 DUE 10/10/2025 ESTIMATE # EST-SCA2448

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Pine, Slash 30gal	2.00	250.00	500.00
Pink Powder Puff 5-6'	1.00	250.00	250.00
Crape Myrtle, Multi 15gal	3.00	200.00	600.00
Floratam Sod	1.00	300.00	300.00
Soil/Dirt	1.00	100.00	100.00
Maintenance Labor	48.00	50.00	2,400.00

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

TOTAL 4,150.00

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

Accepted this 14 day of October, 2025.

Signature: 

Printed Name and Title: Pete Williams

Representing (Name of Firm):



North River Ranch Improvement Stewardship District

Ultimate Services Proposal for Exterior Paint
at Riverfield Pavilion

Ultimate Services Co.
8466 Lockwood Ridge Rd suit 340
Sarasota, FL 34243 US
+3648822
info@ultimateservices.net

Estimate

NRR O and M

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

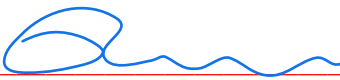
SHIP TO
Neal Land & Neighborhoods 5824 Lakewood Ranch Blvd Sarasota, FL 34240

ESTIMATE #	DATE	
1608	10/25/2025	

ACTIVITY	QTY	RATE	AMOUNT
Exterior Painting Exterior paint to include color much - small stucco repair and paint 3 walls	1	1,200.00	1,200.00
TOTAL			\$1,200.00

Accepted By

Accepted Date

Approved and accepted by: 
Pete Williams, Chairman
Date: 11/5/25



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Riverfield Shell Path Landscape Replacement

**Proposal #: 620938**

Date: 10/17/2025

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
 Carvalho@pfm.com

LOCATION OF PROPERTY

8400 Canyon Creek Trail
 Parrish, FL 34219

Plant Replacement on Shell Path Zone One

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Bed Prep and install	4	\$70.00	\$280.00
Pineapple Guava 3 GAL	11	\$36.00	\$396.00
Red Fountain Grass 3 GAL	10	\$19.00	\$190.00

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

Print Name/Title

Date **10-17-25**

North River Ranch Stewardship District - Zone One

Subtotal	\$866.00
Sales Tax	\$0.00
Proposal Total	\$866.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Fiscal Year 2025 Goals & Objectives
Annual Reporting Form

North River Ranch Improvement Stewardship District
Goals, Objectives and Annual Reporting Form

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: 10/28/2025

Print Name: _____



North River Ranch Improvement Stewardship District

Payment Authorizations Nos. 147 – 150

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 147 - 150

PA #	Description	Amount	Total
147	Advanced Aquatic Services	\$ 7,099.00	
	Alsco Uniforms	\$ 46.51	
	B&C Water	\$ 335.00	
	Ballenger Landcare	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	David Kersey	\$ 1,625.00	
	Doody Free 941	\$ 1,092.00	
	Frontier	\$ 207.22	
		\$ 569.85	
		\$ 202.01	
	Impact Landscaping & Irrigation	\$ 75.00	
		\$ 135.00	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 125.00	
		\$ 195.00	
		\$ 1,766.35	
		\$ 1,814.84	
	Jone & Sons	\$ 300.00	
		\$ 200.00	
		\$ 125.00	
		\$ 80.00	
		\$ 125.00	
		\$ 150.00	
	KS State Bank	\$ 2,227.85	
		\$ 2,227.85	
		\$ 2,227.85	
	Kutak Rock	\$ 3,861.97	

	MCUD	\$ 128.47	
		\$ 813.93	
		\$ 15.04	
		\$ 325.48	
		\$ 249.34	
		\$ 882.75	
		\$ 0.24	
		\$ 266.14	
		\$ 822.51	
		\$ 433.72	
		\$ 1,031.71	
		\$ 48.18	
		\$ 153.31	
		\$ 112.89	
		\$ 194.72	
		\$ 120.88	
		\$ 43.01	
		\$ 86.43	
		\$ (286.68)	
		\$ 372.01	
		\$ (530.00)	
		\$ 13.87	
	Neal Land & Neighborhoods	\$ 5,000.00	
	PFM Group Consulting	\$ 7,500.00	
	Rayco Electric	\$ 204.00	
	Safetouch	\$ 450.00	
		\$ 2,507.00	
		\$ 450.00	
	S&G Pools	\$ 1,650.00	
		\$ 1,282.60	
	Southern Land Services of Southwest Florida	\$ 2,325.00	
		\$ 3,100.00	
		\$ 1,850.00	
	Steadfast Alliance	\$ 13,240.00	
	TieTechnology	\$ 85.30	
	Valley National Bank	\$ 2,928.40	
	Verizon Business	\$ 229.80	
	WTS International	\$ 3,086.88	

	Yellowstone Landscape	\$ 9,021.00	
		\$ 12,250.00	
			\$103,796.23
148	Alsco Uniforms	\$ 46.51	
	Clearview Land Design	\$ 322.50	
		\$ 203.00	
		\$ 135.36	
	FloridaCommerce	\$ 175.00	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
		\$ 141.51	
		\$ 99.94	
		\$ 837.92	
	Impact Landscaping & Irrigation	\$ 3,187.80	
		\$ 17,231.19	
		\$ 10,380.23	
		\$ 6,516.32	
		\$ 7,091.89	
		\$ 1,268.75	
	Jan-Pro of Manasota	\$ 144.54	
		\$ 336.57	
		\$ 307.84	
	Jones & Sons	\$ 25.00	
		\$ 125.00	
		\$ 80.00	
	MaddTraxx	\$ 16,720.00	
	McClatchy	\$ 105.73	
	MCUD	\$ 5,239.44	
	PFM Group Consulting	\$ 20.00	
		\$ 46.40	
	S&G Pools	\$ 1,529.87	
	Steadfast Alliance	\$ 6,845.00	
	Suburban Propane	\$ 285.20	

	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Trimmers	\$ 36,600.00	
	VGlobalTech	\$ 300.00	
		\$ 200.00	
	WTS International	\$ 9,533.44	
		\$ 1,228.50	
		\$ 29.77	
	Yellowstone Landscape	\$ 176.74	
		\$ 809.00	
			\$129,670.90
149	Advanced Aquatic Services	\$ 1,740.00	
	Canteen	\$ 196.84	
	Daystar Exterior Cleaning	\$ 8,520.95	
		\$ 800.00	
	GreatAmerica Financial Services	\$ 416.30	
	Impact Landscaping & Irrigation	\$ 1,103.00	
		\$ 1,546.25	
	Neal Land & Neighborhoods	\$ 280.10	
	PFM Group Consulting	\$ 20.16	
		\$ 6,708.33	
	Stand Out Pool + Patio	\$ 3,650.00	
	United Rentals	\$ 701.96	
	WTS International	\$ 973.64	
		\$ 1,145.62	
		\$ 1,264.40	
	Yellowstone Landscape	\$ 764.00	
			\$29,831.55
150	Advanced Aquatic Services	\$ 837.00	

		\$ 765.00	
	AlSCO Uniforms	\$ 46.51	
	Frontier	\$ 870.00	
		\$ 130.98	
	S&G Pools	\$ 650.00	
		\$ 650.00	
		\$ 2,675.00	
		\$ 2,675.00	
		\$ 2,675.00	
		\$ 2,675.00	
	Southern Land Services of Southwest Florida	\$ 2,325.00	
		\$ 3,100.00	
		\$ 900.00	
		\$ 2,400.00	
	Spectrum Business	\$ 138.65	
	United Rentals	\$ 1,583.00	
	WTS International	\$ 2,002.98	
		\$ 7,344.27	
	Yellowstone Landscape	\$ 880.00	
		\$ 3,313.00	
			\$38,636.39
		Total	\$301,935.07



North River Ranch Improvement Stewardship District

Funding Requests Nos. 595 – 604

Funding Requests 595 - 604

FR #	Description	Amount	Total
595			
Phase Moran's Glen	Southern Land Services of Southwest Florida	\$375.00	
			\$375.00
596			
Phase 2	Geopoint Surveying	\$ 2,200.00	
	RIPA & Associates	\$ 131,623.08	
			\$133,823.08
597			
Phase Deer Park	Armorock	\$ 2,376.39	
	Core & Main	\$ 2,397.78	
		\$ 625.30	
		\$ 784.09	
		\$ 4,371.05	
	Oldcastle Infrastructure	\$ 1,150.00	
			\$11,704.61
598			
Neighborhood Infrastructure (Phases 4C-1, 4/F, IIIA Townhomes)	Clearview Land Designs	\$ 8,000.00	
	Ferguson Waterworks	\$ 9,754.28	
		\$ 1,301.76	
		\$ (1,301.76)	
	RIPA & Associates	\$ 59,887.62	
		\$ 106,358.25	
			\$184,000.15
599			
Phase Morgan's Glen	Southern Land Services of Southwest Florida	\$ 375.00	
		\$ 375.00	
			\$750.00
600			
Phase 2	Stantec Consulting Services	\$ 6,084.75	
			\$6,084.75
601			
Phase Deer Park	Armorock	\$ 5,590.00	
	Core & Main	\$ 4,386.41	
		\$ 1,909.99	
	Frederick Derr & Company	\$ 588,316.76	
			\$600,203.16
602			
Brightwood	MaddTraxx	\$ 2,600.00	
			\$2,600.00
603			
Phase 2	Cornerstone Solutions Group	\$ 500.00	
		\$ 500.00	
		\$ 500.00	
		\$ 500.00	
		\$ 500.00	
		\$ 500.00	
		\$ 500.00	
		\$ 500.00	
		\$ 500.00	
			\$4,000.00
604			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Clearview Land Design	\$ 5,690.00	
	Driggers Engineering Services	\$ 4,010.00	
		\$ 5,574.00	
	RIPA & Associates	\$ 63,168.11	
		\$ 170,038.11	
		\$ 253,870.93	
			\$502,351.15
		Grand Total	\$1,445,891.90



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

September 2025 Financial Package

September 30, 2025

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



North River Ranch Improvement SD
Statement of Financial Position
As of 9/30/2025

	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	\$ 151,973.09										\$ 151,973.09
Accounts Receivable	111,900.81										111,900.81
Prepaid Expenses	11,473.59										11,473.59
Deposits	12,108.28										12,108.28
Debt Service Reserve (Series 2019)		\$ 166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		90,993.75									90,993.75
Revenue (Series 2019)		332,241.54									332,241.54
Revenue (Series 2019-MG)		155,391.14									155,391.14
Interest A1 (Series 2019)		0.02									0.02
Interest A1 (Series 2019-MG)		0.01									0.01
Prepayment A1 (Series 2019)		1.70									1.70
Prepayment A1 (Series 2019-MG)		94,120.31									94,120.31
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)			187,983.76								187,983.76
Interest A2 (Series 2020)			7,107.18								7,107.18
Prepayment A2 (Series 2020)			680,928.94								680,928.94
Debt Service Reserve A1 (Series 2023-1)				\$ 738,950.00							738,950.00
Debt Service Reserve A2 (Series 2023-1)				885,500.00							885,500.00
Debt Service Reserve A (Series 2023-2)				645,690.00							645,690.00
Revenue (Series 2023-1)				377,530.08							377,530.08
Interest A2 (Series 2023-1)				28,881.63							28,881.63
Prepayment A1 (Series 2023-1)				10,488.61							10,488.61
Prepayment A2 (Series 2023-1)				2,293,376.56							2,293,376.56
Prepayment A (Series 2023-2)				102,038.86							102,038.86
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				33.69							33.69
Capitalized Interest A (Series 2023-2)				391,512.89							391,512.89
Debt Service Reserve (Series 2023B)					\$ 770,881.76						770,881.76
Prepayment (Series 2023B)					10,341.93						10,341.93
Capitalized Interest (Series 2023B)					471,812.97						471,812.97
Accounts Receivable - Due from Developer						\$ 2,530,842.90					2,530,842.90
Restricted Acq/Constr (Series 2019-MG)						3.27					3.27
Prepaid Expenses						29,901.56					29,901.56
Acquisition/Constr A1, A2 (Series 2020)							\$ 27,806.09				27,806.09
Prepaid Expenses							1,296.18				1,296.18
Acquisition/Constr - Neighborhood Infras								\$ 81,369.20			81,369.20
Acquisition/Constr - Master Infrastructu								449.36			449.36
Acquisition/Constr (Series 2023-2)								10,312.64			10,312.64
Prepaid Expenses								3,640.57			3,640.57
Acquisition/Constr (Series 2023B)									\$ 702.79		702.79
Prepaid Expenses									1,976.67		1,976.67
Total Current Assets	\$ 287,455.77	\$ 838,805.35	\$ 1,121,594.88	\$ 5,474,002.41	\$ 1,253,036.66	\$ 2,560,747.73	\$ 29,102.27	\$ 95,771.77	\$ 2,679.46	\$ -	\$ 11,663,196.30



North River Ranch Improvement SD
Statement of Financial Position
As of 9/30/2025

	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>Investments</u>											
Amount Available in Debt Service Funds										\$ 8,687,439.30	\$ 8,687,439.30
Amount To Be Provided										58,207,560.70	58,207,560.70
Total Investments	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 66,895,000.00	\$ 66,895,000.00
Total Assets	<u>\$ 287,455.77</u>	<u>\$ 838,805.35</u>	<u>\$ 1,121,594.88</u>	<u>\$ 5,474,002.41</u>	<u>\$ 1,253,036.66</u>	<u>\$ 2,560,747.73</u>	<u>\$ 29,102.27</u>	<u>\$ 95,771.77</u>	<u>\$ 2,679.46</u>	<u>\$ 66,895,000.00</u>	<u>\$ 78,558,196.30</u>
	-	-	-	-	-	-	-	-	-	-	-
<u>Liabilities and Net Assets</u>											
<u>Current Liabilities</u>											
Accounts Payable	\$ 523,530.82										\$ 523,530.82
Due to Developer	259,999.99										259,999.99
Deferred Revenue	8,947.32										8,947.32
Accounts Payable						\$ 2,530,842.90					2,530,842.90
Retainage Payable						194,948.25					194,948.25
Deferred Revenue						704,094.14					704,094.14
Accounts Payable							\$ 750.00				750.00
Accounts Payable								\$ 78,073.88			78,073.88
Retainage Payable								265,866.72			265,866.72
Retainage Payable									\$ 206,437.53		206,437.53
Total Current Liabilities	\$ 792,478.13	\$ -	\$ -	\$ -	\$ -	\$ 3,429,885.29	\$ 750.00	\$ 343,940.60	\$ 206,437.53	\$ -	\$ 4,773,491.55
	-	-	-	-	-	-	-	-	-	-	-
<u>Long Term Liabilities</u>											
Revenue Bonds Payable - Long-Term										\$ 66,895,000.00	\$ 66,895,000.00
Total Long Term Liabilities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 66,895,000.00	\$ 66,895,000.00
Total Liabilities	<u>\$ 792,478.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,429,885.29</u>	<u>\$ 750.00</u>	<u>\$ 343,940.60</u>	<u>\$ 206,437.53</u>	<u>\$ 66,895,000.00</u>	<u>\$ 71,668,491.55</u>
	-	-	-	-	-	-	-	-	-	-	-



North River Ranch Improvement SD
Statement of Financial Position
As of 9/30/2025

	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	(591,567.81)										(591,567.81)
Net Assets, Unrestricted		\$ 1,120,298.78									1,120,298.78
Current Year Net Assets, Unrestricted		(281,493.43)									(281,493.43)
Net Assets, Unrestricted			\$ 1,054,226.91								1,054,226.91
Current Year Net Assets, Unrestricted			67,367.97								67,367.97
Net Assets, Unrestricted				\$ 5,245,380.36							5,245,380.36
Current Year Net Assets, Unrestricted				228,622.05							228,622.05
Net Assets, Unrestricted					\$ 2,017,610.20						2,017,610.20
Current Year Net Assets, Unrestricted					(764,573.54)						(764,573.54)
Net Assets, Unrestricted						\$ (415,145.56)					(415,145.56)
Current Year Net Assets, Unrestricted						(453,992.00)					(453,992.00)
Net Assets, Unrestricted							\$ 180,036.86				180,036.86
Current Year Net Assets, Unrestricted							(151,684.59)				(151,684.59)
Net Assets, Unrestricted								\$ (419,769.28)			(419,769.28)
Current Year Net Assets, Unrestricted								171,600.45			171,600.45
Net Assets, Unrestricted									\$ 5,744.32		5,744.32
Current Year Net Assets, Unrestricted									(209,502.39)		(209,502.39)
Total Net Assets	<u>\$ (505,022.36)</u>	<u>\$ 838,805.35</u>	<u>\$ 1,121,594.88</u>	<u>\$ 5,474,002.41</u>	<u>\$ 1,253,036.66</u>	<u>\$ (869,137.56)</u>	<u>\$ 28,352.27</u>	<u>\$ (248,168.83)</u>	<u>\$ (203,758.07)</u>	<u>\$</u>	<u>\$ 6,889,704.75</u>
Total Liabilities and Net Assets	<u>\$ 287,455.77</u>	<u>\$ 838,805.35</u>	<u>\$ 1,121,594.88</u>	<u>\$ 5,474,002.41</u>	<u>\$ 1,253,036.66</u>	<u>\$ 2,560,747.73</u>	<u>\$ 29,102.27</u>	<u>\$ 95,771.77</u>	<u>\$ 2,679.46</u>	<u>\$ 66,895,000.00</u>	<u>\$ 78,558,196.30</u>



North River Ranch Improvement SD
Statement of Activities
As of 9/30/2025

	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
Revenues											
On-Roll Assessments	\$ 1,840,147.04										\$ 1,840,147.04
Off-Roll Assessments	1,275,259.56										1,275,259.56
Developer Contributions	15,000.00										15,000.00
Other Income & Other Financing Sources	26,335.65										26,335.65
Inter-Fund Transfers In	(2,000.00)										(2,000.00)
Sales Tax Collection Allowance Revenue	1.92										1.92
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				9,018,519.07							9,018,519.07
Inter-Fund Group Transfers In					\$ 7,421.73						7,421.73
Developer Contributions						\$ 10,707,115.03					10,707,115.03
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							\$ 95,025.75				95,025.75
Other Income & Other Financing Sources								\$ 267,298.29			267,298.29
Other Income & Other Financing Sources									\$ 22,963.49		22,963.49
Inter-Fund Transfers In									(7,421.73)		(7,421.73)
Total Revenues	\$ 3,154,744.17	\$ 1,258,607.64	\$ 1,865,619.93	\$ 9,767,440.22	\$ 7,421.73	\$ 10,672,757.62	\$ 95,025.75	\$ 267,298.29	\$ 15,541.76	\$ -	\$ 27,104,457.11
Expenses											
Supervisor Fees	\$ 10,600.00										\$ 10,600.00
Public Officials' Liability Insurance	8,646.00										8,646.00
Trustee Services	29,780.76										29,780.76
District Management	77,000.00										77,000.00
Field Management	25,000.00										25,000.00
Engineering	68,216.15										68,216.15
Disclosure	31,250.00										31,250.00
District Counsel	32,370.99										32,370.99
Assessment Administration	25,000.00										25,000.00
Reamortization Schedule	3,575.00										3,575.00
Audit	6,120.00										6,120.00
Arbitrage Calculation	7,250.00										7,250.00
Travel and Per Diem	2,900.00										2,900.00
Telephone	2,405.04										2,405.04
Postage & Shipping	4,892.61										4,892.61
Copies	2,482.41										2,482.41
Legal Advertising	3,736.14										3,736.14
Miscellaneous	39,116.11										39,116.11
Office Supplies	5,523.90										5,523.90
Property Taxes	75.25										75.25
Web Site Maintenance	3,450.00										3,450.00
Holiday Decorations	40,000.00										40,000.00
Dues, Licenses, and Fees	675.70										675.70
Maintenance Staff	60,000.00										60,000.00
Lifestyle Staff	285,297.75										285,297.75
Resident Services	63,756.25										63,756.25
Electric	4,932.46										4,932.46
Clubhouse Electric	41,025.42										41,025.42



North River Ranch Improvement SD
Statement of Activities
As of 9/30/2025

	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
Clubhouse Water	\$ 52,987.83										\$ 52,987.83
Water Reclaimed	37,594.33										37,594.33
Wetlands Mitigation	125.00										125.00
Amenity - Cable TV / Internet / Wi-Fi	37,903.76										37,903.76
Amenity - Landscape Maintenance	404,455.90										404,455.90
Amenity - Irrigation Repairs	33,946.97										33,946.97
Amenity - Pool Maintenance	49,481.07										49,481.07
Amenity - Janitorial	119,400.20										119,400.20
Amenity - Pest Control	10,447.00										10,447.00
Amenity - Fitness Equipment Leasing	28,542.20										28,542.20
Amenity - Security Monitoring	10,800.00										10,800.00
Amenity - Firepits	3,945.28										3,945.28
Amenity - Gate Access and Maintenance	39,091.56										39,091.56
Amenity - Capital Outlay	54,278.75										54,278.75
Amenity - Miscellaneous	53,968.62										53,968.62
Amenity - Pool Equipment	9,811.85										9,811.85
Amenity - AC Maintenance and Equipment	1,042.97										1,042.97
Amenity - Playground Maintenance	11,275.00										11,275.00
Amenity - Office Equipment Leasing	5,077.95										5,077.95
Amenity - Cost of Goods Sold	6,636.83										6,636.83
Amenity - Streetlight Leasing	128,794.99										128,794.99
Amenity - Access Control Maintenance	787.50										787.50
Amenity - Canteen	771.81										771.81
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	58,555.69										58,555.69
Lake Maintenance	97,751.00										97,751.00
Landscaping Maintenance & Material	915,630.80										915,630.80
Landscape Improvements	152,741.65										152,741.65
Fertilizer / Pesticides	62,214.52										62,214.52
Contingency	75,412.91										75,412.91
Equipment Repair & Maintenance	11,924.75										11,924.75
Pest Control	900.00										900.00
Monument Maintenance	21,578.84										21,578.84
Hurricane Cleanup	126,136.25										126,136.25
Capital Expenditures	92,809.74										92,809.74
Street, Sidewalk, Curb Maintenance	38,499.10										38,499.10
Streetlight Leasing	45,791.48										45,791.48
Dog Park	19,029.30										19,029.30
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



North River Ranch Improvement SD
Statement of Activities
As of 9/30/2025

	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
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
Engineering						\$ 320,077.32					320,077.32
District Counsel						3,076.52					3,076.52
Contingency						10,805,999.67					10,805,999.67
Engineering							\$ 27,119.00				27,119.00
Contingency							88,688.05				88,688.05
Developer Repayment							135,056.65				135,056.65
Engineering								\$ 4,010.00			4,010.00
Contingency								92,696.87			92,696.87
Engineering									\$ 1,065.00		1,065.00
Contingency									228,419.32		228,419.32
Total Expenses	\$ 3,787,603.95	\$ 1,576,453.65	\$ 1,830,155.00	\$ 9,751,367.50	\$ 833,410.39	\$ 11,129,153.51	\$ 250,863.70	\$ 96,706.87	\$ 229,484.32	\$ -	\$ 29,485,198.89
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 41,291.97										\$ 41,291.97
Dividend Income		\$ 36,352.58									36,352.58
Dividend Income			\$ 31,903.04								31,903.04
Dividend Income				\$ 212,549.33							212,549.33
Dividend Income					\$ 61,415.12						61,415.12
Dividend Income						\$ 2,403.89					2,403.89
Dividend Income							\$ 4,153.36				4,153.36
Dividend Income								\$ 1,009.03			1,009.03
Dividend Income									\$ 4,440.17		4,440.17
Total Other Revenues (Expenses) & Gains (Losses)	\$ 41,291.97	\$ 36,352.58	\$ 31,903.04	\$ 212,549.33	\$ 61,415.12	\$ 2,403.89	\$ 4,153.36	\$ 1,009.03	\$ 4,440.17	\$ -	\$ 395,518.49
Change in Net Assets	\$ (591,567.81)	\$ (281,493.43)	\$ 67,367.97	\$ 228,622.05	\$ (764,573.54)	\$ (453,992.00)	\$ (151,684.59)	\$ 171,600.45	\$ (209,502.39)	\$ -	\$ (1,985,223.29)
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	\$ (505,022.36)	\$ 838,805.35	\$ 1,121,594.88	\$ 5,474,002.41	\$ 1,253,036.66	\$ (869,137.56)	\$ 28,352.27	\$ (248,168.83)	\$ (203,758.07)	\$ -	\$ 6,889,704.75



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Revenues					
On-Roll Assessments	\$ 1,840,147.04	\$ 1,809,096.91	\$ 31,050.13	\$ 1,809,096.91	101.72%
Off-Roll Assessments	1,275,259.56	1,275,259.61	(0.05)	1,275,259.61	100.00%
Developer Contributions	15,000.00	5,000.00	10,000.00	5,000.00	300.00%
Other Income & Other Financing Sources	26,335.65	24,800.00	1,535.65	24,800.00	106.19%
Carryforward Cash	60,000.00	60,000.00	-	60,000.00	100.00%
Sales Tax Collection Allowance Revenue	1.92	-	1.92	-	
Net Revenues	\$ 3,216,744.17	\$ 3,174,156.52	\$ 42,587.65	\$ 3,174,156.52	101.34%
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 10,600	\$ 12,000.00	\$ (1,400.00)	\$ 12,000.00	88.33%
POL Insurance	8,646.00	9,292.00	(646.00)	9,292.00	93.05%
Trustee Services	29,780.76	26,015.00	3,765.76	26,015.00	114.48%
District Management	77,000.00	77,000.00	-	77,000.00	100.00%
Field Management	25,000.00	25,000.00	-	25,000.00	100.00%
Engineering	68,216.15	60,000.00	8,216.15	60,000.00	113.69%
Disclosure	31,250.00	25,000.00	6,250.00	25,000.00	125.00%
District Counsel	32,370.99	22,000.00	10,370.99	22,000.00	147.14%
Assessment Administration	25,000.00	25,000.00	-	25,000.00	100.00%
Reamortization Schedules	3,575.00	2,500.00	1,075.00	2,500.00	143.00%
Audit	6,120.00	5,000.00	1,120.00	5,000.00	122.40%
Arbitrage Calculation	7,250.00	3,000.00	4,250.00	3,000.00	241.67%
Travel and Per Diem	2,900.00	-	2,900.00	-	
Telephone	2,405.04	1,100.00	1,305.04	1,100.00	218.64%
Postage & Shipping	4,892.61	4,000.00	892.61	4,000.00	122.32%
Copies	2,482.41	4,000.00	(1,517.59)	4,000.00	62.06%
Legal Advertising	3,736.14	5,000.00	(1,263.86)	5,000.00	74.72%
Miscellaneous	39,116.11	50,000.00	(10,883.89)	50,000.00	78.23%
Office Supplies	5,523.90	2,500.00	3,023.90	2,500.00	220.96%
Property Taxes	75.25	300.00	(224.75)	300.00	25.08%
Web Site Maintenance	3,450.00	3,000.00	450.00	3,000.00	115.00%
Holiday Decorations	40,000.00	40,000.00	-	40,000.00	100.00%
Dues, Licenses, and Fees	675.70	175.00	500.70	175.00	386.11%
Maintenance Staff	60,000.00	118,000.00	(58,000.00)	118,000.00	50.85%
Lifestyle Staff	285,297.75	208,642.20	76,655.55	208,642.20	136.74%
Resident Services	63,756.25	45,344.20	18,412.05	45,344.20	140.61%
Total General & Administrative Expenses	\$ 839,120.06	\$ 773,868.40	\$ 65,251.66	\$ 773,868.40	108.43%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Field Operations					
Electric	\$ 4,932.46	\$ 10,000.00	\$ (5,067.54)	\$ 10,000.00	49.32%
Water Reclaimed	37,594.33	21,000.00	16,594.33	21,000.00	179.02%
Wetland Monitoring	-	10,000.00	(10,000.00)	10,000.00	0.00%
Stormwater - Repair and Maintenance	-	25,000.00	(25,000.00)	25,000.00	0.00%
Wetland Mitigation	125.00	1,200.00	(1,075.00)	1,200.00	10.42%
Equipment Rental	925.00	2,500.00	(1,575.00)	2,500.00	37.00%
General Insurance	10,569.00	12,347.50	(1,778.50)	12,347.50	85.60%
Property & Casualty Insurance	70,796.00	45,081.25	25,714.75	45,081.25	157.04%
Other Insurance	90.00	2,000.00	(1,910.00)	2,000.00	4.50%
Irrigation	58,555.69	70,000.00	(11,444.31)	70,000.00	83.65%
Lake Maintenance	97,751.00	68,400.00	29,351.00	68,400.00	142.91%
Landscape Maintenance & Material	915,630.80	550,000.00	365,630.80	550,000.00	166.48%
Landscape Improvements / Replacement	152,741.65	200,000.00	(47,258.35)	200,000.00	76.37%
Fertilizer / Pesticides	62,214.52	60,000.00	2,214.52	60,000.00	103.69%
Contingency	75,412.91	200,000.00	(124,587.09)	200,000.00	37.71%
Equipment Repair and Maintenance	11,924.75	8,400.00	3,524.75	8,400.00	141.96%
Pest Control	900.00	6,000.00	(5,100.00)	6,000.00	15.00%
Monument Maintenance	21,578.84	8,000.00	13,578.84	8,000.00	269.74%
Bridge and Boardwalk Maintenance	-	2,500.00	(2,500.00)	2,500.00	0.00%
Hurricane Cleanup	126,136.25	-	126,136.25	-	
Capital Expenditures	92,809.74	96,000.00	(3,190.26)	96,000.00	96.68%
Street, Sidewalk, and Curb Maintenance	38,499.10	33,500.00	4,999.10	33,500.00	114.92%
Lighting	-	6,000.00	(6,000.00)	6,000.00	0.00%
Streetlight Leasing	45,791.48	175,175.00	(129,383.52)	175,175.00	26.14%
Shared Bike Maintenance	-	15,000.00	(15,000.00)	15,000.00	0.00%
Dog Park	19,029.30	15,000.00	4,029.30	15,000.00	126.86%
Sales Tax Adjustment	2.61	-	2.61	-	
Total Field Operations	\$ 1,844,010.43	\$ 1,643,103.75	\$ 200,906.68	\$ 1,643,103.75	112.23%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 14,919.76	\$ 15,000.00	\$ (80.24)	\$ 15,000.00	99.47%
Clubhouse Water	29,962.84	20,000.00	9,962.84	20,000.00	149.81%
Amenity - Cable TV / Internet / Wi-Fi	9,949.58	13,000.00	(3,050.42)	13,000.00	76.54%
Amenity - Landscape Maintenance	162,518.31	50,000.00	112,518.31	50,000.00	325.04%
Amenity - Irrigation Repairs	20,326.23	20,000.00	326.23	20,000.00	101.63%
Amenity - Pool Maintenance	19,800.00	21,285.00	(1,485.00)	21,285.00	93.02%
Amenity - Cleaning	25,689.49	18,510.00	7,179.49	18,510.00	138.79%
Amenity - Pest Control	2,315.00	2,500.00	(185.00)	2,500.00	92.60%
Amenity - Fitness Equipment Leasing	28,542.20	25,107.72	3,434.48	25,107.72	113.68%
Amenity - Security Monitoring	5,400.00	10,400.00	(5,000.00)	10,400.00	51.92%
Amenity - Firepits	3,741.28	6,000.00	(2,258.72)	6,000.00	62.35%
Amenity - Capital outlay	23,103.98	40,000.00	(16,896.02)	40,000.00	57.76%
Amenity - Miscellaneous	17,791.93	1,025.00	16,766.93	1,025.00	1735.80%
Amenity - Pool equipment	5,689.08	7,000.00	(1,310.92)	7,000.00	81.27%
Amenity - A/C Maintenance and Equipment	772.97	1,500.00	(727.03)	1,500.00	51.53%
Amenity - Playground Maintenance	10,635.00	2,500.00	8,135.00	2,500.00	425.40%
Amenity - Streetlight Leasing	73,623.95	-	73,623.95	-	
Amenity - Access Control Maintenance	262.50	-	262.50	-	
Total Brightwood Pavilion - Amenity Expenses	\$ 455,044.10	\$ 253,827.72	\$ 201,216.38	\$ 253,827.72	179.27%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 7,485.54	\$ 9,000.00	\$ (1,514.46)	\$ 9,000.00	83.17%
Clubhouse Water	19,038.60	5,000.00	14,038.60	5,000.00	380.77%
Amenity - Cable TV / Internet / Wi-Fi	11,401.69	12,000.00	(598.31)	12,000.00	95.01%
Amenity - Landscape Maintenance	149,277.81	13,000.00	136,277.81	13,000.00	1148.29%
Amenity - Irrigation Repairs	4,326.85	10,000.00	(5,673.15)	10,000.00	43.27%
Amenity - Pool Maintenance	17,451.20	16,550.00	901.20	16,550.00	105.45%
Amenity - Cleaning	22,383.85	12,848.40	9,535.45	12,848.40	174.22%
Amenity - Pest Control	1,350.00	2,000.00	(650.00)	2,000.00	67.50%
Amenity - Security Monitoring	5,400.00	10,400.00	(5,000.00)	10,400.00	51.92%
Amenity - Gate Access and Maintenance	39,091.56	35,498.00	3,593.56	35,498.00	110.12%
Amenity - Capital outlay	14,410.00	25,000.00	(10,590.00)	25,000.00	57.64%
Amenity - Miscellaneous	5,651.25	4,000.00	1,651.25	4,000.00	141.28%
Amenity - Pool Equipment	3,802.81	6,000.00	(2,197.19)	6,000.00	63.38%
Amenity - Playground Maintenance	640.00	-	640.00	-	
Amenity - Streetlight Leasing	43,758.00	-	43,758.00	-	
Amenity - Access Control Maintenance	262.50	-	262.50	-	
Total Riverfield Verandah - Amenity Expenses	\$ 345,731.66	\$ 161,296.40	\$ 184,435.26	\$ 161,296.40	214.35%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Used
Camp Creek - Amenity					
Clubhouse Electric	\$ 18,620.12	\$ 30,000.00	\$ (11,379.88)	\$ 30,000.00	62.07%
Clubhouse Water	3,986.39	40,000.00	(36,013.61)	40,000.00	9.97%
Amenity - Cable TV / Internet / Wi-Fi	16,552.49	26,000.00	(9,447.51)	26,000.00	63.66%
Amenity - Landscape Maintenance	92,659.78	100,000.00	(7,340.22)	100,000.00	92.66%
Amenity - Irrigation Repairs	9,293.89	40,000.00	(30,706.11)	40,000.00	23.23%
Amenity - Pool Maintenance	12,229.87	42,570.00	(30,340.13)	42,570.00	28.73%
Amenity - Cleaning	71,326.86	37,020.00	34,306.86	37,020.00	192.67%
Amenity - Pest Control	6,782.00	5,000.00	1,782.00	5,000.00	135.64%
Amenity - Security Monitoring	-	20,800.00	(20,800.00)	20,800.00	0.00%
Amenity - Firepits	204.00	-	204.00	-	
Amenity - Capital Outlay	16,764.77	10,000.00	6,764.77	10,000.00	167.65%
Amenity - Miscellaneous	30,525.44	256.25	30,269.19	256.25	11912.37%
Amenity - Pool Equipment	319.96	14,000.00	(13,680.04)	14,000.00	2.29%
Amenity - A/C Maintenance and Equipment	270.00	-	270.00	-	
Amenity - Office Equipment Leasing	5,077.95	12,000.00	(6,922.05)	12,000.00	42.32%
Amenity - Bike Pump Park Maintenance	-	1,000.00	(1,000.00)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	1,250.00	(1,250.00)	1,250.00	0.00%
Amenity - Cost of Goods Sold	6,636.83	-	6,636.83	-	
Amenity - Streetlight Leasing	11,413.04	-	11,413.04	-	
Amenity - Access Control Maintenance	262.50	-	262.50	-	
Amenity - Canteen	771.81	-	771.81	-	
Total Camp Creek - Amenity Expenses	\$ 303,697.70	\$ 379,896.25	\$ (76,198.55)	\$ 379,896.25	79.94%
Total Expenses	\$ 3,787,603.95	\$ 3,211,992.52	\$ 575,611.43	\$ 3,211,992.52	117.92%
<u>Other Income (Expenses)</u>					
Interest Income	\$ 41,291.97	\$ 37,836.00	\$ 3,455.97	\$ 37,836.00	
Total Other Income (Expenses)	\$ 41,291.97	\$ 37,836.00	\$ 3,455.97	\$ 37,836.00	
Net Income (Loss)	\$ (529,567.81)	\$ -	\$ (529,567.81)	\$ -	



North River Ranch Improvement Stewardship District

Consideration of Resolution 2026-01,
Adopting a Revised Fiscal Year 2025
O&M Budget

RESOLUTION 2026-01

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2024.

WHEREAS, the Board of Supervisors (“**Board**”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, pursuant to the provisions of Chapter 2020-191, Laws of Florida, and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and

WHEREAS, Chapter 2020-191, Laws of Florida, and Chapter 189, *Florida Statutes*,, requires that the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for each fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year;

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

WHEREAS, the Board, by passage of the Annual Appropriation Resolution, is required to adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budgets, attached hereto as Exhibit “A,” are hereby adopted in accordance with the provisions of Chapter 2020-191 Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025.
- c. That the adopted budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Revised Budget for the North River Ranch Improvement Stewardship District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as adopted by the Board of Supervisors on November 12, 2025”.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2019A-1	\$_____
DEBT SERVICE FUND – SERIES 2019A-2	\$_____
DEBT SERVICE FUND – SERIES 2019A-1 MORGANS GLEN	\$_____
DEBT SERVICE FUND – SERIES 2019A-2 MORGANS GLEN	\$_____
DEBT SERVICE FUND – SERIES 2020A-1	\$_____
DEBT SERVICE FUND – SERIES 2020A-2	\$_____
DEBT SERVICE FUND – SERIES 2021B	\$_____
DEBT SERVICE FUND – 2023A-1	\$_____
DEBT SERVICE FUND – 2023A-2	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. SUPPLEMENTAL APPROPRIATIONS

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

PASSED AND ADOPTED THIS 13TH DAY OF NOVEMBER 2025.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



North River Ranch Improvement SD
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
<u>Revenues</u>			
On-Roll Assessments	\$ 1,840,147.04	\$ 1,809,096.91	\$ 1,809,096.91
Off-Roll Assessments	1,275,259.56	1,275,259.61	1,275,259.61
Developer Contributions	15,000.00	5,000.00	17,248.50
Other Income & Other Financing Sources	26,335.65	24,800.00	30,283.36
Carryforward Cash	60,000.00	60,000.00	135,350.96
Sales Tax Collection Allowance Revenue	1.92	-	2.21
Net Revenues	\$ 3,216,744.17	\$ 3,174,156.52	\$ 3,267,241.55
<u>Expenditures</u>			
General & Administrative Expenses			
Supervisor Fees	\$ 10,600.00	\$ 12,000.00	\$ 10,600.00
POL Insurance	8,646.00	9,292.00	7,518.91
Trustee Services	29,780.76	26,015.00	25,898.57
District Management	77,000.00	77,000.00	77,000.00
Field Management	25,000.00	25,000.00	25,000.00
Engineering	68,216.15	60,000.00	59,323.55
Disclosure	31,250.00	25,000.00	27,176.28
District Counsel	32,370.99	22,000.00	28,151.13
Assessment Administration	25,000.00	25,000.00	21,741.02
Reamortization Schedules	3,575.00	2,500.00	3,108.97
Audit	6,120.00	5,000.00	5,322.20
Arbitrage Calculation	7,250.00	3,000.00	6,304.90
Travel and Per Diem	2,900.00	-	2,521.96
Telephone	2,405.04	1,100.00	2,091.52
Postage & Shipping	4,892.61	4,000.00	4,254.81
Copies	2,482.41	4,000.00	2,158.81
Legal Advertising	3,736.14	5,000.00	3,249.10
Miscellaneous	39,116.11	50,000.00	34,016.97
Office Supplies	5,523.90	2,500.00	4,803.81
Property Taxes	75.25	300.00	65.44
Web Site Maintenance	3,450.00	3,000.00	3,000.26
Holiday Decorations	40,000.00	40,000.00	34,785.63
Dues, Licenses, and Fees	675.70	175.00	587.62
Maintenance Staff	60,000.00	118,000.00	52,178.45
Lifestyle Staff	285,297.75	208,642.20	248,106.57
Resident Services	63,756.25	45,344.20	55,445.04
Total General & Administrative Expenses	\$ 839,120.06	\$ 773,868.40	\$ 744,411.52



North River Ranch Improvement SD
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
Field Operations			
Electric	\$ 4,932.46	\$ 10,000.00	\$ 4,289.47
Water Reclaimed	37,594.33	21,000.00	32,693.56
Wetland Monitoring	-	10,000.00	-
Stormwater - Repair and Maintenance	-	25,000.00	-
Wetland Mitigation	125.00	1,200.00	108.71
Equipment Rental	925.00	2,500.00	804.42
General Insurance	10,569.00	12,347.50	9,191.23
Property & Casualty Insurance	70,796.00	45,081.25	61,567.09
Other Insurance	90.00	2,000.00	78.27
Irrigation	58,555.69	70,000.00	50,922.42
Lake Maintenance	97,751.00	68,400.00	85,008.26
Landscape Maintenance & Material	915,630.80	550,000.00	796,269.94
Landscape Improvements / Replacement	152,741.65	200,000.00	132,830.38
Fertilizer / Pesticides	62,214.52	60,000.00	54,104.29
Contingency	75,412.91	200,000.00	65,582.15
Equipment Repair and Maintenance	11,924.75	8,400.00	10,370.25
Pest Control	900.00	6,000.00	782.68
Monument Maintenance	21,578.84	8,000.00	18,765.84
Bridge and Boardwalk Maintenance	-	2,500.00	-
Hurricane Cleanup	126,136.25	-	109,693.23
Capital Expenditures	92,809.74	96,000.00	80,711.14
Street, Sidewalk, and Curb Maintenance	38,499.10	33,500.00	33,480.39
Lighting	-	6,000.00	-
Streetlight Leasing	45,791.48	175,175.00	39,822.14
Shared Bike Maintenance	-	15,000.00	-
Dog Park	19,029.30	15,000.00	16,548.66
Sales Tax Adjustment	2.61	-	2.27
Total Field Operations	\$ 1,844,010.43	\$ 1,643,103.75	\$ 1,603,626.78



North River Ranch Improvement SD
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
Brightwood Pavilion - Amenity			
Clubhouse Electric	\$ 14,919.76	\$ 15,000.00	\$ 12,974.83
Clubhouse Water	29,962.84	20,000.00	26,056.91
Amenity - Cable TV / Internet / Wi-Fi	9,949.58	13,000.00	8,652.56
Amenity - Landscape Maintenance	162,518.31	50,000.00	141,332.56
Amenity - Irrigation Repairs	20,326.23	20,000.00	17,676.52
Amenity - Pool Maintenance	19,800.00	21,285.00	17,218.89
Amenity - Cleaning	25,689.49	18,510.00	22,340.63
Amenity - Pest Control	2,315.00	2,500.00	2,013.22
Amenity - Fitness Equipment Leasing	28,542.20	25,107.72	24,821.46
Amenity - Security Monitoring	5,400.00	10,400.00	4,696.06
Amenity - Firepits	3,741.28	6,000.00	3,253.57
Amenity - Capital outlay	23,103.98	40,000.00	20,092.16
Amenity - Miscellaneous	17,791.93	1,025.00	15,472.59
Amenity - Pool equipment	5,689.08	7,000.00	4,947.46
Amenity - A/C Maintenance and Equipment	772.97	1,500.00	672.21
Amenity - Playground Maintenance	10,635.00	2,500.00	9,248.63
Amenity - Streetlight Leasing	73,623.95	-	64,026.39
Amenity - Access Control Maintenance	262.50	-	228.28
Total Brightwood Pavilion - Amenity Expenses	\$ 455,044.10	\$ 253,827.72	\$ 395,724.93
Riverfield Verandah - Amenity			
Clubhouse Electric	\$ 7,485.54	\$ 9,000.00	\$ 6,509.73
Clubhouse Water	19,038.60	5,000.00	16,556.74
Amenity - Cable TV / Internet / Wi-Fi	11,401.69	12,000.00	9,915.38
Amenity - Landscape Maintenance	149,277.81	13,000.00	129,818.08
Amenity - Irrigation Repairs	4,326.85	10,000.00	3,762.81
Amenity - Pool Maintenance	17,451.20	16,550.00	15,176.28
Amenity - Cleaning	22,383.85	12,848.40	19,465.91
Amenity - Pest Control	1,350.00	2,000.00	1,174.02
Amenity - Security Monitoring	5,400.00	10,400.00	4,696.06
Amenity - Gate Access and Maintenance	39,091.56	35,498.00	33,995.62
Amenity - Capital outlay	14,410.00	25,000.00	12,531.52
Amenity - Miscellaneous	5,651.25	4,000.00	4,914.56
Amenity - Pool Equipment	3,802.81	6,000.00	3,307.08
Amenity - Playground Maintenance	640.00	-	556.57
Amenity - Streetlight Leasing	43,758.00	-	38,053.74
Amenity - Access Control Maintenance	262.50	-	228.28
Total Riverfield Verandah - Amenity Expenses	\$ 345,731.66	\$ 161,296.40	\$ 300,662.37



North River Ranch Improvement SD
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
Camp Creek - Amenity			
Clubhouse Electric	\$ 18,620.12	\$ 30,000.00	\$ 16,192.82
Clubhouse Water	3,986.39	40,000.00	3,466.73
Amenity - Cable TV / Internet / Wi-Fi	16,552.49	26,000.00	14,394.72
Amenity - Landscape Maintenance	92,659.78	100,000.00	80,580.73
Amenity - Irrigation Repairs	9,293.89	40,000.00	8,082.35
Amenity - Pool Maintenance	12,229.87	42,570.00	10,635.59
Amenity - Cleaning	71,326.86	37,020.00	62,028.75
Amenity - Pest Control	6,782.00	5,000.00	5,897.90
Amenity - Security Monitoring	-	20,800.00	-
Amenity - Firepits	204.00	-	177.41
Amenity - Capital Outlay	16,764.77	10,000.00	14,579.33
Amenity - Miscellaneous	30,525.44	256.25	26,546.17
Amenity - Pool Equipment	319.96	14,000.00	278.25
Amenity - A/C Maintenance and Equipment	270.00	-	234.80
Amenity - Office Equipment Leasing	5,077.95	12,000.00	4,415.99
Amenity - Bike Pump Park Maintenance	-	1,000.00	-
Amenity - Pickleball Maintenance	-	1,250.00	-
Amenity - Cost of Goods Sold	6,636.83	-	5,771.66
Amenity - Streetlight Leasing	11,413.04	-	9,925.25
Amenity - Access Control Maintenance	262.50	-	228.28
Amenity - Canteen	771.81	-	671.20
	\$ 303,697.70	\$ 379,896.25	\$ 264,107.92
Total Camp Creek - Amenity Expenses			
Total Expenses	\$ 3,787,603.95	\$ 3,211,992.52	\$ 3,308,533.52
<u>Other Income (Expenses)</u>			
Interest Income	\$ 41,291.97	\$ 37,836.00	\$ 41,291.97
Total Other Income (Expenses)	\$ 41,291.97	\$ 37,836.00	\$ 41,291.97
Net Income (Loss)	\$ (529,567.81)	\$ -	\$ -



North River Ranch Improvement Stewardship District

Consideration of Dedication of
Fort Hamer Rd Extension/Right of Way
from Haval Farms to the District

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
1767 Lakewood Ranch Blvd., Suite 287
Bradenton, FL 34211

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the ___ day of November, 2025, by **HAVAL FARMS, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240 (hereinafter collectively referred to as “Grantor”), to **NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**, a local unit of special purpose government established pursuant to Chapter 2020-191, Laws of Florida, and Manatee County approval of House Bill No. 925 on June 9, 2020, whose address is 3501 Quadrangle Blvd., Ste. 270, Orlando, Florida, 32817, (hereinafter referred to as “Grantee”).

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Manatee County, Florida:

The real property more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Property”).

Subject to valid restrictions, reservations, and easements of record.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to transfer and convey the Property, without the joinder of any other person; that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor, but not otherwise; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

[Balance of Page is Blank]

[Signature Page To Special Warranty Deed to Stewardship District]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf, as of the date set forth above.

GRANTOR

HAVAL FARMS, LLC, a Florida limited liability company

Witness

By: _____

Patrick K. Neal

Its: Manager

Print Name of Witness

Address of Witness

Witness

Print Name of Witness

Address of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization this ____ day of November, 2025, by Patrick K. Neal, as Manager of Haval Farms, LLC, a Florida limited liability company, on behalf of the Company, (____) who is personally known to me, or (____) who has produced _____ as identification.

(Affix Seal)

Signature of Notary Public

Print Notary Name: _____

NOTARY PUBLIC STATE OF FLORIDA

Commission No. _____

Expiration Date: _____

EXHIBIT A

NORTH RIVER RANCH FORT HAMER ROAD 3RD EXTENSION

DESCRIPTION: A parcel of land being: A portion of Lots 7, 9 and 10, Block 3; A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 9 and 10, Block 3, (said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida); Lying in Section 8, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 7 and 8, Block 2; A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 7 and 8, Block 2, (said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida); Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of the (Public) right-of-way for Fort Hamer Road, according to the plat of NORTH RIVER RANCH PHASES IV-E AND IV-F, as recorded in Plat Book 83, Pages 48 through 80 inclusive, of the Public Records of Manatee County, Florida for a **POINT OF BEGINNING**, run thence N.19°00'00"E., 863.03 feet to a point of curvature; thence Northerly, 802.48 feet along the arc of a curve to the left having a radius of 1440.00 feet and a central angle of 31°55'47" (chord bearing N.03°02'07"E., 792.14 feet) to a point of reverse curvature; thence Northerly, 352.04 feet along the arc of a curve to the right having a radius of 1560.00 feet and a central angle of 12°55'47" (chord bearing N.06°27'53"W., 351.29 feet) to a point of tangency; thence NORTH, 25.05 feet to the Southeast corner of PROSPERITY LAKES, PHASE III SUBPHASE III-A-1, III-A-2, & III-A-3, according to the plat thereof, as recorded in Plat Book 84, Pages 88 through 104 inclusive, of the Public Records of Manatee County, Florida; thence S.89°59'58"E., 120.00 feet; thence SOUTH, 25.05 feet to a point of curvature; thence Southerly, 324.96 feet along the arc of said curve to the left having a radius of 1440.00 feet and a central angle of 12°55'47" (chord bearing S.06°27'53"E., 324.27 feet) to a point of reverse curvature; thence Southerly, 869.35 feet along the arc of a curve to the right having a radius of 1560.00 feet and a central angle of 31°55'47" (chord bearing S.03°02'07"W., 858.15 feet) to a point of tangency; thence S.19°00'00"W., 863.03 feet to the Northeast corner of the aforesaid (Public) right-of-way for Fort Hamer Road; thence along the Northerly boundary of said (Public) right-of-way for Fort Hamer Road, N.71°00'00"W., 120.00 feet to the **POINT OF BEGINNING**.

Containing 247,500 square feet (5.682 acres), more or less.

JOINDER OF SECOND PARTY

The undersigned, **North River Ranch Improvement Stewardship District**, a local unit of special purpose government established pursuant to Chapter 2020-191, Laws of Florida, and by Manatee County approval of House Bill No. 925 on June 9, 2020, hereby joins in the foregoing Special Warranty Deed for the purpose of acknowledging acceptance of the subject Property conveyed thereunder including the obligation to operate and maintain said Property.

IN WITNESS WHEREOF, the **North River Ranch Improvement Stewardship District** has caused this instrument to be executed on its behalf, as of the date set forth above.

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**, a local unit of special
purpose government

Witness

By: _____

Print Name of Witness

Print Name
Its: Chairperson

Address of Witness

Witness

Print Name of Witness

Address of Witness

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization this ____ day of November, 2025, by _____, as Chairperson _____ of the North River Ranch Improvement Stewardship District, on behalf of the District, (____) who is personally known to me, or (____) who has produced _____ as identification.

(Affix Seal)

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

Prepared By:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
1767 Lakewood Ranch Blvd., Suite 287
Bradenton, FL 34211

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT DRAINAGE EASEMENT

THIS EASEMENT (Easement) is made and given by **HAVAL FARMS, LLC**, a Florida limited liability company (**Grantor**) whose mailing address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, to **NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**, a local unit of special purpose government established pursuant to Chapter 2020-191, Laws of Florida, and Manatee County approval of House Bill No. 925 on June 9, 2020, whose address is 3501 Quadrangle Blvd., Ste. 270, Orlando, Florida, 32817 (Grantee).

As used herein, the term “Grantor” shall include any and all heirs, legal representatives, successors or assigns of Grantor, and all subsequent owners of the Easement Area, as defined below, and the term “Grantee” shall include any successor or assignee of Grantee.

Grantor, for and in consideration of the sum of one dollar and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and transfer unto Grantee, a nonexclusive, permanent easement for the use and benefit of Grantee for ingress and egress, construction, maintenance and use for surface and underground drainage infrastructure and facilities across, in, on, over, through, under, and upon the following described land lying and being in Manatee County, Florida (**Easement Area**):

**See legal description in Exhibit A, attached to and
incorporated in this Easement by reference.**

Grantor reserves the right to the continued free use and enjoyment of the Easement Area for any purposes which are not inconsistent with the rights granted herein to Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized of this Easement Area and that Grantor has good, right, and lawful authority to grant this Easement and shall take no action to interfere with Grantee’s lawful use of the Easement Area.

SIGNATURES AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its proper agent thereunto duly authorized on the date written below.

Signed, sealed, and delivered in the presence of two witnesses as required by law:

GRANTOR:

HAVAL FARMS, LLC, a
Florida limited liability company

Witness

By: _____
Patrick K. Neal
Its: Manager

Print Name of Witness

Witness

Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization this ____ day of November, 2025, by Patrick K. Neal, as Manager of Haval Farms, LLC, a Florida limited liability company, on behalf of the Company, (____) who is personally known to me, or (____) who has produced _____ as identification.

(Affix Seal)

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

EXHIBIT A

NORTH RIVER RANCH FORT HAMER ROAD 3RD EXTENSION OFFSITE DRAINAGE EASEMENTS

DESCRIPTION: Two (2) parcels of land being: A portion of Lots 6, 7, 10, 11 and 12, Block 3; A portion of the 30 foot wide half right-of-way lying South of and adjacent to said Lots 10 and 11, Block 3, (said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida); Lying in Section 8, Township 33 South, Range 19 East, Manatee County, Florida;

A portion of Lots 6, 7 and 8, Block 2; A portion of the 30 foot wide half right-of-way lying North of and adjacent to said Lots 6 and 7, Block 2, (said right-of-way now vacated by Book 286, Page 27, of the Public Records of Manatee County, Florida); Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;

ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

EASEMENT No. 1

COMMENCE at the Northeast corner of the (Public) right-of-way for Fort Hamer Road, according to the plat of NORTH RIVER RANCH PHASES IV-E AND IV-F, as recorded in Plat Book 83, Pages 48 through 80 inclusive, of the Public Records of Manatee County, Florida for a **POINT OF BEGINNING** of the herein described parcel of land, run thence N.19°00'00"E., 863.03 feet to a point of curvature; thence Northerly, 7.10 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 00°15'39" (chord bearing N.18°52'10"E., 7.10 feet) to a point hereinafter being referred to as **POINT "A"**; thence S.71°15'39"E., 89.10 feet; thence S.34°24'16"E., 180.11 feet; thence S.89°23'27"E., 29.62 feet; thence S.46°12'05"E., 46.93 feet; thence S.81°45'43"E., 262.23 feet; thence S.24°46'09"E., 45.15 feet; thence S.61°00'41"W., 115.83 feet; thence N.82°38'11"W., 118.90 feet; thence S.62°14'01"W., 132.03 feet; thence S.39°20'46"W., 74.80 feet; thence S.09°21'40"W., 83.33 feet; thence S.11°37'23"E., 84.01 feet; thence S.38°14'04"E., 65.80 feet; thence S.58°52'51"E., 72.23 feet; thence S.80°37'34"E., 70.92 feet; thence S.28°00'00"E., 76.33 feet; thence S.62°00'00"W., 114.69 feet to a point of curvature; thence Westerly, 443.00 feet along the arc of a curve to the right having a radius of 1658.00 feet and a central angle of 15°18'32" (chord bearing S.69°39'16"W., 441.69 feet) to a

point of compound curvature on the Northerly boundary of the aforesaid plat of NORTH RIVER RANCH PHASES IV-E AND IV-F; thence along said Northerly boundary of NORTH RIVER RANCH PHASES IV-E AND IV-F, the following three (3) courses: 1) continue Westerly, 44.92 feet along the arc of a curve to the right having a radius of 358.00 feet and a central angle of 07°11'23" (chord bearing S.80°54'13"W., 44.89 feet) to a point of compound curvature; 2) Northwesterly, 178.00 feet along the arc of a curve to the right having a radius of 92.00 feet and a central angle of 110°51'17" (chord bearing N.40°04'27"W., 151.51 feet) to a point of compound curvature; 3) Northerly, 59.83 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 03°38'49" (chord bearing N.17°10'36"E., 59.82 feet) to the **POINT OF BEGINNING**.

Containing 370,209 square feet (8.499 acres), more or less.

TOGETHER with the following described parcel:

EASEMENT No. 2

From a point previously referred to as **POINT "A"**, run thence Northerly, 246.36 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 09°02'54" (chord bearing N.14°12'54"E., 246.11 feet) to the **POINT OF BEGINNING** of the herein described parcel of land; thence continue Northerly, 608.10 feet along the arc of said curve to the left having the same radius of 1560.00 feet and a central angle of 22°20'03" (chord bearing N.01°28'35"W., 604.25 feet); thence N.77°21'23"E., 89.43 feet; thence S.56°14'13"E., 92.03 feet; thence S.88°08'20"E., 104.71 feet; thence N.70°30'44"E., 83.86 feet; thence S.66°56'13"E., 28.24 feet; thence S.05°58'26"E., 232.18 feet; thence S.07°42'51"E., 224.73 feet; thence S.24°02'27"E., 205.01 feet; thence S.32°39'14"W., 37.03 feet; thence N.85°08'55"W., 51.84 feet; thence N.55°12'09"W., 61.10 feet; thence N.65°00'22"W., 59.22 feet; thence N.42°54'24"W., 64.43 feet; thence N.86°55'05"W., 22.48 feet; thence S.72°59'14"W., 40.28 feet; thence S.83°48'52"W., 58.86 feet; thence S.69°40'45"W., 35.50 feet; thence S.79°48'27"W., 50.12 feet; thence N.80°18'33"W., 75.38 feet to the **POINT OF BEGINNING**.

Containing 235,315 square feet (5.402 acres), more or less.

ALTOGETHER Containing 605,524 square feet (13.901 acres), more or less.

Assignment Of Impact Fee Credits

This Assignment of Impact Fee Credits (the “Assignment”), is made by the **North River Ranch Improvement Stewardship District**, a local unit of special purpose government established pursuant to Chapter 2020-191, Laws of Florida, and Manatee County approval of House Bill No. 925 on June 9, 2020, whose address is 3501 Quadrangle Blvd., Ste. 270, Orlando, Florida, 32817 (hereinafter referred to as “District”), in favor of **Haval Farms, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (“Haval”), and is dated as of this ____ day of November, 2025, (the “Effective Date”).

RECITALS

WHEREAS, Haval and Manatee County entered into that certain “Local Development Agreement”, dated September 30, 2020, as recorded in ORI 202041106209, of the public records of Manatee County, Florida (the “LDA”); and,

WHEREAS, under the LDA, Haval is required to convey to the public certain rights of way and drainage easements for the use and development of Fort Hamer Road (the "Fort Hamer Road"), all of which provides a direct benefit to the District in connecting lands within the District from Moccasin Wallow Road to Buckeye Road; and,

WHEREAS, under the LDA, Haval is entitled to receive impact fee credits upon the conveyance of Fort Hamer Road to Manatee County (the "Credits"); and,

WHEREAS, presently, title to the arterial roadways within the District is vested in the District and Haval desires to convey the Fort Hamer Road to the District for later conveyance to Manatee County; and,

WHEREAS, upon the conveyance of Fort Hamer Road to the District, Haval desires to retain and use the Credits as provided to Haval in the LDA, and, in recognition of Haval's entitlement to the Credits, the District desires to confirm assignment of the Credits to Haval, all as more fully set forth herein.

NOW THEREFORE, based upon good and valuable consideration and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District does hereby assign, transfer, and convey the Credits acquired under the LDA to Haval for use and utilization pursuant to the terms of the LDA, and does further agree to execute such documents as are reasonably necessary, from time to time, to confirm such assignment and vesting of the Credits in Haval.

[Signature Page To Follow]

[Signature Page To Assignment Of Impact Fee Credits]

IN WITNESS WHEREOF, the District has executed and delivered to Haval this Assignment as of the Effective Date.

District

The North River Ranch Improvement
Stewardship District

WITNESSES:

By: _____
As its Chair

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this ____ day of November, 2025 by _____ as Chair of the North River Ranch Improvement Stewardship District. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.

Applicant shall, upon the request of the County or the County Engineer, design, permit, and construct a roundabout intersection consistent with applicable County and State standards.

(C) Impact Fee Credits – Rights of Way and Easements. The Applicant is entitled to impact fee credits for the conveyance or dedication of land for public purpose, as follows:

(1) for the Fort Hamer Road right of way from the south boundary of the Project Site to the north boundary of the Project Site in the amount of \$427,050.00 (6.57 acres x \$65,000 per acre);

(2) for FF Road right of way (entire segment in the project) the amount of \$1,642,550.00 (25.27 acres x \$65,000 per acre) (calculated with a width of eighty-four feet (84')), and

(3) for the design, permitting, and engineering of required access, flowage and stormwater retention easements necessary to support the Fort Hamer Road and the FF Road permitting and construction. Fort Hamer Road is in the amount of \$185,250.00 and FF Road in the amount of \$310,375.00 for a total of \$495,625.00.

(D) Impact Fee Credits – 6(B)(1) and (2) Improvements. The Applicant is entitled to impact fee credits for construction of:

(1) the western one-half of a four-lane divided Fort Hamer Road extension from Moccasin-Wallow Road to the entrance to the Bella Lago Subdivision;

(2) an eight hundred foot (800') second eastbound left turn lane at the intersection of Moccasin Wallow Road and Fort Hamer Road, and

(3) a separate five hundred thirty-five foot (535') southbound left turn-only lane at the intersection of Moccasin Wallow Road and Fort Hamer Road.

(2) Upon development of a portion of the Project Site that generates more than 1,950 net new external PM peak hour trips, Applicant shall construct (i) an eight hundred foot (800') second eastbound left turn lane at the intersection of Moccasin Wallow Road and Fort Hamer Road, and; (ii) a separate five hundred thirty five foot (535') southbound left turn-only lane at the intersection of Moccasin Wallow Road and Fort Hamer Road. In the event that such off-site intersection improvements are constructed by others prior to the time required under this Development Agreement, such construction by others shall be deemed sufficient and in full performance of Applicant's obligation hereunder.

(3) Upon development of a portion of the Project Site with access to the Fort Hamer Road north of the intersection of the Bella Lago Boulevard intersection, Applicant shall design, permit, and construct the eastern one-half of a four lane divided Fort Hamer Road extension from the entrance to the Bella Lago Subdivision to the then existing or planned intersection of FF Road

(4) Upon development of a portion of the Project Site with access to the Fort Hamer Road north of the intersection of FF Road, Applicant shall construct the eastern one-half of a four-lane divided Fort Hamer Road as required to provide for such use.

(5) Upon development of a portion of the Project Site with access to FF Road from its intersection with US 301 or Fort Hamer Road, and including any such required portion of FF Road within the right of way extending from US 301 to the west boundary of the Project Site, Applicant shall construct the then required portion of FF Road to the County minimum standards illustrated on Exhibit "B" attached hereto as a two lane facility within an eighty four foot (84') right of way (the "Local Road Standards").

(6) Fort Hamer Road at FF Road Intersection: Concurrent with the road construction that creates the intersection of Fort Hamer Road at FF Road,

(E) Impact Fee Credits - 6(B)(3), (4), (5) and (6) Improvements. Except to the extent that the Applicant constructs the Improvements identified in Paragraphs 6(B)(3), (4), (5) and (6) hereof in a manner that exceeds Local Road Standards (urban section 2 - 12' travel lanes with curb & 5' wide sidewalk) as approved by the County Engineer, the Applicant shall not be entitled to impact fee credits for the construction of the Improvements identified in Paragraphs 6(B)(3), (4), (5) and (6).

In the event the Applicant constructs the Improvements identified in Paragraphs 6(B)(3), (4), and (5) hereof in a manner that exceeds Local Road Standards (urban section 2 - 12' travel lanes with curb & 5' wide sidewalk) as approved by the County Engineer, the Applicant shall be entitled to impact fee credits for the cost of such capacity-adding Improvements that exceed the Local Road Standards (which can include bicycle lanes, wider sidewalk or multi-use path) as approved by the County Engineer.

(F) The Applicant shall apply and be awarded impact fee credits for improvements in Sections 6(C), 6(D), and 6(E) consistent with the Land Development Code requirements.

The contributions made pursuant to this Section 6 shall fully and completely satisfy the Applicant's responsibility for providing for transportation concurrency for the Project as required pursuant to Section 163.3180, Florida Statutes, the Comprehensive Plan and the LDC. The Applicant may be required to complete additional improvements for the purpose of providing access to the Project or for safety purposes, as reflected in the Traffic Study.

7A. Connection to County Potable Water System.

(A) Connection to the County potable water system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant provided that if upsizing of the lines is requested by

LOCAL DEVELOPMENT AGREEMENT

[Haval Farms]

This **LOCAL DEVELOPMENT AGREEMENT** ("Development Agreement" or "Agreement") is made and entered into this 30th day of September, 2020, by and between **Manatee County**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **North Manatee Investment, LLC**, a Florida limited liability company, whose address is, 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, and **Haval Farms, LLC**, a Florida limited liability company, whose address is, 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (collectively the "Applicant").

WITNESSETH:

WHEREAS, Applicant holds legal title to a 1,295.49± acre collection of parcels of real property located in Manatee County and generally bounded by the Amazon Project to the south, U.S. 301 to the east, vacant property to the north, and vacant property to the west (the "Project Site"), the complete legal description for which is attached hereto as Exhibit "A"; and

WHEREAS, the County implements a transportation concurrency system pursuant to the Manatee County Comprehensive Plan (the "Comprehensive Plan"), and Applicant intends by this Development Agreement to satisfy the transportation concurrency requirements of the Comprehensive Plan in support of residential and non-residential uses intended to be constructed by Applicant on the Project Site (the "Project"); and

WHEREAS, the Projects consists of 3,842 residential units including Single Family and Multi-Family Residential Units; and 82,000 square feet of non-residential uses; and

WHEREAS, the Project qualifies as a Large Project under the Manatee County Land Development Code ("LDC") and has received approval pursuant to the large

project application known as Project #PDMU-17-26(Z)(G) (hereinafter referred to as the "GDP"); and

WHEREAS, the GDP identifies the alignment of two thoroughfare roadways for the Project, including Fort Hamer Road extending from the southern boundary of the Project north to the northern boundary of the Project, and FF Road extending from US 301 west to the western Project boundary; and

WHEREAS, it is the intent of Applicant in good faith to enter into this binding Development Agreement and commit to pay for or construct its proportionate share mitigation of required improvements to the public facilities in the vicinity of the Project Site in a manner consistent with Florida Statutes Section 163.3180(5)(h)1. (the "Improvements"), and all of such Improvements are intended to serve the needs of and address the impacts created by the Project and sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility; and

WHEREAS, the Applicant in good faith offers to enter into this Development Agreement to pay for or construct its proportionate share of required improvements that is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility; and

WHEREAS, the Improvements contemplated hereunder have been included within this Development Agreement for the purpose of addressing all aspects of transportation concurrency for the Project and the provision of adequate transportation facilities and services needed to support such new development; and

WHEREAS, Section 163.3180, Florida Statutes, allows an applicant for a development agreement to satisfy the transportation concurrency requirements of the Comprehensive Plan and requires that transportation facilities and services needed to support new development shall be available concurrent with the impact of such new development or that the Applicant pay the cost of proportionate share mitigation in connection therewith; and

WHEREAS, the County has made a determination that a Certificate of Level of Service Compliance ("CLOS") for the Project can be issued for an extended period for the purpose of transportation since the Project will not result in a reduction of the level of service standards adopted by the Comprehensive Plan for said transportation facilities; and

WHEREAS, the LDC provides that a CLOS for the Project may be issued contingent upon the payment of a proportionate share contribution or the construction of the necessary public facilities and services being guaranteed in an enforceable Development Agreement entered into pursuant to Sections 163.3220 through 163.3243, Florida Statutes; and

WHEREAS, in accordance with the applicable Florida Statutes and Section 360.6, LDC, the County is authorized to issue a CLOS for a term greater than three (3) years subject to the required public transportation facilities and services being guaranteed in a Development Agreement; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, et seq., the County is authorized to enter into a Development Agreement; and

WHEREAS, certain of the Improvements to be constructed or dedicated or participated in by Applicant may create additional capacity above that required by the Project for concurrency purposes and are therefore eligible for partial impact fee credits in accordance with Chapter 11 of the LDC; and

WHEREAS, the first of two required public hearings on this Development Agreement was held by the Manatee County Board of County Commissioners (the "Board") on September 3, 2020, at which time the Board reviewed this Development Agreement, has received the recommendation of the Planning staff, and has found the Development Agreement to be consistent with the Manatee County Comprehensive Plan and the LDC; and

WHEREAS, the second required public hearing on this Development Agreement was held by the Board of County Commissioners on 9/29, 2020, at which

time the Board approved this Development Agreement, found the Development Agreement to be consistent with the Manatee County Comprehensive Plan and the LDC, and authorized the Chairman to execute the Development Agreement on behalf of Manatee County.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Description of Development Uses.** The Project shall be developed including the following components:

- 3,842 residential units (single-family and multi-family), and
- 82,000 square feet of non-residential uses.

The maximum permitted height of any structure within the Project Site is forty-five (45) feet, measured pursuant to the applicable provisions of the LDC pertaining to maximum height of structures. The Project Site is located within the PDMU/NCO Zoning District. The Project Site is within the UF-3 Future Land Use Classification of the Comprehensive Plan.

3. **Ownership of Land Subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Project Site, the 1,295.49± acre parcel of real property) is attached hereto as Exhibit "A". The current legal owner of the Project Site is North Manatee Investment, LLC, a Florida limited liability company, and Haval Farms, LLC, a Florida limited liability company.

4. **Definitions.** As used in this Agreement, the following words, terms, and phrases shall have the meanings ascribed to them here:

(A) "Concurrency Requirements": shall mean the dedication or conveyance of lands for public purposes and/or the design and construction of improvements to

public facilities (or the payment of proportionate share mitigation in connection therewith) that the applicant must provide to comply with the requirements of Section 163.3180, Florida Statutes, and meet the concurrency requirements of the LDC and the Comprehensive Plan.

(B) "County Administrator": shall mean the County Administrator or his/her designee.

(C) "County Engineer": shall mean the County Engineer or his/her designee.

(D) "Traffic Study": shall mean the Traffic Impact Analysis prepared by Stantec Consulting Services, Inc., submitted November 9, 2017, Revised February, 2018, and with approval date of February 22, 2018, a copy of which is on file at the Building and Development Services Department of County.

5. Description of Public Facilities. The following public facilities and services will serve the Project, including those uses described in Paragraph 2 above:

(A) Potable Water: The County will provide potable water to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(B) Sanitary Sewer: The County will provide sanitary sewer service to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(C) Solid Waste: The County or its licensee will provide Solid Waste Management Services to the Project Site to serve the Project, as and when actually constructed, via facilities which are already in place.

(D) Recreation: The County will provide park facilities to serve the Project Site in sufficient quantity to serve the Project, such that the Project will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service.

(E) Storm Water Management: With the Applicant's design and construction of the proposed storm water management facilities on the Project Site in compliance with Section 801 of the LDC to County development standards and SWFWMD regulations, the Project will meet concurrency requirements for storm water and will not result in degradation of the adopted level of service.

(F) Transportation: With the Applicant's construction of transportation facilities as described in Paragraph 6 hereof, the Project will meet concurrency requirements for transportation and will not result in degradation of the adopted level of service in the Comprehensive Plan.

6. Transportation Concurrency Requirements and Roadway Construction Commitments.

(A) Dedication of Lands for Public Purposes: In accordance with Section 163.3227(1)(h), Florida Statutes, the County has determined the following public facilities and services to be necessary for the public health, safety and welfare of its citizens. In furtherance thereof, Applicant agrees to dedicate the following lands within, or in the vicinity of, the Project Site for the future construction of public facilities and services as stated below:

(1) Roads – Fort Hamer Road Extension: As depicted on the GDP, Applicant shall dedicate one hundred twenty (120) feet of right-of-way for future extension of Fort Hamer Road extending from the south boundary of the Project Site to the north boundary of the Project Site. Conveyance or dedication of the right-of-way shall occur upon County request and, at a minimum, at the time such right of way is necessary to access individual phases within the Project Site. The Fort Hamer Road extension right-of-way shall be shown on all site plan approvals with development of the adjacent parcels.

(i) Drainage Easements - Fort Hamer Road Extension & Intersections: The Applicant shall dedicate or convey to County a

non-exclusive access, flowage and stormwater retention easement and stormwater capacity within the Project as necessary for the future four lane construction of the Fort Hamer Road extension and related intersections.

(2) Roads - FF Road: As depicted on the GDP, Applicant shall dedicate eighty-four (84) feet of right-of-way for future development of FF Road. In a manner consistent with the adopted Traffic Circulation Plan of the Manatee County Comprehensive Plan, the location of FF Road may be realigned within the Project Site.

(i) Drainage Easements – FF Road & Intersections: Conveyance or dedication of the right-of-way, and the dedication or conveyance of any access, flowage and stormwater retention easements and stormwater capacity necessary for the FF Road and related intersections along the road, shall occur upon County request and, at a minimum, at the time such right of way is necessary to access individual phases within the Project Site. The FF Road and intersections right-of-way shall be shown on all site plan approvals with development of the adjacent parcels.

(B) Construction of Improvements. Simultaneously with development of that portion of the Project Site which requires such Improvements as set forth on an approved final site plan, or as otherwise set forth herein, Applicant shall construct the following Improvements:

(1) Upon development of a portion of the Project Site that generates more than 2,012 net new external PM peak hour trips, Applicant shall construct the western one-half of a four lane divided Fort Hamer Road extension from Moccasin-Wallow Road to the entrance to the Bella Lago Subdivision, such that the Fort Hamer Road shall be then constructed as a four lane divided thoroughfare from Moccasin Wallow Road to the entrance to the Bella Lago Subdivision.

(2) Upon development of a portion of the Project Site that generates more than 1,950 net new external PM peak hour trips, Applicant shall construct (i) an eight hundred foot (800') second eastbound left turn lane at the intersection of Moccasin Wallow Road and Fort Hamer Road, and; (ii) a separate five hundred thirty five foot (535') southbound left turn-only lane at the intersection of Moccasin Wallow Road and Fort Hamer Road. In the event that such off-site intersection improvements are constructed by others prior to the time required under this Development Agreement, such construction by others shall be deemed sufficient and in full performance of Applicant's obligation hereunder.

(3) Upon development of a portion of the Project Site with access to the Fort Hamer Road north of the intersection of the Bella Lago Boulevard intersection, Applicant shall design, permit, and construct the eastern one-half of a four lane divided Fort Hamer Road extension from the entrance to the Bella Lago Subdivision to the then existing or planned intersection of FF Road

(4) Upon development of a portion of the Project Site with access to the Fort Hamer Road north of the intersection of FF Road, Applicant shall construct the eastern one-half of a four-lane divided Fort Hamer Road as required to provide for such use.

(5) Upon development of a portion of the Project Site with access to FF Road from its intersection with US 301 or Fort Hamer Road, and including any such required portion of FF Road within the right of way extending from US 301 to the west boundary of the Project Site, Applicant shall construct the then required portion of FF Road to the County minimum standards illustrated on Exhibit "B" attached hereto as a two lane facility within an eighty four foot (84') right of way (the "Local Road Standards").

(6) Fort Hamer Road at FF Road Intersection: Concurrent with the road construction that creates the intersection of Fort Hamer Road at FF Road,

Applicant shall, upon the request of the County or the County Engineer, design, permit, and construct a roundabout intersection consistent with applicable County and State standards.

(C) Impact Fee Credits – Rights of Way and Easements. The Applicant is entitled to impact fee credits for the conveyance or dedication of land for public purpose, as follows:

(1) for the Fort Hamer Road right of way from the south boundary of the Project Site to the north boundary of the Project Site in the amount of \$427,050.00 (6.57 acres x \$65,000 per acre);

(2) for FF Road right of way (entire segment in the project) the amount of \$1,642,550.00 (25.27 acres x \$65,000 per acre) (calculated with a width of eighty-four feet (84'), and

(3) for the design, permitting, and engineering of required access, flowage and stormwater retention easements necessary to support the Fort Hamer Road and the FF Road permitting and construction. Fort Hamer Road is in the amount of \$185,250.00 and FF Road in the amount of \$310,375.00 for a total of \$495,625.00.

(D) Impact Fee Credits – 6(B)(1) and (2) Improvements. The Applicant is entitled to impact fee credits for construction of:

(1) the western one-half of a four-lane divided Fort Hamer Road extension from Moccasin-Wallow Road to the entrance to the Bella Lago Subdivision;

(2) an eight hundred foot (800') second eastbound left turn lane at the intersection of Moccasin Wallow Road and Fort Hamer Road, and

(3) a separate five hundred thirty-five foot (535') southbound left turn-only lane at the intersection of Moccasin Wallow Road and Fort Hamer Road.

(E) Impact Fee Credits - 6(B)(3), (4), (5) and (6) Improvements. Except to the extent that the Applicant constructs the Improvements identified in Paragraphs 6(B)(3), (4), (5) and (6) hereof in a manner that exceeds Local Road Standards (urban section 2 - 12' travel lanes with curb & 5' wide sidewalk) as approved by the County Engineer, the Applicant shall not be entitled to impact fee credits for the construction of the Improvements identified in Paragraphs 6(B)(3), (4), (5) and (6).

In the event the Applicant constructs the Improvements identified in Paragraphs 6(B)(3), (4), and (5) hereof in a manner that exceeds Local Road Standards (urban section 2 - 12' travel lanes with curb & 5' wide sidewalk) as approved by the County Engineer, the Applicant shall be entitled to impact fee credits for the cost of such capacity-adding Improvements that exceed the Local Road Standards (which can include bicycle lanes, wider sidewalk or multi-use path) as approved by the County Engineer.

(F) The Applicant shall apply and be awarded impact fee credits for improvements in Sections 6(C), 6(D), and 6(E) consistent with the Land Development Code requirements.

The contributions made pursuant to this Section 6 shall fully and completely satisfy the Applicant's responsibility for providing for transportation concurrency for the Project as required pursuant to Section 163.3180, Florida Statutes, the Comprehensive Plan and the LDC. The Applicant may be required to complete additional improvements for the purpose of providing access to the Project or for safety purposes, as reflected in the Traffic Study.

7A. Connection to County Potable Water System.

(A) Connection to the County potable water system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant provided that if upsizing of the lines is requested by

the County, the Applicant and the County shall enter into a participation agreement applicable to the design and construction of certain off-site extension of lines, as provided for herein. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein.

(B) At its option, the Applicant may design, install, permit, and place into service a potable water main within the Fort Hamer Road right of way from the current terminus of an existing potable water main at the Bella Lago Boulevard intersection with Ft. Hamer Road extended to the north boundary of the Project Site (the "New Water Main"). In the event the County desires to upsize the New Water Main, the Applicant and the County shall enter into a normal and customary participation agreement under which the Applicant shall advance the funds necessary to pay for the New Water Main and the County shall pay for the cost of upsizing the line. So as to avoid construction of facilities earlier than necessary or desired, the County may request that construction of portions of the New Water Main be deferred, from time to time. In such event, the Applicant shall commence construction of any deferred portion of the New Water Main upon the County's written request.

(C) If the County determines that the New Water Main is required prior to conveyance of the right of way for Fort Hamer Road, then the Applicant shall convey to the County a non-exclusive easement within the planned Fort Hamer Right-of-way to authorize the County to install a new water main.

7B. Connection to County Wastewater System.

(A) Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant, provided that (i) the Applicant may be entitled to utility facility investment fee (hereinafter "FIF") fee credits as provided for herein, and (ii) the Applicant and the County shall enter into a participation agreement

applicable to the design and construction of certain off-site extension of lines, as provided for herein. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein.

(B) The Applicant shall design, permit, construct and place into service a connection to the County's wastewater system for the Project consistent with the County's North County Wastewater System Master Plan to include:

(1) a 10-inch force main within the Project as necessary to service the Project at the Applicant's expense (not FIF creditable), and

(2) when required to service the 501st unit in the Project, or at a later date established by the County Engineer based upon actual flows and available capacity of existing transmission lines, a 20-inch transmission line in the Erie Road right of way extending from the current connection at Ft Hamer Road to the treatment plant (the "20-inch Line"), with a participation agreement to be entered into by and between the Applicant and the County. The Applicant shall have the option of installing a shared-use path 8-12' wide over top of the 20-inch line and meets County design standards as approved by the County Engineer. The extent of the improvement shall be transportation impact fee creditable. As part of the Project's connection to the County's wastewater system, the County and the Applicant agree as follows:

(3) The Project shall be entitled to use and the County shall reserve sufficient capacity in the existing sixteen inch (16") force main located within the Fort Hamer Road right of way from Erie Road to the current terminus located north of Moccasin-Wallow Road, and (ii) the current force main facilities located in the Erie Road right of way from their connection at Ft. Hamer Road to the treatment plant as supplemented by the 20-inch Line.

(4) The 20-inch Line shall be designed, engineered, and permitted by the Applicant consistently with Manatee County Public Works Standards and approved by County Engineer through the construction plans review.

(5) As a condition of the Applicants obligation to design and construct the 20-inch Line, the County and the Applicant shall enter into a normal and customary participation agreement under which the Applicant shall be provided FIF credits consistent with the FIF ordinance (Ord. 19-21) for \$799 (multiplied by number of units identified previously in this agreement) and any additional costs to the County shall be addressed via a participation agreement. Under the terms of the participation agreement, the Applicant shall advance the funds necessary to pay its proportionate share of the costs of design and construction of the 20-inch Line and the County shall reimburse the Applicant such costs exceeding its proportionate share on a quarterly progress payments basis, including a reasonable construction management fee as defined in the participation agreement.

(6) The Applicant has received at the time of execution of this Agreement, and shall maintain throughout the term of this Agreement, an approved general development plan, preliminary site plan, or final site plan for the Project.

(C) The County has adopted an impact fee ordinance which includes a \$799 line capacity fee (consistent with the FIF Ord. 19-21) as a component of the County's FIF for the wastewater service area in which the Project is located. Unless previously paid or credited to Applicant as provide for herein, the FIF shall be paid with each building permit issued for the Project.

(D) The Applicant shall be entitled to a credit against the line component of the County's FIF for the actual costs expended by Applicant in the design, permitting and construction of the 20-inch Line (except such actual costs as are paid by the County pursuant to a participation agreement).

(E) In connection with the construction by Applicant of the 20-inch Line as provided for herein, the parties agree to the following additional terms and conditions:

(1) Applicant shall construct and install the improvements in conformity with the plans and specifications approved by the County Engineer and any applicable regulatory agencies.

(2) Approval of the plans by the County Engineer shall be given in writing. The County agrees to diligently proceed with and complete its review of the plans for the improvements and to respond to Applicant as soon as reasonably possible after receipt thereof, advising Applicant in writing of the County's comments and objections, if any, thereto.

(3) Applicant shall be responsible for notifying in writing and coordinating with the County with respect to any utilities affected by the installation of the improvements.

(4) Applicant shall be responsible for the removal, to the satisfaction of the County Engineer, of all construction materials and equipment along the roads and intersections which are being improved at the conclusion of the installation of the improvements and shall restore the areas affected by construction to a condition as good as or better than construction was initiated

(5) Applicant shall promptly comply with all applicable laws, ordinances, and regulations, whether municipal, county, state, or federal, pertaining to the construction of the improvements.

(6) Applicant shall provide a temporary traffic maintenance plan that ensures the safe movement of vehicles and pedestrians during construction of the improvements that conforms with the requirements and meets with the approval of the County Engineer.

8. Hold Harmless; Insurance.

(A) Applicant and County hereby agree that Manatee County shall not be liable for any loss, injury, death, or damage to persons or property which at any time may be suffered or sustained by any person whatsoever who may be using, occupying, or present at the facilities being improved during the construction of the improvements whether such loss, injury, death, or damage shall be caused by or shall in any manner result from, or arise out of, any act, omission, or negligence of County. In consideration of the covenants contained herein on the behalf of County to be kept, the sufficiency of which is hereby acknowledged by Applicant, Applicant covenants that when Applicant constructs the improvements, then Applicant hereby covenants and agrees to cause the approved contractor to indemnify County and hold harmless County during the construction of the improvements, from all claims, liabilities, loss, injury, death, or damage whatsoever on account of, or arising out of, the construction of the improvements.

(B) Applicant or its contractor shall provide the following insurance coverage: a public liability insurance policy with limits of at least One Million Dollars (\$1,000,000.00) for each person injured in an accident or occurrence, and Two Million Dollars (\$2,000,000.00) for an aggregate of persons injured as result of one (1) accident or occurrence, and Five Hundred Thousand Dollars (\$500,000.00) for property damage coverage. County, its elected and appointed officials, employees, and agents shall be listed by endorsement as additional insureds. Further, other designated persons or entities may be required to be listed as additional insured. From time to time, the County Administrator may require Applicant to adjust its public liability coverage if the County Administrator, in his sole discretion, determines that such adjustment is warranted to fully protect the County. The original policies of insurance or certificates of insurance, along with the receipt for the payment of premiums thereon, regarding any policy of insurance required by this Subparagraph, shall be delivered to the County Administrator prior to Applicant commencing construction of the improvements.

Each insurance policy shall provide for not less than thirty (30) days advanced notice to the County Administrator in the event of cancellation of or changes in coverage.

9. **CLOS.** At the time of Final Site Plan (FSP) approval for any portion of the Project Site obtained after the Effective Date, the County shall issue a CLOS with an expiration date of December 31, 2027 for transportation, recreation/open space, solid waste, and storm water, for three thousand eight hundred and forty two (3,842) residential dwelling units, and eighty two thousand (82,000) square feet of non-residential uses. The County shall issue a three (3) year CLOS for potable water, and sanitary sewer with Final Site Plan (FSP) approvals with extensions consistent with the LDC. In the event that the Applicant completes or fully bonds the cost to complete the New Water Main, or the portions thereof that are not deferred at the County's request and also fully bonds the remainder, then the County shall issue a CLOS for potable water and sanitary sewer with an expiration date of December 31, 2027 for three thousand eight hundred and forty two (3,842) residential dwelling units, and eighty two thousand (82,000) square feet of non-residential uses. A CLOS for public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan and the LDC.

10. **Extension of CLOS.** The Applicant may extend the expiration date of the CLOS on a one-time basis for up to the earlier of (i) an additional eight (8) years, or (ii) December 31, 2035, by paying the County an extension fee, or as otherwise permitted by law. The "Extension Fee" shall be payable on January 1, 2028 for the first four (4) years of extension and January 1, 2032 for the second four (4) years of extension and:

(A) shall be paid not later than sixty (60) days following the due date, and

(B) shall be calculated at the rate of One Hundred Dollars (\$100) for each unplatted residential unit (or equivalent for any multi-family residential unit and non-residential use based upon trip generation criteria) per year of extension, but not in excess of a total of eight (8) years, or beyond December 31, 2035.

(C) payment of Utilities potable water and sanitary sewer capacity reservation fee in effect at time of extension request, if adopted by the Board of County Commissioners. Such fee will be based on the approved number of equivalent residential units (ERU) as of the date of extension.

The right to obtain an extension of the CLOS shall be conditioned upon the Applicant complying with the terms of this Development Agreement, and providing the County written notice of the requested extension, a statement as to the number and type of residential units or equivalent non-residential square footage for which the extension is requested, and timely payment of the Extension Fee. Any CLOS not properly extended as permitted herein shall terminate at its then date of expiration.

11. **Concurrency Findings.** The Board, on 9/29, 2020, found that the concurrency requirements of the Comprehensive Plan and LDC will be met for the Project regarding the transportation facilities and services described in Paragraph 6, provided the terms and conditions of this Agreement are undertaken and performed by Applicant.

12. **Consistency With Comprehensive Plan.** The Board, on 9/29, 2020, specifically found that this Development Agreement is consistent with the Comprehensive Plan of Manatee County and the Land Development Regulations of the County provided that the Applicant performs all obligations accruing under the terms of this Development Agreement, including without implied limitation the construction of the Improvements described in Paragraph 6 hereof, or the payment to County of the cost of proportionate share mitigation in connection therewith.

13. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning application;
- General Development Plan application;
- One or more Final Site Plan applications;
- One or more Final Plat applications;

- One or more applications for Specific Approval in accordance with the requirements of the LDC;
- One or more Access and Driveway Permits;
- One or more Construction Plan approvals;
- One or more Building Permit applications; and
- One or more Certificates of Occupancy or of Completion.

14. Local Laws and Policies. This Agreement specifically anticipates and provides that the County may apply certain subsequently adopted ordinances to the development of the Property; provided, however, that Applicant is entitled to apply for a development order and all development permits required to the maximum development substantially as described in this Agreement. Other subsequently adopted ordinances and policies may be applied to the development that is the subject of this Agreement as provided in Section 163.3233(2), Florida Statutes (2013); provided, however, that no subsequently adopted law or policy shall be construed to render any development to which the Applicant is entitled under this Agreement or a validly issued development order nonconforming during the term hereof. Nothing set forth in this Section VII shall act to abrogate any rights which may vest in the Applicant with respect to the development of the Property pursuant to common law.

15. Omission from Development Agreement. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law, including without implied limitation the applicable provisions of the County's Comprehensive Plan or LDC, governing said permitting requirements, conditions, terms, or restrictions.

16. Disclaimer of Joint Venture. Applicant and County represent that by the execution of this Development Agreement it is not the intent of the parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between County and Applicant, or either, with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Applicant is an independent principal and not a contractor for or an officer

or employee of County. Applicant shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

17. **Successors in Interest.** The burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the parties to the Development Agreement including all mortgagees to the parties to this Development Agreement. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any obligations of Applicant under this Development Agreement, and the County does not assume any obligations to or for Applicant.

18. **Amendments.** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and Applicant, in accordance with requirements of Section 348, LDC, and Sections 163.3237 and 163.3229, Florida Statutes.

19. **Applicable County Ordinances and Codes.** In accordance with Section 163.3233, Florida Statutes, and Section 348, LDC, the codes, policies, and ordinances of the County governing the development of the Project upon the date of execution of this Development Agreement shall govern the development of the Project for the duration of this Development Agreement. Prior to the termination of this Development Agreement in accordance with Paragraph 27 hereof, County may apply codes, policies, and ordinances adopted subsequent to the execution hereof to the Project only if County has held a public hearing and made the determinations required by the above-cited Florida Statute and LDC provision.

20. **Recording of this Agreement.** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this Development Agreement in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution of this Agreement by all parties. Applicant shall bear the expense of recording this Agreement. Additionally, the Clerk shall mail a recorded copy of this Agreement to the State of Florida Department of Economic

Opportunity by certified mail, return receipt requested no later than fourteen (14) days after the recordation of this Development Agreement. The County shall record a notice in the Public Records of Manatee County to reflect the date indicated on the return receipt card to establish the date of receipt by the Department of Economic Opportunity.

21. **Applicable Law and Venue.** This Agreement shall be construed, and the rights and obligations of the parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

22. **Severability.** In the event any term or provision of this Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Agreement; provided, however, if any term or provision of this Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

23. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the parties unless they are in writing signed by both parties and executed in the same manner as this Development Agreement.

24. **Parties Drafted Equally.** The County and Applicant agree that both parties have played an equal and a reciprocal part in drafting this Agreement. Therefore no provision of this Agreement shall be construed by a Court or judicial

authority against any party hereto because such party is deemed to have drafted or structured such provisions.

25. **Notices.** All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicant: Haval Farms, LLC
North Manatee Investment, LLC
c/o Pat Neal
5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

With a Copy to: Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, FL 34221

With a Copy to: Haval Farms, LLC
North Manatee Investment, LLC
c/o John M. Neal and James R. Schier
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240

To County: Director, Building and Development Services
Department
Manatee County
P.O. Box 1000
Bradenton, FL 34206

With Copies to: County Administrator
Manatee County
P.O. Box 1000
Bradenton, FL 34206

County Attorney
Manatee County
P.O. Box 1000
Bradenton, FL 34206

26. Survival of Warranties, Representations. The warranties, representations, covenants and obligations of the parties hereto shall be binding upon the parties and their respective successors in interest.

27. Expiration of Site Plans. Any preliminary site plan approved pursuant to the GDP shall expire concurrent with the expiration of the CLOS pursuant to Paragraph 8 and 9 hereof, provided this Development Agreement remains in full force and effect. In the event this Development Agreement terminates prior to that time, such site plan shall expire on the date of such termination or on the date of expiration as existed, or would have existed, prior to execution of this Development Agreement, whichever is later. Consistent with LDC Section 323.4, County has determined that each Project Final Site Plan shall have an initial expiration date ten (10) years from the effective date of said Final Site Plan.

28. Effective Date. This Agreement shall become effective immediately upon the occurrence of all the following (the "Effective Date"):

(A) The recordation of a fully executed original of this Agreement in the public records of Manatee County, Florida, as provided in Paragraph 18 hereof;

(B) The expiration of any and all appeal periods for any challenge to this Development Agreement; and

(C) Thirty (30) days have expired since a copy of this Development Agreement has been recorded in the public records of Manatee County, Florida, pursuant to Paragraph 18 hereof.

29. Termination. This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of thirty (30) years from the Effective Date of this Agreement, as defined in Paragraph 26 above.

(C) The revocation of this Development Agreement by the Board in accordance with Section 163.3235, Florida Statutes.

(D) The execution of a written agreement by all parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

WHEREFORE, the parties hereto have executed this Agreement as of the date set forth above.

Commissioners

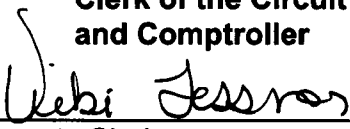


MANATEE COUNTY, FLORIDA

By: Board of County

ATTEST: ANGELINA COLONNESO,
Clerk of the Circuit Court
and Comptroller

By 
Chairperson

By: 
Deputy Clerk

Signed, sealed and delivered in the presence of:

Kathryn A. Pignatelli
Print name: Kathryn A. Pignatelli

Kayla Barkema
Print name: Kayla Barkema

Applicant:

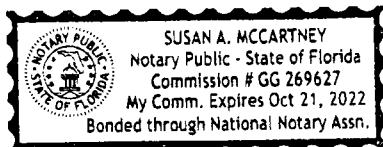
Haval Farms, LLC, a Florida limited liability company

By: [Signature]
Pat Neal, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 28 day of September 2020 by Pat Neal, as Manager of Haval Farms, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public
Susan A. McCartney

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 10/21/22.

Signed, sealed and delivered in the presence of:

Kathryn A. Pignatelli
Print name: Kathryn A. Pignatelli

Kayla Barkema
Print name: Kayla Barkema

Applicant:

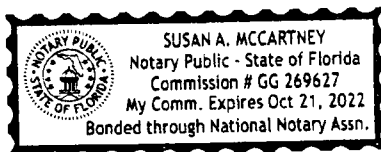
North Manatee Investment, LLC, a Florida limited liability company

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

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 28 day of September, 2020 by James R. Schier, as Manager of Haval Farms, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Susan A. McCartney
Signature of Notary Public

Susan A. McCartney

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 10/21/22.

EXHIBIT "A"

LEGAL DESCRIPTION

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

A tract of land being portions of Blocks 2 and 3, Section 17, Township 33 South, Range 19 East, and Blocks 1, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

Commence at the southwest corner of said Section 18; thence N.00°07'49"E., along the west line of said Section 18, a distance of 700.71 feet to the POINT OF BEGINNING; thence continue N.00°07'49"E., along said west line of Section 18, a distance of 1,243.64 feet; thence S.87°03'06"E., a distance of 3,098.24 feet; thence N.00°51'23"E., a distance of 470.30 feet; thence S.89°49'13"E., a distance of 2,293.19 feet; thence N.00°35'38"E., a distance of 2,383.96 feet; thence S.89°43'15"E., a distance of 170.00 feet to the northwest corner of Brookstone Community Development District, recorded in Official Record Book 2607, Page 861 of said Public Records; the following four (4) calls are along the westerly line of said Brookstone Community Development District; (1) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (2) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (3) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (4) thence southwesterly along the arc of said curve, a distance of 870.29 feet to a point on the northerly line of Field Stone Community Development District, recorded in Official Record Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said northerly line; (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the POINT OF BEGINNING.

Said tract contains 7,474,870 square feet or 171.5994 acres, more or less.

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

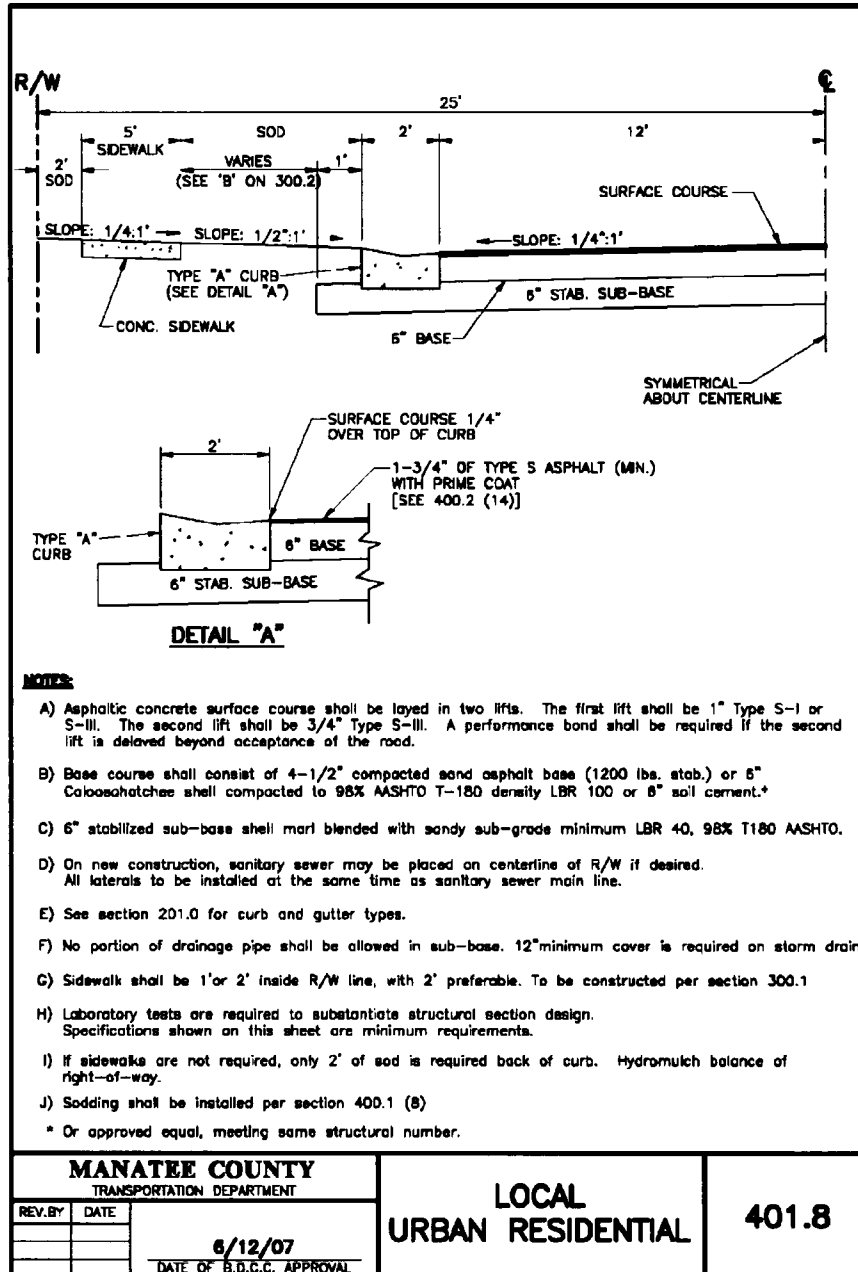
A tract of land, being a portion of Manatee River Farms, Unit 1, recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Sections 7, 8, 9, 16, 17 and 18, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of the above-mentioned Section 7; thence N.00°13'29"E., along the west line of Section 7, a distance of 1,809.08 feet; thence N.90°00'00"E., a distance of 272.18 feet to the point of curvature of a curve to the left having a radius of 1,000.00 feet and a central angle of 48°54'32"; thence northeasterly along the arc of said curve, a distance of 853.62 feet to the point of reverse curvature of a curve to the right having a radius of 1,962.46 feet and a central angle of 97°43'17"; thence easterly along the arc of said curve, a distance of 3,347.09 feet to the point of reverse curvature of a curve to the left having a radius of 1,500.00 feet and a central angle of 48°48'45"; thence southeasterly along the arc of said curve, a distance of 1,277.91 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 1,220.57 feet to the point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of 49°18'03"; thence northeasterly along the arc of said curve, a distance of 946.51 feet to the point of reverse curvature of a curve to the right having a radius of 1,990.00 feet and a central angle of 108°30'13"; thence easterly along the arc of said curve, a distance of 3,768.56 feet to the point of reverse curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 67°34'16"; thence southeasterly along the arc of said curve, a distance of 1,651.07 feet to the point of reverse curvature of a curve to the right having a radius of 1,000.00 feet and a central angle of 44°28'10"; thence easterly along the arc of said curve, a distance of 776.14 feet to the point of tangency of said curve; thence S.53°53'56"E., a distance of 509.73 feet to a point on the westerly right-of-way line of U.S. 301; thence S.36°06'04"W., along said westerly right-of-way line of U.S. 301, a distance of 1,512.28 feet; thence N.89°59'54"W., a distance of 4,022.59 feet; thence S.27°47'24"W., a distance of 1,049.93 feet; thence N.68°30'43"W., a distance of 1,332.96 feet; thence N.00°11'16"E., a distance of 383.27 feet; thence N.89°43'15"W., a distance of 889.63 feet; thence S.00°35'38"W., a distance of 2,383.98 feet; thence N.89°49'22"W., a distance of 2,293.32 feet; thence S.00°51'23"W., a distance of 470.30 feet; thence N.87°03'06"W., a distance of 3,098.24 feet to a point on the west line of the above-mentioned Section 18; thence N.00°07'49"E., along said west line of Section 18, a distance of 3,366.29 feet to the POINT OF BEGINNING.

Said tract contains 48,957,369 square feet or 1,123.9066 acres, more or less.

EXHIBIT "B"

MANATEE COUNTY PUBLIC WORKS MANUAL PART 3 - HIGHWAY & TRAFFIC STANDARDS



[05/15]

Page T-86



North River Ranch Improvement Stewardship District

Consideration of AquaWorx
Proposal for Brightwood and
Riverfield Pool Pumps



A PLAYCORE Company

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

Quote

Date		Quote Number
11/4/2025		0012603
Terms	Rep	P.O. No.
COD	HOUS	

Name/Address
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT C/O PFM GROUP CONSULTING, LLC 3501 QUADRANGLE BOULEVARD SUITE 270 Orlando, FL 32817

Ship To
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT C/O PFM GROUP CONSULTING, LLC 3501 QUADRANGLE BOULEVARD SUITE 270 Orlando, FL 32817

Customer Contact	Customer Phone	Customer Fax	Job
	(941) 713-6707		PUMPS

Ordered	Item Code	Description	Price	Amount
1.00	2019	EQ750 W/POT 7.5HP, 230V 1PH	11,855.00	11,855.00
1.00	2000	SUPERFLO TEFC 1.1HP, 115/208-230V 1PH	985.00	985.00
1.00	2028	EQKT1500 WO/POT 15HP, 208-230/460V 3PH	10,680.00	10,680.00
0.00	/DEL	Delivery ** TO BE DETERMINED **	0.00	0.00
"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."				

PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION		Subtotal	23,520.00
Signature _____		Sales Tax	0.00
Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If the invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St. Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 30 days with freight subject to change. Aquaworx adds a 3% service fee for credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and are subject to a 40% Re-stocking fee. Notice of Commencement must accompany orders. Thank You for Your Order		Order Total	23,520.00

Please Choose: GREEN or WHITE
TEST CAPS or INSTALLED VALVES

DESIRED SHIP DATE: _____



North River Ranch Improvement Stewardship District

Consideration of Impact Proposals for:

- 1) Camp Creek Pine Straw and Mulch
- 2) Plant Replacement in Zone 3

Impact Landscaping & Irrigation, LLC
1562 Park Lane South
Suite 700
Jupiter FL 33458
United States



Estimate

#1473

10/21/2025

NRR O / M

Bill To

North River Ranch Improvement Stewardship District
Accounting Department
3501 Quadrangle Blvd
Suite 270
Orlando FL 32817
United States

TOTAL

\$14,600.00

PREPARED BY:

Ashcroft, Tim

PO #

Terms

Item

Quantity

Rate

Amount

Proposal to address issues in Zone 5, Install Pine Straw and focus at Camp Creek area and around game room and pool area. Also refresh the mulch at amenity

Pine Straw Bales	700	\$18.10	\$12,670.00
Cocoa Brown Mulch bags	280	\$6.00	\$1,680.00
Heavy Equipment	1	\$250.00	\$250.00

Subtotal \$14,600.00

Total \$14,600.00

Accepted: _____

Date: _____

Proposal is good for 30 days.

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

Impact Landscaping & Irrigation, LLC
1562 Park Lane South
Suite 700
Jupiter FL 33458
United States



Estimate

#1472

10/21/2025

NRR O and M

Bill To

North River Ranch Improvement Stewardship District
Accounting Department
3501 Quadrangle Blvd
Suite 270
Orlando FL 32817
United States

TOTAL

\$33,750.00

PREPARED BY:

Ashcroft, Tim

PO #

Terms

Item	Quantity	Rate	Amount
Proposal to address issues in Zone 3, Insecticide and fungicide treatment, weeding, trimming, and general clean up. replace removed Bismarck at entrance of Moccasin Wallow			
Chemical application of Insecticide and Fungicide	1	\$6,500.00	\$6,500.00
Weeding, trimming, and general clean up	1	\$18,000.00	\$18,000.00
Removal and Disposal of dead plant material in zone 3	1	\$4,500.00	\$4,500.00
Replace removed Bismarck Palm 8 - 10' OA	1	\$3,175.00	\$3,175.00
Grounds Labor	10	\$75.00	\$750.00
Irrigation Labor	5	\$65.00	\$325.00
Heavy Equipment	2	\$250.00	\$500.00
Subtotal			\$33,750.00
Total			\$33,750.00

Accepted: _____

Date: _____

Proposal is good for 30 days.

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



North River Ranch Improvement Stewardship District

Consideration of Steadfast Proposals for:

- 1) Mulch in Zone 7
- 2) Phase 2 Roadway Plantings



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

ESTIMATE

DATE	DUE	ESTIMATE #
10/15/2025	11/14/2025	EST-SCA2670

BILL TO

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

SHIP TO

NRR O and M

DESCRIPTION	QTY	RATE	AMOUNT
Scope: Install 160 yards of Brown Mulch to Zone 7 Common areas as follows:			
- Trail Head surrounding landscape.			
- Median island across from the Trail Head.			
- Landscape beds on immediate sides of walkway on Camp Creek Trail.			
- Landscape beds at community entrances along Camp Creek Trail and Monument signs.			
- All hedge rows on Camp Creek Trail leading to N River Ranch Trail.			
- Landscape beds on the South side of N River Ranch, immediate to the walkway.			
- Round-a-bout and landscape beds at the round-a-bout corner.			
Brown Mulch - 2 cu ft bag	160.00	60.00	9,600.00

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

TOTAL	9,600.00
-------	----------

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



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

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

YORKCDD - Landscaping

Print Date: 10-23-2025

North River Ranch Ph 2 Roadway Rev 10-22-25

Thank you for considering Steadfast for your project needs. We are pleased to present our proposal, which reflects our commitment to delivering high-quality results tailored to your requirements. The proposal is based on the plan markups provided on 7-30-2025.

Steadfast proposes to furnish all labor, materials, equipment, and supervision necessary to construct, as an independent contractor, the following described work:

Trees

Items	Description	Qty/Unit	Unit Price	Price
BB - Bauhinia Blakeana Hong Kong Orchid 2.5" Cal.	2.5" Cal., 10' Ht., 5' Spr.	1 EA	\$572.00	\$572.00
BNS - Bismarkia Nobilis Silver Bismarck Palm 10-12' CT	10-12' CT, 24' OA, Heavy Trunked	12 EA	\$3,952.00	\$47,424.00
COS - Conocarpus Erectus Sericeus Silver Buttonwood 2.5" Cal.	2" Cal., 10' Ht., 3' Spr.	4 EA	\$572.00	\$2,288.00
DRS - Durantus Erectus Duranta Standard	18" CT, 3' Ht., 20" Spr.	2 EA	\$176.80	\$353.60
FSS - Feijoa Sellowiana Pineapple Guava 1.5" Cal.	1.5" Cal., 5' Ht., 3' Spr. Standard	7 EA	\$280.80	\$1,965.60

Items	Description	Qty/Unit	Unit Price	Price
LIN - Lagerstroemia Indica 'Natchez' Natchez Crape Myrtle 3" Cal.	3" Cal., 12-14' Ht., 5-6' Spr. Standard	9 EA	\$551.20	\$4,960.80
LJT - Ligustrum Japonicum Ligustrum 8' Ht.	8' Ht., 8' Spr., Multi Tree Form	9 EA	\$780.00	\$7,020.00
PO - Platanus Occidentalis American Sycamore 3" Cal.	3" Cal., 12' Ht., 5' Spr.	0 EA	\$0.00	\$0.00
POG - Podocarpus Gracilior Weeping Plum Pine 3" Cal.	3" Cal., 14' Ht., 6' Spr.	8 EA	\$676.00	\$5,408.00
QV - Quercus Virginiana Live Oak 3" Cal.	3" Cal., 12' Ht., 5' Spr.	4 EA	\$655.20	\$2,620.80
QV-10 - Quercus Virginiana Live Oak 10" Cal	Tree Setting for 10" Caliper Live Oak purchased and shipped direct by owner	1 EA	\$500.00	\$500.00
SP - Sabal Palmetto Cabbage Palm 12-18' CT	12-18' CT, Hurricane Cut, Booted	9 EA	\$312.00	\$2,808.00
TD - Taxodium Distichum Bald Cypress 10' Ht.	10' Ht., 4' Spr.	9 EA	\$468.00	\$4,212.00
TH - Tabebuia Heterophylla Pink Trumpet Flower 2" Cal.	2" Cal., 12-14' Ht., 6' Spr.	2 EA	\$364.00	\$728.00

Trees Total: **\$80,860.80**

Shrubs & Groundcovers

Items	Description	Qty/Unit	Unit Price	Price
CA - Crinum Augustum 'Queen Emma' Queen Emma Crinum Lily 7 Gal.	7 Gal., 36" Ht. min, 30-36" Spr.	4 EA	\$72.80	\$291.20
CES - Conocarpus Erectus Sericues Silver Buttonwood 3 Gal.	3 Gal., 30" Ht., 18" Spr.	79 EA	\$13.52	\$1,068.08
CO - Cephalanthus Occidentalis Button Bush 3 Gal.	3 Gal., 20-24" Ht., Full	68 EA	\$30.35	\$2,063.61
EV - Evolvulus Glomeratus 'Blue My Mind' Blue Daze 1 Gal.	1 Gal., 6-8" Ht., Full	127 EA	\$6.76	\$858.52
FF - Furcraea Foetida Variegata False Agave 7 Gal.	7 Gal., 18" Ht., 12" Spr., Full	9 EA	\$114.40	\$1,029.60
FM - Ficus Microcarpa 'Green Island' Green Island Ficus 3 Gal.	3 Gal., 16-18" Ht., 12" Spr., Full	55 EA	\$15.08	\$829.40
JN - Jasminum Nitidum Shining Jasmine 3 Gal.	3 Gal., 14-16" Spr.	400 EA	\$13.52	\$5,408.00
JP - Jasminum Nitidum Shining Jasmine 1 Gal.	1 Gallon	0 EA	\$0.00	\$0.00
MUH - Muhlenbergia Capillaris Muhly Grass 3 Gal.	3 Gal., 18-24" Ht., 12-14" Spr.	183 EA	\$11.44	\$2,093.52
MUW - Muhlenbergia Capillaris 'White Cloud' 'White Cloud' Muhly Grass 3 Gal.	3 Gal., 18-24" Ht., 12-14" Spr.	250 EA	\$12.48	\$3,120.00

Items	Description	Qty/Unit	Unit Price	Price
NC - Neomarica Caerulea 'Regina' Giant Apostle's Iris 3 Gal.	3 Gal., 26" Ht., 10" Spr.	110 EA	\$12.48	\$1,372.80
SJ - Stachytarpheta Jamacensis Blue Porterweed 3 Gal.	3 Gal., 16" Ht., 12" Spr., Dense Florida Native Only	42 EA	\$13.52	\$567.84
SPB - Spartina Bakeri Sand Cordgrass 3 Gal.	3 Gal., 18" Ht., 12" Spr.	0 EA	\$0.00	\$0.00
TJV - Trachelospermu m Jasminoides 'Variegatum' Variegated Confederate Jasmine 1 Gal.	1 Gal., 10-12" Spr.	600 EA	\$6.24	\$3,744.00

Shrubs & Groundcovers Total:

\$22,446.57

Sod & Mulch

Items	Description	Qty/Unit	Unit Price	Price
Coco Brown Mulch Coco Brown Mulch	Spread evenly to 3" depth in all beds and tree rings.	100 CY	\$60.00	\$6,000.00
Stenotaphrum Secundatum 'Floratam' Floratam St. Augustine Grass	Budget quantity. St. Augustine turf planned for entries and ROWs immediately adjacent to park entries and circled areas of landscape shown on plan markup dated 2025-7-30.	88,522 SF	\$0.60	\$53,113.20

Sod & Mulch Total:

\$59,113.20

Automatic Irrigation System

Items	Description	Qty/Unit	Unit Price	Price
Automatic Irrigation System Irrigation Materials	Connect to metered 2" reclaim services with 3" mainline and metered commercial electric service with Hunter A2C 2 wire irrigation controllers. Install all mainline, valves, decoders, wire, lateral lines, sprays, rotors, drip line, and bubblers necessary to provide 100% coverage to all planned landscape and sod.	1 LS	\$77,750.00	\$77,750.00

Automatic Irrigation System Total:

\$77,750.00

General Conditions

Items	Description	Qty/Unit	Unit Price	Price
Tree Staking & Strapping		59 EA	\$30.00	\$1,770.00
Tree Staking and Strapping				
Site Preparation	Remove all stabilization bahia and vegetative material with sod cutters, skid steer, rotivator, and ground crew and dispose off-site. Spray all planting and sod areas with non-selective herbicide. Rake and fine grade all planting and sod areas.	3 DAYS	\$2,500.00	\$7,500.00
Site Work Labor				

General Conditions Total: \$9,270.00

Total Price: \$249,440.57

Our team is dedicated to ensuring this project is completed efficiently, safely, and to the highest standard of quality. We look forward to collaborating with you to bring your vision to life.

Client/Owner Certification and Authorization

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

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

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____



North River Ranch Improvement Stewardship District

Consideration of Yellowstone Proposals for:

- 1) Berm Plant Replacement in Zone 2
- 2) Fort Hamer Median Plant Replacement
in Zone 2
- 3) Mulch in Zones 1 & 2 (Riverfield)



NRR O and M

Proposal #: 594296

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

**Plant Replacements Moccasin Wallow Berm and
Monument Corner**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Bed Prep and Install	44	\$70.00	\$3,080.00
Pink Muhly Grass 3g	196	\$18.00	\$3,528.00
Wax Myrtle 3g	26	\$18.00	\$468.00
Dwarf Walters Viburnum 3g	144	\$18.00	\$2,592.00
Variegated Confederate Jasmine 1g	150	\$6.00	\$900.00
Downy Jasmine	25	\$18.00	\$450.00
Arboricola 3g	16	\$18.00	\$288.00
Dwarf Firebush 3g	3	\$18.00	\$54.00
Eagleston Holly FTG 25g	5	\$625.00	\$3,125.00
Cedar 25g	1	\$525.00	\$525.00
Tree Stake Kits	7	\$35.00	\$245.00

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 _____

Print Name/Title

Date _____

North River Ranch Stewardship District - Zone Two

Subtotal	\$15,255.00
Sales Tax	\$0.00
Proposal Total	\$15,255.00

THIS IS NOT AN INVOICE



Proposal #: 593321

Date: 8/14/2025

From: Rafael Garcia

NRR O and M

**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

**Ft. Hamer Rd. Median and Berm Plant
Replacements**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Installation Labor	42	\$70.00	\$2,940.00
Blue Daze 1g	81	\$7.00	\$567.00
Variegated Confederate Jasmine 1g	30	\$6.00	\$180.00
Dwarf Podocarpus 3g	36	\$18.00	\$648.00
Dwarf Ixora Red	20	\$18.00	\$360.00
Dwarf Walters Viburnum	76	\$18.00	\$1,368.00
Green Island Ficus 3g	22	\$18.00	\$396.00
Flax Lily 3g	22	\$18.00	\$396.00
Downy Jasmine 3g	17	\$18.00	\$306.00
Thryallis 3g	47	\$18.00	\$846.00
Muhly Grass 3g	24	\$18.00	\$432.00
Beach Sunflower 1g	32	\$10.00	\$320.00
Arboricola 3g	2	\$18.00	\$36.00
Juniper Parsoni	4	\$18.00	\$72.00
Dwarf Firebush 3g	7	\$18.00	\$126.00
Nora Grant Ixora 3g	29	\$18.00	\$522.00
Loropetalum 3g	18	\$18.00	\$324.00
Podocarpus Yew 3g	12	\$18.00	\$216.00
Foxtail Fern 3g	29	\$18.00	\$522.00
Eagleston Holly Std. 25g	1	\$625.00	\$625.00
Silver Buttonwood Std. 25g	1	\$575.00	\$575.00

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 _____

Print Name/Title

Date _____

North River Ranch Stewardship District - Zone Two

Subtotal		\$11,777.00
Sales Tax		\$0.00
Proposal Total		\$11,777.00

THIS IS NOT AN INVOICE



NRR O / M Zone 1

Proposal #: 592444

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

Common Area Mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Coco Brown Mulch Install	270	\$63.00	\$17,010.00

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 _____

Print Name/Title

Date _____

North River Ranch Stewardship District - Zone One

Subtotal	\$17,010.00
Sales Tax	\$0.00
Proposal Total	\$17,010.00

THIS IS NOT AN INVOICE



Proposal #: 592469

Date: 8/13/2025

From: Rafael Garcia

NRR O/M Zone 2

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

Common Area Mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Coco Brown Mulch	800	\$63.00	\$50,400.00

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 _____

Print Name/Title

Date _____

North River Ranch Stewardship District - Zone Two

Subtotal	\$50,400.00
Sales Tax	\$0.00
Proposal Total	\$50,400.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Consideration of RIPA Change Orders:

- 1) CO 5 for Phase 2 – Common Area Reclaimed Services
- 2) CO 6 for Phase 2 – Medway Access to Tower
- 3) CO 7 for Phase 2 – 2nd Asphalt Lift Credit

Change Order

No. 5

Date of Issuance: November 3, 2025

Effective Date: November 12, 2025

Project: **North River Ranch Ph II Master Infrastructure)**

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

Owner's Contract No.:

Contract: **\$8,175,000.00**

Date of Contract: **November 9, 2023**

Contractor: **RIPA & Associates, LLC**

Engineer's Project No.: **215617609**

Contractor No.: **23-273**

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

Description:

**(2) 2" common area reclaimed services at the east/west ends of Little River
Way not shown on the bid set**

Attachments: (List documents supporting change):

RIPA & Associates Change Order 5 received 11/01/25

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 8,175,000.00

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 4:

\$ (1,773,106.83)

Contract Price prior to this Change Order:

\$ 6,401,893.17

[Increase] [Decrease] of this Change Order:

\$ 22,752.52

Contract Price incorporating this Change Order:

\$ 6,424,645.42

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): 210 Days

Ready for final payment (days or date): 240 Days

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 4:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): 210 Days

Ready for final payment (days or date): 240 Days

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): N/A

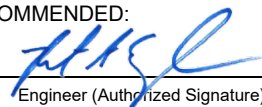
Ready for final payment (days or date): N/A

Contract Times with all approved Change Orders:

Substantial completion (days or date): 210 Days (06/06/24)

Ready for final payment (days or date): 240 Days (07/06/24)

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 11/04/2025

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

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YORK CDD - Reclaimed

To:	North River Ranch ISD	Contact:	Andy Richardson
Address:	3501 Quadragle Blvd. Orlando, FL 32817	Phone:	
		Fax:	
Project Name:	North River Ranch Phase 2 - Master Infrastructure CO #5	Bid Number:	23-273
Project Location:	Fort Hamer Rd & Moccasin Wallow Rd, Parrish, FL	Bid Date:	8/13/2025
Addendum #:	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
CO #05 ADDITIONAL 2" RECLAIM METERS					
001	LABORER	3.00	DY	\$2,355.75	\$7,067.25
002	EQUIPMENT	1.00	LS	\$1,495.00	\$1,495.00
003	MATERIAL	1.00	LS	\$11,545.00	\$11,545.00
004	REMOVE & REPLACE SIDEWALK	1.00	LS	\$2,645.00	\$2,645.00
Total Price for above CO #05 ADDITIONAL 2" RECLAIM METERS Items:					\$22,752.25

Total Bid Price: \$22,752.25

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

Change Order

No. 6

Date of Issuance: November 3, 2025

Effective Date: November 12, 2025

Project: North River Ranch Ph II Master Infrastructure)	Owner: North River Ranch Improvement Stewardship District	Owner's Contract No.:
Contract: \$8,175,000.00		Date of Contract: November 9, 2023
Contractor: RIPA & Associates, LLC		Engineer's Project No.: 215617609
Contractor No.: 23-273		

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

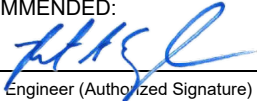
Description:

Curb cut/throat off south side of Medway Ave to allow access to cell tower parcel once roundabouts are complete and tied in to Medway

Attachments: (List documents supporting change):

RIPA & Associates Change Order 6 received 11/01/25

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
\$ <u>8,175,000.00</u>	Substantial completion (days or date): <u>210 Days</u>
	Ready for final payment (days or date): <u>240 Days</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>5</u> :
\$ <u>(1,750,354.58)</u>	Substantial completion (days): <u>N/A</u>
	Ready for final payment (days): <u>N/A</u>
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ <u>6,424,645.42</u>	Substantial completion (days or date): <u>210 Days</u>
	Ready for final payment (days or date): <u>240 Days</u>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ <u>4,742.00</u>	Substantial completion (days or date): <u>N/A</u>
	Ready for final payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ <u>6,429,387.42</u>	Substantial completion (days or date): <u>210 Days (06/06/24)</u>
	Ready for final payment (days or date): <u>240 Days (07/06/24)</u>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By:  Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Date: <u>11/04/2025</u>	Date: _____	Date: _____
Approved by Funding Agency (if applicable): _____	Date: _____	

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YORK CDD - ROADWORK

To:	North River Ranch ISD	Contact:	Andy Richardson
Address:	3501 Quadragle Blvd. Orlando, FL 32817	Phone:	
		Fax:	
Project Name:	North River Ranch Phase 2 - Master Infrastructure CO #5	Bid Number:	23-273
Project Location:	Fort Hamer Rd & Moccasin Wallow Rd, Parrish, FL	Bid Date:	8/13/2025
Addendum #:	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
CO #6					
001	6" CONCRETE DRIVEWAY AT MEDWAY AVE.	1.00	EACH	\$4,742.00	\$4,742.00
Total Price for above CO #6 Items:					\$4,742.00

Total Bid Price: \$4,742.00

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

Change Order

No. 7

Date of Issuance: November 3, 2025

Effective Date: November 12, 2025

Project: **North River Ranch Ph II Master Infrastructure)**

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

Owner's Contract No.:

Contract: **\$8,175,000.00**

Date of Contract: **November 9, 2023**

Contractor: **RIPA & Associates, LLC**

Engineer's Project No.: **215617609**

Contractor No.: **23-273**

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

Description:

Credit for the 2nd lift of asphalt on both Little River Way and Medway Avenue - Final balancing Change Order

Attachments: (List documents supporting change):

RIPA & Associates Change Order 7 received 11/01/25

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 8,175,000.00

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 6:

\$ (1,745,612.58)

Contract Price prior to this Change Order:

\$ 6,429,387.42

[Increase] [Decrease] of this Change Order:

\$ (188,910.00)

Contract Price incorporating this Change Order:

\$ 6,240,477.42

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): 210 Days

Ready for final payment (days or date): 240 Days

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 6:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): 210 Days

Ready for final payment (days or date): 240 Days

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): N/A

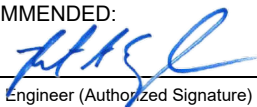
Ready for final payment (days or date): N/A

Contract Times with all approved Change Orders:

Substantial completion (days or date): 210 Days (06/06/24)

Ready for final payment (days or date): 240 Days (07/06/24)

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 11/04/2025

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

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YORK CDD - Roadwork

To:	North River Ranch ISD	Contact:	Andy Richardson
Address:	3501 Quadragle Blvd. Orlando, FL 32817	Phone:	
		Fax:	
Project Name:	North River Ranch Phase 2 Master Infrastructure - CO #7	Bid Number:	23-273
Project Location:	Fort Hamer Rd & Moccasin Wallow Rd, Parrish, FL	Bid Date:	10/31/2025
Addendum #:	1		

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
7103 - MAIN ROADWAYS & PAVEMENT CO #7					
001	3/4" TYPE SP 9.5 ASPHALT	-14,680.00	SY	\$11.25	(\$165,150.00)
Total Price for above 7103 - MAIN ROADWAYS & PAVEMENT CO #7 Items:					(\$165,150.00)
7104 - SOUTH ROADWAYS & PAVEMENT CO #7					
002	3/4" TYPE SP 9.5 ASPHALT	-2,112.00	SY	\$11.25	(\$23,760.00)
Total Price for above 7104 - SOUTH ROADWAYS & PAVEMENT CO #7 Items:					(\$23,760.00)

Total Bid Price: (\$188,910.00)

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



NORTH RIVER
RANCH

Monthly Summary Report

October 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
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	Saturday, the 4 th , 12 PM - 2 PM	15 attendees
New Homes Discovery Tour *NLN Marketing Partner Event	Saturday, the 11 th , 12:30 PM - 1:30 PM	25 attendees
Oktoberfest	Saturday, the 11 th , 7 PM - 9 PM	300 attendees
NRR Date Night Out: Cider Sippin'	Sunday, the 12 th , 5 PM - 7 PM	40 attendees
NRR Date Night Out: Cider Sippin' *partnered with Sitter Soiree	Sunday, the 12 th , 5 PM - 7 PM	2 children
Crafternoon: Adult Edition	Wednesday, the 15 th , 6 PM - 8 PM	20 attendees



EVENTS & PROGRAMMING

EVENT	DATE & TIME	ATTENDEES
Moonlight and Monsters	Saturday, the 18 th , 7 PM - 9 PM	60 attendees
Adult Trivia Night	Friday, the 24 th , 6:30 PM - 8:30 PM	40 attendees
Fall Community Garage Sale	Saturday, the 25 th , 7 AM - 12 PM	17 homes participated
NRR Day Out: NRR Goes Rowdy	Saturday, the 25 th , 7:30 PM - 10 PM	residents went to the game
Sunday Finds at NRR (Mini Market)	Sunday, the 26 th , 10 AM - 1 PM	30 attendees
Pure Barre Pop Up Partnered with Sunday Finds	Sunday, the 26 th , 9:30 AM - 10:30 AM	10 attendees
Haunted Hallow	Wednesday, the 29 th , 5 PM - 8 PM	350 attendees
The Forgotten Ward	Thursday, the 30 th , 7:30 PM - 9 PM	150 attendees



EVENTS & PROGRAMMING HIGHLIGHTS



Crafternoon: Kid Edition



Crafternoon: Kid Edition



Oktoberfest



Oktoberfest



NRR Date Night Out: Cider Sippin'



NRR Date Night Out: Cider Sippin'



Crafternoon: Adult Edition



Crafternoon: Adult Edition

EVENTS & PROGRAMMING HIGHLIGHTS



Moonlight and Monsters



Moonlight and Monsters



Moonlight and Monsters



Adult Trivia Night



Adult Trivia Night



Adult Trivia Night



Fall Community Garage Sale



Fall Community Garage Sale

EVENTS & PROGRAMMING HIGHLIGHTS



Sunday Finds at NRR (Mini Market)



Sunday Finds at NRR (Mini Market)



Pure Barre Pop Up Partnered with Sunday Finds



Haunted Hallow



Haunted Hallow



Haunted Hallow



The Forgotten Ward



The Forgotten Ward

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	14 attendees
Yoga	Twice a Month	4-10 Attendees (Varies Each Week)
Zumba	Twice a Month	4-6 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

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
NRR Fall Fest and Chili Cook Off	11/1 4-6 PM
NRR Photography Walk	11/5 5-6 PM
Crafternoon: Adult Edition	11/6 5:30-7:30 PM
Kids Bingo Night	11/7 6:30 PM - 8:30 PM
Touch-A-Truck	11/8 11 AM - 2 PM
Crafternoon: Kid Edition	11/11 1-3 PM
Veterans Day Partnership with Foxtail (Discounts for veterans)	All Day
Pumpkin Paint and Pour	11/14 6-8 PM
NRR Date Night Out: Retro Prom Under the Stars	11/15 6-8 PM



FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Wellness Workshop (Stress Management)	11/19 6-8 PM
Kids Trivia Night	11/21 6:30-8:30 PM
NRR Pre Holiday Unwind	11/22 6-8 PM
NRR Black Friday Merch Sale	11/28 9 AM - 8 PM
Sunday Finds at NRR	11/30 10 AM - 1 PM

THANK YOU.

