

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, December 10, 2025, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202.**

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

Phone: 1-844-621-3956

Participant Code: 2536 634 0209

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

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
 - 1) Minutes of the November 12, 2025, Board of Supervisors' Meeting
 - 2) Browns Tree Service Proposal for Tree Pruning at Brightwood Pavilion
 - 3) Driggers Proposal for Testing and Inspection for Roundabout Improvements
 - 4) Florida State Fence Proposal for Riverfield Trail Fence Replacement
 - 5) Impact Proposal for Zone 3 Irrigation Repairs
 - 6) Impact Proposal for Zones 4 and 6 Landscaping Improvements
 - 7) Maddtraxx Proposal for Brightwood Pavilion Paver Repair
 - 8) Maddtraxx Proposal for Grading Swale in FPL Corridor
 - 9) Maddtraxx Proposal for Sidewalk Replacement at Camp Creek Trail
 - 10) Maddtraxx Proposal for Sidewalk Replacement at Trimbell Terrace
 - 11) Maddtraxx Proposal for Tree Staking at Longmeadow
 - 12) Maddtraxx Proposal for Riverfield Verandah Paver Repair
 - 13) Personnel Leasing Agreement Between the District & Neal Land & Neighborhoods
 - 14) Premier Lighting Proposal for Entrance Sign Repair
 - 15) Rayco Proposal for Repair of Entry Monument Lighting at Riverfield Townhomes
 - 16) Steadfast Proposal for Phase 2 Roadway Landscaping
 - 17) Yellowstone Proposal for Tree Replacement in Zone 2
 - 18) Yellowstone Proposal for Tree Replacement on Arrow Creek Drive
 - 19) Payment Authorizations Nos. 151 – 154
 - 20) Funding Requests Nos. 605 – 619
 - 21) District Financial Statements *(provided under separate cover)*

Business Matters

2. Irrigation Cost Share Agreements Between the District and:
 - 1) Cardell Villas HOA
 - 2) Weekley Townhomes HOA

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: January 14, 2026
- Field Services Operation Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



North River Ranch Improvement Stewardship District

Consent Agenda



North River Ranch Improvement Stewardship District

Minutes of November 12, 2025,
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, November 12, 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)
Jeff Ramer	Neal Land & Neighborhoods – Field Services Operation Manager	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:15 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting.

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

Public Comment Period

There were no public comments at this time.

Consent Agenda

- 1. Minutes of 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**

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Consent Agenda Items 1 – 18.

SECOND ORDER OF BUSINESS

Business Matters

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

Ms. Carvalho noted this is to amend the budget based on actual expenses within the line items. This is for auditing purposes.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget.

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

Mr. Panaseney gave an overview and noted this is to deed the Fort Hamer right-of-way from the Landowner to the District. This includes an agreement for the impact fee credits to go to the original landowner.

It was noted the District is not paying any bond funds or monies for the right-of-way. The land is dedicated to the District.

Mr. Johnson noted there will be a temporary construction easement agreement with Lennar.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Dedication of Fort Hamer Rd. Extension/Right-of-Way from Haval Farms to the District and authorized the Chair to execute the Temporary Construction Easement Agreement with Lennar, once drafted by District Counsel.

Consideration of AquaWorx Proposal for Brightwood and Riverfield Pool Pumps

There was brief discussion regarding the pumps. It was noted this is to have extra replacement pumps on hand.

Mr. Jackson provided clarification and noted this had been previously approved, but the pumps were not supplied.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the AquaWorx Proposal for Brightwood and Riverfield Pool Pumps.

Consideration of Impact Proposals for:

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

Mr. Ramer gave an overview. He noted this is to re-mulch Camp Creek and update the neglected landscape areas in Zone 3.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Impact Proposals for Camp Creek Pine Straw and Mulch, and Plant Replacement in Zone 3.

Consideration of Steadfast Proposals for:

- 1. Mulch in Zone 7**
- 2. Phase 2 Roadway Plantings**

Mr. Ramer gave an overview of the proposals and costs. It was noted he tried to negotiate pricing.

There was discussion regarding the landscaping and costs for each zone.

Mr. Panaseny noted the roadway planting is for Phase 2, not Zone 7. The Zone 7 mulch is out of the O&M budget. The Phase 2 roadway plantings proposal is out of the Construction budget.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Steadfast Proposal for Mulch in Zone 7, in the amount of \$9,600.00.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Steadfast Proposal for Phase 2 Roadway Plantings, in the amount of \$249,440.57.

Mr. Jackson noted the mulching proposals within the zones are already established areas and are for the annual re-mulching.

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)**

Ms. Carvalho reviewed the proposals.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Yellowstone Proposals for Berm Plant Replacement in Zone 2, Fort Hamer Median Plant Replacement in Zone 2, and Mulch in Zones 1 and 2 (Riverfield).

There was brief discussion regarding Wildleaf Park. It was noted that it was recently completed.

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**

Mr. Engel noted that Change Order 5 is for an increase of \$22,752.52 and is for additional irrigation services in the common areas.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved RIPA Change Order 5 for Phase 2 – Common Area Reclaimed Services.

Mr. Engel noted that Change Order 6 is for an increase of \$4,742.00 and is for the addition of a curb cut and driveway apron to access a cell tower.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved RIPA Change Order 6 for Phase 2 – Medway Access to Tower.

Mr. Engel noted Change Order 7 is for a decrease of \$188,910.00 and is for credit of the final lift of asphalt. This will be completed at a later time.

There was brief discussion regarding the cost of asphalt.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved RIPA Change Order 7 for Phase 2 – 2nd Asphalt Lift Credit.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –	No report.
District Engineer –	No report.
District Manager –	Ms. Carvalho stated the next Board Meeting will be on December 10, 2025, at 1:15 p.m., at the same location.
Field Manager –	Mr. Ramer reviewed the mulch proposals from Impact Landscaping for Zones 3-6. It was noted that the Zone 3 proposed cost is \$98,500.00, the Zone 4 proposed cost is \$42,750.00, the Zone 5 proposed cost is \$21,055.00, and the Zone 6 proposed cost is \$20,000.00.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Impact Landscaping Mulch Proposals for Zones 3 – 6 .

Lifestyle Director – Ms. Snow noted the Touch-a-Truck event was outstanding. This is the fourth time hosting this event and it was well attended.

**Audience Comments and
Supervisor Requests**

There was discussion regarding the landscaping contracts and the timing of mulch.

It was noted the Board can use a different vendor for mulch if they choose. Mulch is billed separately.

Ms. Carvalho noted the contracts can be revisited next year and there is the possibility of having one vendor for all zones if the Board chooses.

It was noted that mulch is a separate line item on the O&M budget.

There was brief discussion regarding having one vendor for all zones.

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 Mr. Williams, seconded by Ms. Snow, with all in favor, the November 12th, 2025, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:46 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Browns Tree Service Proposal
for Tree Pruning at Brightwood Pavilion

Brown's Tree Service LLC
2208 72nd Terrace E
Sarasota, FL 34243 US
+19417568733
estimates@brownstree.org
brownstreeservicefl.com



Estimate

North River Ranch Parrish, Florida

NRR O and M

2875620493421 371784	11/17/2025	

Tree Services Prune 11 Bismarck Palm trees around the pool and amenity area in Brightwood at North River Ranch Remove dead fronds and seed pods	11	65.00	715.00

Thank you for your business. Please advise, Browns is not responsible for the following; damaged screens, landscape lighting, underground utilities (to include irrigation, cables, pipes, wires, etc.). Thanks for choosing Brown's Tree Service.

TOTAL **\$715.00**

Accepted By 
Pete Williams

Accepted Date **11/18/25**



North River Ranch Improvement Stewardship District

Driggers Proposal for Testing and Inspection
for Roundabout Improvements



November 12th 2025

York Capitol Group LLC
5800 Lakewood Ranch Boulevard
Sarasota, Florida 34240

ATTN: Mr. Tom Panaseny

YORKCDD - Geotech

**RE: Estimated Cost for Materials Testing and Inspection Services
ROUNDABOUT ADDITIONS & IMPROVEMENTS US 301
MANATEE COUNTY, FLORIDA
Our Proposal No. SAL 252094P REVISED**

Dear Mr. Panaseny:

DRIGGERS ENGINEERING SERVICES, INC. appreciates the opportunity to provide you with an estimated cost for the aforementioned project. We have reviewed the projects plans provided and applied general governing agency and engineer of record specifications to assemble a basic scope of work for this project.

Attached you will find tables of the required testing services for this project, the estimated quantities of testing services needed to meet specifications and the associated unit cost. Due to the nature of the project being ultimately turned over to FDOT we feel this work should be structured differently than usual. We are proposing a REVISED scope of work from having a full time on site FDOT certified technician to perform the field density testing, sampling and basic inspection services on an hourly rate rather than per test basis. Based on the CEI being onsite to perform Verification testing services and the Contractor C&M Roadbuilders having a Quality Control testing lab. The CEI and the General Contractor will be Performing the testing and oversight on this project and will provide reporting in basic alignment with the current FDOT requirements. Of course Laboratory testing of soil materials, concrete strength testing and limited asphalt testing will be as needed in a Verification role and conform to FDOT requirements as well. Driggers role will be to perform testing services not provided by the CEI mainly pertaining to Laboratory soils and concrete testing. Savings on the overall estimate may be experienced based on contractor performance and good planning. As with any project any reduction in testing services would be a cost savings to you. Any testing beyond the estimated quantities would be billed at the listed rates.

We feel a budget of **\$ 18,140.00** should be anticipated for this project. Special conditions for this project are as listed.

Sarasota
Phone: 727.471.6655
Fax: 941.371.8962
saroffice@driggers-eng.com

Clearwater
P.O. Box 17839 • Clearwater, Florida 33762
Phone: 727.571.1313 • Fax: 727.471.6653
clwoffice@driggers-eng.com

Spring Hill
Phone: 727.471.6657
Fax: 727.471.6653
sphilloffice@driggers-eng.com

- A) Driggers Engineering to perform Laboratory testing services on materials in a VERIFICATION capacity.**
- B) FDOT approved base.**
- C) All reports will be, signed and sealed by Fl. registered PE in a drop box system**



11/14/25



OKD
TD
11.13.25

DRIGGERS ENGINEERING SERVICES, INC. appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience.

Respectfully Submitted,
DRIGGERS ENGINEERING SERVICES, INC.



Robert L. Iliff
Construction Services Manager
Sarasota Office

ROUNABOUT ADDITIOS & IMPROV. US 301
MANATEE COUNTY, FLORIDA

SOILS: Laboratory Testing				
Description		Quantity	Unit Cost	Total
1	Modified Proctor or Standard Test: 1 per material type, as needed	4	\$ 110.00 / Ea.	\$ 440.00
2	Limerock Bearing Ratio: Stabilized Subgrade and Base Verification	6	\$ 300.00 / Ea.	\$ 1,800.00
3	Gradation on soil Materials	4	\$ 50.00 / Ea.	\$ 200.00
4	% Passing #200 Sieve by WASH	4	\$ 50.00 / Ea.	\$ 200.00
5	% Organic by Ignition	4	\$ 50.00 / Ea.	\$ 200.00
6	Atterburg Limits	4	\$ 100.00 / Ea.	\$ 400.00
Soils Laboratory Services Total:				\$ 3,240.00

WORK IN EXCESS OF 8 HOURS PER DAY WILL BE BILLED AT 1.5 X RATE.

ROUNDAABOUT ADDITION & IMPROV. US 301
MANATEE COUNTY, FLORIDA
"Continued"

SOILS TESTING: Field Work				
1	Density Testing: Per: MANATEE COUNTY/FDOT			
Description		Quantity	Unit Cost	Total
1-a)	Embankment Fill:	*1	*1	*1
1-b)	Storm Sewer:	*1	*1	*1
1-c)	Sanitary Sewer:	*1	*1	*1
1-d)	Force Main / Water Main / Reclaim Main / Owner Conduit / Misc.	*1	*1	*1
1-e)	Roadway: Subgrade / Curb / Sidewalk / Misc.	*1	*1	*1
1-f)	Roadway Base:	*1	*1	*1
1-g)	Miscellaneous	*1	*1	*1
Density Test:				*1
Description		Quantity	Unit Cost	Total
2	Technician Time: Sampling / Travel / Inspection / Standby / Misc. *	RT 100 Hrs	\$ 60.00 / Hr.	\$ 6,000.00
		OT 20 Hrs	\$90.00 / Hr.	\$ 1,800.00
3	Core Base Materials for Thickness per Specifications (1 per 500 LF +/-): Mobilization and Cores	N/A	N/A	N/A
Soils Field Testing Total:				\$ 7,800.00

*1 VT and QC density testing, sampling , inspection provided by CEI and General Contractor

WORK IN EXCESS OF 8 HOURS PER DAY WILL BE BILLED AT 1.5 X RATE.

LAB-SAR\PROPOSALS\2025JUNE\November\SAL252094P REVISED

ROUNDAABOUT ADDITIONS & IMPROV. US 301
MANATEE COUNTY, FLORIDA
“Continued”

CONCRETE TESTING / Curb / Sidewalk / Walls / Misc.				
Description		Quantity	Unit Cost	Total
1	Slump / Temperature / Mold 4 Cyls./ Cure / Compression test / Report	10	\$ 200.00 / Set	\$ 2,000.00
2	Technician Time: Travel, Pick-up, Inspection, Standby	20	\$ 60.00 /Hr.	\$ 1,200.00
Concrete Testing Total:				\$ 3,200.00
ASPHALT TESTING SERVICES:				
Description		Quantity	Unit Cost	Total
1	EGS & Marshall testing of mix: 1 per material type	2	\$ 400.00 / Ea.	\$ 800.00
2	Core Asphalt for Thickness per EOR Specifications:	N/A	N/A	N/A
	Mobilization and Cores	N/A	N/A	N/A
3	Thickness and density of Field Paving Cores	40	\$ 25.00 / Ea.	\$ 1,000.00
4	CTQP plant inspection *	N/A	N/A	N/A
Asphalt Testing Total:				\$ 1,800.00

- Available upon request
- WORK IN EXCESS OF 8 HOURS PER DAY WILL BE BILLED AT 1.5 X RATE.**

ROUNDAABOUT ADDITIONS & IMPROV. US 301
MANATEE COUNTY, FLORIDA
“Continued”

ADDITIONAL SERVICES				
Description		Quantity	Unit Cost	Total
1	1 Drop box established and maintained through project	1	\$100.00	\$100.00
2	Engineering review and signed sealed reports of test performed.	10	\$120.00 Hr.	\$1,200.00
2	Additional Secretarial Services for Reports	16	\$ 50.00 / Hr.	\$ 800.00
Additional Services Total:				\$ 2,100.00
TOTAL ESTIMATED COST FOR MATERIALS TESTING:				\$ 18,140.00

WORK IN EXCESS OF 8 HOURS PER DAY WILL BE BILLED AT 1.5 X RATE.

LAB-SAR\PROPOSALS\2025\JUNE\November\SAL252094P REVISED



North River Ranch Improvement Stewardship District

Florida State Fence Proposal
for Riverfield Trail Fence Replacement



4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

NRR O and M

Estimate

Date 12/2/2025 Estimate # 58671

Name / Address

North River Ranch ISD

Ship To

Bike Trail Fence Repair

Office	Terms	Rep	Project		
813-413-7844	Due Upon Completion	PL	Trail Fence Repair		
Description		Qty	U/M	Rate	Total
4'H Black Aluminum 3-Rail Fence - Service - Replace damaged end post with new concrete - Install new panel		1	l/ft.	570.00	570.00
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. One Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will		1	ea	0.00	0.00

Price is good for 30 days. Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: 



4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date 12/2/2025 Estimate # 58671

Name / Address

North River Ranch ISD

Ship To

Bike Trail Fence Repair

Office	Terms	Rep	Project		
813-413-7844	Due Upon Completion	PL	Trail Fence Repair		
Description		Qty	U/M	Rate	Total
invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials. 13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.					

Price is good for 30 days. Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

\$570.00

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: 



North River Ranch Improvement Stewardship District

Impact Proposal for Zone 3 Irrigation Repairs

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



NRR O and M

Estimate

#1487

11/7/2025

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

TOTAL

\$9,369.30

PREPARED BY: Matheson, Andrew

PO #	Terms
------	-------

Item	Quantity	Rate	Amount
Proposal to make the irrigation repairs in the common areas of zone 3.			
Decoder 1 Station	16	\$225.00	\$3,600.00
Solenoid	7	\$72.00	\$504.00
DBRY	122	\$10.00	\$1,220.00
Drip Coupling	16	\$2.00	\$32.00
Drip Line	10	\$2.05	\$20.50
Staples	18	\$1.10	\$19.80
Pop Ups	10	\$23.00	\$230.00
Nozzles	23	\$3.50	\$80.50
ACC2 Face Plate	1	\$750.00	\$750.00
2-Wire	350	\$2.75	\$962.50
Irrigation Labor	30	\$65.00	\$1,950.00

Subtotal	\$9,369.30
Total	\$9,369.30

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



Estimate

#1487

11/7/2025

Accepted: Pete Williams

Date: 11/11/25

Proposal is good for 30 days.

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



North River Ranch Improvement Stewardship District

Impact Proposal for Zones 4
and 6 Landscaping Improvements

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



Estimate

#1485

11/7/2025

Bill To

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

TOTAL**\$700.00****PREPARED BY:**

Torres, Ruben

PO #**Terms**

Item	Quantity	Rate	Amount
Zone 4			
Proposal to address several items in Zone 4			
Tree staking mat and labor at Greatbrook and Cross River	1	\$275.00	\$275.00
Remove dead Loquat at Halls Stream and Long Meadow	1	\$175.00	\$175.00
Heavy Equipment	1	\$250.00	\$250.00
Subtotal			\$700.00
Total			\$700.00

Accepted: Pete Williams

Date: 11/11/25

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

#1486

11/7/2025

Bill To

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

TOTAL**\$840.00****PREPARED BY:**

Torres, Ruben

PO #**Terms**

Item	Quantity	Rate	Amount
Zone 6			
Proposal to address several items in Zone 6			
Mulch bags for beds in front models on Long Meadow	140	\$6.00	\$840.00
Subtotal			\$840.00
Total			\$840.00

Accepted: Pete Williams

Date: 11/11/25

Proposal is good for 30 days.

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



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Brightwood Pavilion Paver Repair



PROPOSAL

MaddTraxx LLC

3946 Sasser Rd

Zolfo Springs, FL 33890

863-832-4807

DATE	11/3/2025
PAYMENT TERMS	NET 30
PO NUMBER	110325BrightwoodPavers

BILL TO
North River Ranch ISD

JOB
Brightwood Amenity Center - Pavers

SCOPE	QUANTITY	RATE	AMOUNT
<ul style="list-style-type: none"> • Remove uneven pavers obstructing the doorway entrance to the game room. • Excavate the existing old paver base to identify and address the underlying cause of pavers lifting. • Reinstall new paver base. • Reset and level pavers. 	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

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Grading Swale in FPL Corridor



PROPOSAL

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

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

204 - Earthwork

BILL TO
North River Ranch ISD

JOB
Rolling Fork Trail Swale Creation

SCOPE	QUANTITY	RATE	AMOUNT
Pothole and locate buried gas line. Once existing utilities are located - use mini excavator to dig and grade drainage swale from low lying area allowing storm water to drain to the west.	1	1	\$1,300.00

Total : \$1,300.00

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 \$1300.00. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Sidewalk Replacement
at Camp Creek Trail



PROPOSAL

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

DATE	12/1/2025
PAYMENT TERMS	NET 30
PO NUMBER	112425CCTSidewalk

204 - FINAL TO

BILL TO
North River Ranch

JOB
Camp Creek Trail Sidewalk

SCOPE	QUANTITY	RATE	AMOUNT
<ul style="list-style-type: none">- Camp Creek Trail Sidewalk Panel Replacement- Demo / remove and repour two damanged sidewalk panels along Camp Creek Trail.	1	1	\$1,500.00

Total : \$1,500.00

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

TERMS

Bid price (as shown) for work described above is \$1500. Upon execution, it constitutes a binding purchase order.

Pete Williams 12/2/25

Signiture of Acceptance



Signiture of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Sidewalk Replacement at Trimbelle Terrace



PROPOSAL

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

204 - Final TO

DATE	12/1/2025
PAYMENT TERMS	NET 30
PO NUMBER	112425Trimbelle

BILL TO
North River Ranch

JOB
Riverfield - Trimbelle Terrace

SCOPE	QUANTITY	RATE	AMOUNT
Trimbelle Terrace Sidewalk Panel - Demo and remove damaged sidewalk panel near bridge on Trimbelle Terrace. - Repour and replace panel	1	1	\$1,500.00

Total : \$1,500.00

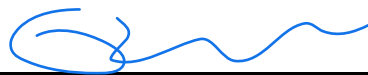
Thank you for allowing MaddTraxx to service your land needs!
Contact office@maddtraxx.com for any questions or concerns.
Please make check payable to MaddTraxx LLC.

TERMS

Bid price (as shown) for work described above is \$1500. Upon execution, it constitutes a binding purchase order.

Pete Williams 12/2/25

Signature of Acceptance



Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Tree Staking at Longmeadow



PROPOSAL

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

DATE	11/24/2025
PAYMENT TERMS	NET 30
PO NUMBER	112425LongmeadowTrees

BILL TO
North River Ranch

JOB
Longmeadow Tree Bracing

SCOPE	QUANTITY	RATE	AMOUNT
Longmeadow Tree Bracing - Utilize machine to straighten tree that is leaning on ditch slope. - Use lumber to construct tree brace to straighten and return tree upright.	1	1	\$950.00

Total : \$950.00

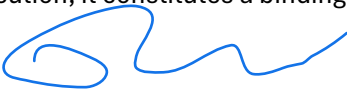
Thank you for allowing MaddTraxx to service your land needs!
Contact office@maddtraxx.com for any questions or concerns.
Please make check payable to MaddTraxx LLC.

TERMS

Bid price (as shown) for work described above is \$950. Upon execution, it constitutes a binding purchase order.

Pete Williams 12/2/25

Signature of Acceptance


Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Riverfield Verandah Paver Repair



PROPOSAL

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

NRR O and M

DATE	11/3/2025
PAYMENT TERMS	NET 30
PO NUMBER	110325RiverfieldAmenity

BILL TO
North River Ranch ISD

JOB
Riverfield Amenity Center - Pavers

SCOPE	QUANTITY	RATE	AMOUNT
Remove and replace damaged and unlevel pavers at amenity center pool area.	1	1	\$800.00

Total : \$800.00

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

TERMS

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

Pete Williams

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

**Personnel Leasing Agreement Between
the District & Neal Land & Neighborhoods**

**PERSONNEL LEASING AGREEMENT BETWEEN THE
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
AND NEAL LAND AND NEIGHBORHOODS, LLC**

THIS PERSONNEL LEASING AGREEMENT (hereinafter referred to as this “Agreement”) is made and entered this 1st day of October, 2025, by and between:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2020-191, Laws of Florida, and located in Manatee County, Florida, with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District” OR “Lessee”); and

NEAL LAND AND NEIGHBORHOODS, LLC, a Florida limited liability, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, its successors and assigns (the “Lessor”).

RECITALS

WHEREAS, the District is responsible for constructing and maintaining certain infrastructure improvements within and about the boundaries of the District; and

WHEREAS, the manager of the District (the “District Manager”) is charged with the supervision of the works of the District, including the hiring or provision of employees and other personnel; and

WHEREAS, the District desires to enter into a lease agreement with Lessor to provide certain personnel to assist the District with the administration and supervision of contracts related to the construction and maintenance of District improvements in accordance with the Scope of Services attached hereto as **Exhibit A** and **Exhibit B** (the “Services”); and

WHEREAS, Lessor agrees to provide such personnel who may work under the direction of the District Manager from time to time under such terms as are detailed below.

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

1. RECITALS. The recitals set forth above are true and correct, and are hereby incorporated in and made a part of this Agreement.

2. LEASE OF PERSONNEL. For and in consideration of the compensation described in Paragraph 5 below, Lessee hereby agrees to lease from Lessor, and Lessor hereby agrees to lease to Lessee, certain individuals to provide field services operation services as described in **Exhibit**

A (herein referred to as the “Field Services Operation Manager”) and to provide maintenance services as described in **Exhibit B** (herein referred to as the “Maintenance Service Staff,” and together with the Field Services Operation Manager, the “Field Services Specialists”). The Field Services Specialists’ salary and benefits shall be determined and paid by Lessor. At the discretion of Lessor, Lessor may terminate the employment of the individual or individuals serving as Field Services Specialists; in such event, Lessor shall designate or attempt to employ a replacement, acceptable to Lessee, to serve as Field Services Specialists and shall notify Lessee of the replacement in writing.

The Field Services Specialists shall work for the benefit of the District and shall be responsible for performing such duties related to the Services outlined in the scope of services attached hereto as Exhibit A and Exhibit B. Lessor acknowledges the District is subject to certain prompt payment responsibilities required by law. In no event shall the actions or omissions of the Field Services Specialists result in a breach by the District of its prompt payment responsibilities.

3. TERM. The term of this Agreement shall be for a one (1) year period commencing as of October 1, 2025 (the “Commencement Date”). This Agreement shall automatically renew each year unless terminated by either party. Either party may terminate this Agreement at any time, with or without cause, by giving at least thirty (30) days written notice to the other party specifying the date the termination is to become effective. Any termination of this Agreement shall not release Lessee of its obligation to pay Lessor the compensation due pursuant to Paragraph 5 below for all periods prior to termination.

4. OFFICE SPACE AND SUPPORT SERVICES. Lessor shall provide the Field Services Specialists such supplies or support as shall be reasonably necessary for to provide the Services on behalf of Lessee in accordance with this Agreement at no cost to Lessee.

5. COMPENSATION.

(a) For and in consideration of the lease of the Services to Lessee by Lessor and the office space, supplies, support services and/or other overhead or facilities to be furnished to Lessee by Lessor pursuant to this Agreement, if any, Lessee shall pay Lessor \$8,500.00 per month for the Field Services Operation Manager’s Services, and \$5,000.00 per month for the Maintenance Service Staff’s Services. Payment shall occur monthly and within thirty (30) days of a presentation of an invoice by Lessor. Lessor agrees that it shall be solely responsible for all salary, employee benefits and all payroll-related taxes and charges associated with Lessor’s employment of the person serving Lessee as Field Services Specialists. In no event shall this Agreement be construed as an employment agreement between the Field Services Specialists and Lessee.

(b) The Parties agree and covenant that any change in services or compensation under this Agreement shall be in writing, signed by both parties hereto, and shall reference this Section of this Agreement.

6. CONTROL OF FIELD SERVICES SPECIALISTS. Lessor reserves the right of direction and control over the personnel leased to Lessee under the terms of this Agreement. However, Lessee shall retain sufficient direction and control over such personnel as is necessary to conduct Lessee's business and without which Lessee would be unable to conduct its business, discharge any fiduciary responsibility it may have or comply with any applicable licensure, regulatory or statutory requirements of Lessee. Lessor retains the authority to hire, terminate, discipline and reassign the leased personnel. However, Lessee has the right to accept or cancel the assignment of any leased individual, provided that any failure to accept or any cancellation of any leased personnel is not prohibited by law.

7. RELATIONSHIPS. Lessor and Lessee shall not, by virtue of this Agreement, be construed as joint venturers or partners of each other, and neither shall have the power to bind or obligate the other. Lessor and Lessee acknowledge and agree that the Field Services Specialists shall be an employee of Lessor. In furtherance thereof, Lessor shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to the Field Services Specialists, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to the Field Services Specialists.

8. PREVAILING PARTY. If it should become necessary for either of the parties to resort to legal action, the non-prevailing party shall pay all reasonable legal fees and other expenses incurred by the prevailing party, including, but not limited to, attorneys' fees of in-house and outside counsel at all judicial levels.

9. JURY WAIVER. The parties hereby knowingly, irrevocably, voluntarily and intentionally waive any rights to a trial by jury in respect of any action, proceeding or counter claim based on this Agreement or arising out of, under or in connection with this Agreement or any document or instrument executed in connection with this Agreement, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party hereto. This provision is a material inducement for the parties entering into the subject Agreement.

10. FORCE MAJEURE. Each party hereto shall give notice promptly to the other of the nature and extent of any event of Force Majeure claimed to delay or prevent its performance under this Agreement.

10. JURY WAIVER. The parties hereby knowingly, irrevocably, voluntarily, and intentionally waive any rights to a trial by jury in respect of any action, proceeding or counter claim based on this Agreement or arising out of, under or in connection with this Agreement or any document or instrument executed in connection with this Agreement, or any course of

conduct, course of dealing, statements (whether verbal or written) or action of any party hereto. This provision is a material inducement for the parties entering into the subject Agreement.

11. FORCE MAJEURE. Each party hereto shall give notice promptly to the other of the nature and extent of any event of force majeure claimed to delay or prevent its performance under this Agreement.

12. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Lessor:** Neal Land and Neighborhoods, LLC
5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240
Attn: _____
- B. If to District:** North River Ranch Improvement Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Attn: District Manager
- With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Jonathan T. Johnson

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

13. INDEMNIFICATION. Lessor agrees to indemnify and hold the Lessee harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence of the Accounting Specialist.

14. LIMITATIONS ON LIABILITY PRESERVED. Lessor agrees that nothing contained in this

Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

15. INSURANCE. Lessor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$500,000/\$1,000,000
Property Damage (including Contractual)	\$500,000/\$1,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

Lessor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida. At no time shall Lessor fail to maintain insurance in the above amounts.

If Lessor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Lessor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

16. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

17. FURTHER ACTIONS. Each party shall take such actions to execute, file, record, publish and deliver such additional certificates, instruments, agreements and other documents as the other party may, from time to time, reasonably required in order to accomplish the purposes of this Agreement.

18. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

19. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.

20. PUBLIC RECORDS. Lessor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Lessor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Lessor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Lessor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Lessor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Lessor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Lessor, the Lessor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LESSOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LESSOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-723-5900, RECORDREQUEST@PFM.COM, OR AT 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

21. WAIVER. No waiver of any breach of any term or condition of this Agreement shall be deemed to be a waiver of any subsequent breach of any term or condition of a like or different nature.

22. UNENFORCEABILITY. If any provisions of this Agreement shall be held invalid or unenforceable, such invalidity or unenforceability shall not, if possible, affect the validity or enforceability of any other provision of this Agreement, and this Agreement shall, if possible, be construed in all respects as if such invalid or unenforceable provision were omitted.

23. SURVIVAL OF TERMS. The terms, conditions, obligations and covenants in this Agreement shall survive its execution by the parties hereto and the consummation of the transactions between the parties contemplated herein.

24. CAPTIONS. The captions used herein are inserted only as a matter of convenience and are not to be used in the interpretation of any provision hereof.

25. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Lessor acknowledges that, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Lessor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Lessor acknowledges that the District may terminate this Agreement if Lessor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Lessor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Lessor shall immediately notify the District. By entering into this Agreement, Lessor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

26. ENTIRE AGREEMENT; BINDING EFFECT. This Agreement constitutes the entire

agreement and understanding between the parties with respect to the subject matter hereof, and supersedes any prior agreements and understandings relating to such subject matter. This Agreement shall inure to the benefit of, and be binding upon and enforceable by, the parties hereto and their respective successors and permitted assigns. Neither party to this Agreement may assign their rights or obligations hereunder without the prior written consent of the other party. Any purported assignment without such prior written consent is void.

27. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the date first above written.

Attest:

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP
DISTRICT**


Secretary/Assistant Secretary


Pete Williams, Chairperson

Attest:

**NEAL LAND AND NEIGHBORHOODS,
LLC, a Florida limited liability company**


Witness: Monica Donley



Name: D. David Gobin
Title: Chief Financial Officer

Exhibit A: Scope of Services for Field Service Operation Manager

Exhibit B: Scope of Services for Maintenance Service Staff

Exhibit A

Scope of Services

EXHIBIT A: LAND AND FIELD OPERATIONS MANAGER JOB DESCRIPTION

Reports to: VP of Land Development

Objective: Provide management of vendors and ensure that the overall community appearance, functionality, and safety of District and where applicable, developer-owned facilities, infrastructure, and amenities are well-maintained and compliant with standards and all applicable state, local, and federal laws. Duties and Responsibilities may be handled directly by the Manager or additional staff and/or District members; however, oversight shall be the direct responsibility of the Manager.

Position: Salary, Full-time, Exempt

RESPONSIBILITIES:

- Answer incoming calls and emails no later than the next business day
- Inspect District and other Amenity areas in accordance with the District and developer contract for needed maintenance.
- Inspect District and other Landscapes, common areas, stormwater systems, lighting, signage, and other infrastructure, and follow up with appropriate vendors as needed.
- Generate Work Orders/Service Requests and follow up with residents/staff and vendors as needed.
- Assist with preparing the District meeting packet content related to Field Services and all follow-up action items from the meetings in accordance.
- Oversee Vendor contracts (outlined responsibility of both parties, auto-renewal or cancel/termination dates) and performance within the assigned Districts/developer-owned.
- Initiate Request for Proposals (RFP).
- Create, build, and maintain positive professional relationships with Developer and District Staff, vendors, and homeowners.
- Review, understand, and remind the District of the most recent Reserve Study maintenance items, costs, and dates when appropriate.
- Prepare and review weekly Work Order and Maintenance Log reports.
- Assist in the annual operating budgets as it relates to Field Operation items.
- Review and approve vendor invoices received prior to payment submission.
- Maintain vendor files (savings, labeling, uploading, etc.) and reports on various computer programs.
- Assist in resolving disputes.
- Be available for after-hours emergency calls and emails to Land and Field Services.
- Provide support to the Developer, Administrative, and Accounting teams, as requested.
- Any additional duties assigned by designated District Staff or Developer when appropriate.
- The above statements are intended to describe the general nature and level of work being performed. They are not intended to be an exhaustive list of all duties, responsibilities, and skills.

Exhibit B Scope of Services

SITE AND AMENITIES MERCHANDISER

Reports to: Field Services Manager

Objective: Responsible for daily oversight and hands-on maintenance and management of North River Ranch Community Grounds. This comprises the exterior areas of Brightwood Pavilion amenity outside the fenced pool and amenity building including the FitPod, event field, fire-pits, and related areas, Riverfield Verandah exterior grounds, Camp Creek exterior grounds, and trails and community parks and other similar areas at NRR. In addition, daily oversight of neighborhoods and builder model homes where homesites are actively under construction and available for sale.

This is a pro-active, hands-on role for a self-starter individual. It requires a highly visible and responsive approach to all matters. Candidates must be able to use hand-powered tools safely, drive, and consistently work in an alert and safe manner. Uniform will be supplied. The employee will receive and be responsible for using a company cell phone, an onsite utility cart, company tools, and other equipment. Onsite secured storage shed facility houses all equipment and related material. The position will report on a day-to-day basis to the Field Services Manager and interact weekly with the Developer and Community marketing team.

RESPONSIBILITIES:

- **Look and Image:** Daily walk-through/ drive-through of all areas, trash and snipe sign removal, and carry out any required maintenance to ensure that the common areas at NRR are tidy and clean. Ensure the exterior grounds of the amenities look as best as possible. Liaise with Frank Miller on any area of the amenities that you see needing attention.
This is an active development and home construction project. As such, trash accumulates quickly and across the project. Daily efforts to manage waste, including self-pickup and removal, working with the builder's construction teams on homesites under construction are essential. Identify issues for landscape maintenance and advise the Field Services Manager and/or landscape maintenance team lead of special work needed.
- **Neighborhood Look and Image:** Work with the builders and construction crews to achieve clean and presentable home sites at all times. Ongoing trash pick-up around the model homes, so they present well. Develop a relationship with home site supervisors so that their crew picks up and maintains their sites. Keep a log of habitual trash or mess makers.
- The above statements are intended to describe the general nature and level of work being performed. They are not intended to be an exhaustive list of all duties, responsibilities, and skills.

COSMIC DAILY SCHEDULE		DATE/
TIME	DESCRIPTION	CHECK
	Every Morning Detail Grounds at Brightwood Pavilion and Riverfield Verandah	
	then move to Camp Creek Bike Park and Pickleball areas.	
	DRIVE FT HAMER RD TO TRAILER TO GET CART - CHECK FOR SNIPE SIGNS AND OVERALL LOOK	
	Walk Brightwood Pavilion exterior and event field/fitpod make a check list of all issues.	
	Develop check list first then program the work needed to resolve.	
	Reposition soccer goal on event field - check for maintenance,	

	Check fitpod equipment and maintenance, check rear to pond.	
	Relocate Adirondack chairs on grass behind pool to fresh position daily.	
	Check pool equipment area - discard any trash.	
	Check bikes for flat tires or other repairs needed. Check app log for maintenance issues.	
	Check firepits and area, reset lava rocks!	
	Check entry gates to pool deck and liaise with Frank on any repairs.	
	Check pool is running correctly, check pool equipment area for critters, nests or other!	
	Check bike stands, make sure there is always space for one bike.	
	Identify any landscaping maintenance needs and advise FSM.	
	Check mailboxes in parking lot, tidy and clean, dispose of any circulars or similar	
	Check playground equipment, pick up trash	
	Overview of pavers, landscape, irrigation, etc., fix on spot or make note for later repair	
	Parking Lot & Circle – check for trash and use blower.	
	Check lighting to building and landscaping.	
	Check fenced trash area is clean and clear.	
	Check Grand River from BP to MWR – 30 second look must be perfect!	
	Check Riverfield Verandah and Park - complete same checklist as for Brightwood	
	Check Camp Creek and Bike Park/Pickleball - complete same checklist as for Brightwood	
	After Morning Walk Through Do Standup Meet with Jeff.	
	Update vendor issues with Jeff. Develop spreadsheet to track tasks.	
	Review emails, make a call list, note down updates for Jeff.	
	Take golf cart, tools, whatever is necessary to start punch-list for all areas.	
	Rake mulch under swings at BP and RF pocket park.	
	Check Fit Pod Station, Event Field at BP, Wildleaf Park, Riverfield Park, Longmeadow Park.	
	Check Trails – walking, biking, fitness. Drag trails monthly.	
	Drive community to check landscaping and irrigation, alert Jeff to any evident issues.	
	Check monuments and signs, brush down to keep clean, check lighting functioning.	
	Check ponds for trash and washout – note any algae and alert Jeff.	
	Check Dog Park, water functioning, trash controlled, fence not compromised.	

	Regular Maintenance As Needed	
	Check maintenance log with Jeff for upcoming work and be prepared to meet vendors on site.	
	Keep bikes clean, keep a log of bikes and rotate them.	
	Run blower on Grand River Parkway/Ft Hamer Rd and main streets, check frontage to MWR for trash.	
	Check streets with homes under construction, run blower through the neighborhoods. Let Andy know of any builder issues.	
	Check fence line and gates to FPL easement for damage.	
	Develop relationship with Manatee Sheriff deputies who patrol site.	
	Pull/spray obvious weeds around common area sidewalks (backpack sprayer).	
	Clean all directional signs throughout neighborhoods, remove all Snipe Signs.	
	Pull storm water outlet pipe/socks from around neighborhoods, clean and replace.	
	Contracts to be placed with North River Ranch Improvement Stewardship District	
	3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817	
	(Prior contracts were with Fieldstone CDD)	
	Amenity addresses:	
	Brightwood Pavilion, 11510 Little River Way, Parrish, 34219	
	Riverfield Verandah, 8414 Arrow Creek Drive, Parrish, FL 34219	
	Camp Creek, 11645 Camp Creek Trail, Parrish FL 34219	
	Outpost Game Room, 11635 Camp Creek Trail, Parrish FL 34219	
	Headwaters Swim Center, 11615 Camp Creek Trail, Parrish FL 34219	
	Trailhead, 11854 Camp Camp Creek Trail, Parrish FL 34219	
	Wildleaf Park, 11200 Halls Stream Lane, Parrish FL 34219	
	Dash's Dog Park, 9680 Ft Hamer Rd, Parrish FL 34219	
	Bike Park,	
	Pickleball Courts,	
	Riverfield Play park,	
	Quarterly Tasks:	
	Flush fire hydrants and record dates.	
	Repaint yellow end caps from MWR to BP and around circle as needed.	
	Vendor Management:	
	Work with Jeff to manage vendors on site for all regular and related maintenance	

	(Pest control, HVAC, Safetouch, Clean Sweep, electricians, plumbers, pool cleaning,	
	amenity cleaning, playground service, pressure washing, paver repair, Spectrum, Frontier,	
	all gates (ODI), Trail fences, signage (Bowers), Lake Doctor, FitRev, Bike Share etc.)	



North River Ranch Improvement Stewardship District

Premier Lighting Proposal
for Entrance Sign Repair



Premier Outdoor Lighting, Inc.

813-672-4911
office@premieroutdoorlighting.com
7818 US Hwy 301 S
Riverview, FL 33578


Proposal

Date	Job #
10/15/2025	POL1008 #48

NRR O and M

Name / Address

North River Ranch
Improvement Stewardship
District
3501 Quadrance Blvd
Suite 270
Orlando, FL 34219

		Terms	Project
		Net 30	
Description	Qty	Cost	Total
Labor: assess lighting; add photocells; replace LEDs and drivers; replace GFI and ZD boards as needed.	8	265.00	2,120.00
PRO TRADE PC1 PHOTOCELL	4	39.50	158.00
120 V LED STRIP LIGHT	44	12.99	571.56
DRIVER	11	58.61	644.71
GFI RECEPTACLE	5	39.50	197.50
WEATHER PROOF IN USE COVER	3	30.28	90.84
1 GANG BASKET	2	2.99	5.98
9 LED BOARD	2	144.99	289.98
MISC SUPPLIES (Wire connection hardware, wire tape, etc.)		60.26	60.26
Pete Williams			
Signature: 		Total	\$4,138.83



North River Ranch Improvement Stewardship District

Rayco Proposal for Repair of Entry Monument
Lighting at Riverfield Townhomes

NRR - O&M

Rayco Electric, Inc.

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

Proudly serving Manatee, Sarasota and surrounding counties since 1979

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

Contractor/Owner Contact Info

North River Ranch Improvement Stewardship District
5824 Lakewood Ranch Blvd.
Sarasota, FL 34240
941-724-2819 Andy Richardson
arichardson@nealland.com

Job Information

Riverfield Townhomes Entrance

Project Description:

- * Replace (4) strip lights shining up on monument sign.
- * Replace (3) transformers for column lights.

NOTES:


- * Proposal is for material only. Labor will be billed out at our current rates.
- * This proposal is only for the West side entrance. The East side entrance has not been addressed yet.

Total Base Bid \$4,703.00

Draws due based upon percentage of completion.


Proposal prepared by Gilberto Roque.

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.

 11/13/25

GC Signature / Owner / Date

Rayco Signature / Date

 11/13/25

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

Steadfast Proposal for
Phase 2 Roadway Landscaping



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 'Floritam' Floritam 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:

11/12/2025

Print Name:

Pete Williams



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Tree Replacement in Zone 2

**Proposal #: 636026**

Date: 11/26/2025

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
 Carvalho@pfm.com

LOCATION OF PROPERTY

8400 Arrowcreek Drive
 Parish, FL 34219

Magnolia Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Removal and Replacement	4	\$70.00	\$280.00
Magnolia DD Blachard 25 Gal	1	\$475.00	\$475.00
Mulch	2	\$7.50	\$15.00

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

12/1/25

North River Ranch Stewardship District - Zone Two

Subtotal	\$770.00
Sales Tax	\$0.00
Proposal Total	\$770.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Tree Replacement
on Arrow Creek Drive



NRR O and M

Proposal #: 634761

Date: 11/20/2025

From: Rafael Garcia

Proposal for
North River Ranch Stewardship District - Zone Two

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

LOCATION OF PROPERTY

8400 Arrowcreek Drive
Parish, FL 34219

Silver Buttonwood Replacement

DESCRIPTION	QTY	AMOUNT
Silver Buttonwood Std 25 Gal	1	\$550.00

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

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

AUTHORIZATION TO PERFORM WORK:

By

Pete Williams - Board Chair

Print Name/Title

Date

11/21/25

North River Ranch Stewardship District - Zone Two

Subtotal	\$550.00
Sales Tax	\$0.00
Proposal Total	\$550.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Payment Authorizations Nos. 151 – 154

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 151 - 154

PA #	Description	Amount	Total
151	Alsco Uniforms	\$ 46.51	
	Canteen Refreshment Services	\$ 438.69	
	Frontier	\$ 787.39	
		\$ 202.01	
	Gregory Tallon	\$ 800.00	
	MaddTraxx	\$ 5,750.00	
		\$ 950.00	
	MCUD	\$ 49.10	
		\$ 77.73	
		\$ 314.51	
		\$ 524.19	
		\$ 70.12	
		\$ 175.31	
		\$ 106.62	
		\$ 142.15	
		\$ 308.76	
		\$ 488.88	
		\$ 151.79	
		\$ 198.49	
		\$ 370.65	
		\$ 456.19	
		\$ 73.86	
		\$ 164.12	
		\$ 390.08	
		\$ 975.19	
		\$ 4.66	
		\$ 11.65	
		\$ 31.57	
		\$ 78.93	
		\$ 25.37	
		\$ 63.41	
		\$ 49.30	
		\$ 123.24	
		\$ 38.90	
		\$ 61.59	

		\$ 9.12	
		\$ 22.79	
		\$ 18.15	
		\$ 40.32	
		\$ (276.95)	
		\$ 64.94	
		\$ 137.11	
		\$ (530.00)	
		\$ 4.93	
		\$ 10.42	
	PFM Group Consulting	\$ 1,875.00	
	Peace River Electric Cooperative	\$ 522.47	
		\$ 723.42	
		\$ 634.50	
		\$ 878.53	
		\$ 13.03	
		\$ 18.04	
		\$ 23.09	
		\$ 31.97	
		\$ 487.66	
		\$ 675.21	
		\$ 17.12	
		\$ 23.71	
		\$ 21.52	
		\$ 29.80	
		\$ 24.86	
		\$ 34.42	
		\$ 32.60	
		\$ 45.13	
		\$ 17.73	
		\$ 24.55	
		\$ 236.23	
		\$ 327.09	
		\$ 16.82	
		\$ 23.29	
		\$ 321.25	
		\$ 444.81	
		\$ 1,036.77	
		\$ 1,435.52	
		\$ 14.60	
		\$ 20.22	
		\$ 342.63	
		\$ 474.40	
		\$ 584.09	
		\$ 808.75	
		\$ 715.52	
		\$ 990.71	
		\$ 13.28	

		\$ 18.39	
		\$ 12.92	
		\$ 17.90	
		\$ 16.57	
		\$ 22.94	
		\$ 15.26	
		\$ 21.12	
		\$ 23.65	
		\$ 32.74	
		\$ 963.08	
		\$ 1,333.49	
		\$ 715.52	
		\$ 990.71	
		\$ 12.62	
		\$ 17.47	
		\$ 12.67	
		\$ 17.55	
		\$ 13.08	
		\$ 18.10	
		\$ 187.53	
		\$ 259.66	
		\$ 371.75	
		\$ 514.74	
		\$ 121.56	
		\$ 168.32	
		\$ 12.97	
		\$ 17.97	
		\$ 344.90	
		\$ 477.55	
		\$ 701.88	
		\$ 971.84	
		\$ 16.57	
		\$ 22.94	
		\$ 16.16	
		\$ 22.37	
		\$ 350.45	
		\$ 485.25	
		\$ 89.73	
		\$ 124.25	
		\$ 13.03	
		\$ 18.04	
		\$ 12.57	
		\$ 17.41	
	Rayco Electric	\$ 600.00	
	SignPro Studios	\$ 10,625.00	
	Verizon Business	\$ 53.66	
		\$ 176.30	

			\$49,032.31
152	Advanced Aquatic Services	\$ 8,201.00	
	Alsco Uniforms	\$ 46.51	
	Ballenger Landcare	\$ 750.00	
	Bogart & Daugherty Consulting	\$ 240.00	
	Canteen Refreshment Services	\$ 122.78	
		\$ 83.75	
		\$ 257.10	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	David Kersey	\$ 1,900.00	
	Doody Free 941	\$ 1,092.00	
	Florida State Fence	\$ 7,382.00	
	Frontier	\$ 141.51	
		\$ 99.94	
		\$ 837.92	
	Impact Landscaping & Irrigation	\$ 810.00	
		\$ 1,320.00	
		\$ 374.75	
		\$ 1,840.30	
		\$ 17,231.19	
		\$ 10,380.23	
		\$ 6,516.32	
		\$ 7,091.89	
		\$ 679.30	
		\$ 881.40	
		\$ 2,289.05	
	Jan-Pro of Manasota	\$ 236.18	
		\$ 142.12	
		\$ 266.14	
		\$ 3,595.00	
		\$ 125.00	
		\$ 195.00	
		\$ 1,766.35	
		\$ 1,814.84	
		\$ 80.00	
		\$ 145.00	
		\$ 20.00	

		\$ 25.00	
		\$ 20.00	
	Kutak Rock	\$ 3,194.46	
	MCUD	\$ 18.56	
		\$ 27.12	
	Neal Land & Neighborhoods	\$ 5,000.00	
	PFM Group Consulting	\$ 31.63	
	Rockin' Bouncies	\$ 855.00	
	Safetouch	\$ 450.00	
		\$ 2,507.00	
		\$ 450.00	
	S&G Pools	\$ 2,675.00	
		\$ 1,650.00	
		\$ 1,282.60	
	Steadfast Alliance	\$ 375.00	
		\$ 549.83	
		\$ 127.50	
		\$ 2,799.09	
		\$ 13,240.00	
	TieTechnology	\$ 110.33	
	Tyree Brown, Arborist	\$ 700.00	
	Valley National Bank	\$ 3,978.83	
	Vglobal Tech	\$ 200.00	
	WTS International	\$ 1,228.50	
		\$ 10,443.67	
		\$ 5,570.44	
		\$ 4,334.10	
		\$ 89.31	
	Yellowstone Landscape	\$ 866.00	
		\$ 9,021.00	
		\$ 12,250.00	
			\$163,204.54
153	Advanced Aquatic Services	\$ 575.00	

	AlSCO Uniforms	\$ 46.51	
	Canteen Refreshment Services	\$ 94.79	
	Clearview Land Design	\$ 698.75	
		\$ 1,363.78	
	Daystar Exterior Cleaning	\$ 1,250.00	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	Impact Landscaping & Irrigation	\$ 13,694.25	
		\$ 9,369.30	
		\$ 77.00	
	Jones & Sons	\$ 20.00	
	KS StateBank	\$ 2,227.85	
	MCUD	\$ 61.62	
		\$ 154.06	
	McClatchy	\$ 671.07	
	PFM Group Consulting	\$ 6,708.33	
	Southern Land Services of Southwest Florida	\$ 2,325.00	
		\$ 3,100.00	
		\$ 900.00	
	Stantec Consulting Services	\$ 9,120.30	
		\$ 8,521.50	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	United Rentals	\$ 701.96	
	Yellowstone Landscape	\$ 3,966.00	
			\$66,992.01
154	AlSCO Uniforms	\$ 46.51	
	Daystar Exterior Cleaning	\$ 1,250.00	

		\$ 8,520.95	
		\$ 315.00	
	GreatAmerica Financial Services	\$ 416.30	
	Jones & Sons	\$ 85.00	
		\$ 200.00	
		\$ 75.00	
		\$ 125.00	
		\$ 200.00	
		\$ 80.00	
		\$ 125.00	
		\$ 150.00	
		\$ 125.00	
		\$ 25.00	
		\$ 80.00	
	Premier Outdoor Lighting	\$ 4,077.58	
	Spectrum Business	\$ 138.65	
	Ultimate Services	\$ 1,200.00	
	United Rentals	\$ 1,583.00	
			\$18,817.99
		Total	\$298,046.85



North River Ranch Improvement Stewardship District

Funding Requests Nos. 605 – 619

Funding Requests 605 - 619

FR #	Description	Amount	Total
605			
Phase Deer Park	Core & Main	\$2,892.96	
		\$2,315.92	
		(\$564.00)	
		(\$7,148.87)	
	Frederick Derr and Company	\$733,001.18	
			\$730,497.19
606			
Phase 2	Peace River Electric Cooperative	\$ 247.60	
		\$ 342.83	
			\$590.43
607			
Phase Morgan's Glen	Southern Land Services of Southwest Florida	\$ 375.00	
			\$375.00
608			
Jones Farm Phase 1	Kimley-Horn and Associates	\$ 1,762.51	
			\$1,762.51
609			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	RIPA & Associates	\$ 159,051.01	
			\$159,051.01
610			
Phase 2	Peace River Electric Cooperative	\$ 508.42	
			\$508.42
611			
Phase Deer Park	Core & Main	\$ 916.65	
		\$ 319.20	
		\$ 11,477.38	
		\$ 705.60	
			\$13,418.83
612			
Phase 2	Driggers Engineering Services	\$ 230.00	
	RIPA & Associates	\$ 28,632.08	
	Stantec Consulting Services	\$ 4,633.75	
			\$33,495.83
613			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Clearview Land Design	\$ 1,700.00	
		\$ 4,250.00	
		\$ 385.00	
	Driggers Engineering Services	\$ 1,744.00	
			\$8,079.00
614			
Phase 4C-2	GeoPoint Surveying	\$ 9,800.00	
			\$9,800.00
615			
Brightwood	Driggers Engineering Services	\$ 4,890.00	
			\$4,890.00
616			
Phase Morgan's Glen	Southern Land Services of Southwest Florida	\$ 375.00	

			\$375.00
617			
Phase Amenity	Ron Litts	\$ 2,450.00	
			\$2,450.00
618			
Phase Amenity	RIPA & Associates	\$ 157,408.33	
			\$157,408.33
619			
Phase Morgan's Glen	Advanced Aquatic Services	\$ 7,286.50	
			\$7,286.50
		Grand Total	\$1,129,988.05



North River Ranch Improvement Stewardship District

District Financial Statements
(provided under separate cover)



North River Ranch Improvement Stewardship District

Irrigation Cost Share Agreements
Between the District and:

1. Cardell Villas HOA
2. Weekley Townhomes HOA

**COST SHARE AGREEMENT BETWEEN THE NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT AND THE NORTH RIVER RANCH
HOMEOWNERS ASSOCIATION, INC., FOR IRRIGATION SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 2025 by and between:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT, a local unit of special-purpose government being situated in Manatee County, Florida and with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (hereinafter, the "District"), and

NORTH RIVER RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 6311 Atrium Drive, Suite 209, Lakewood Ranch, Florida 34202 (hereinafter "Association" and, together with District, the "Parties").

RECITALS:

WHEREAS, the District was established pursuant to Chapter 2020-191, Laws of Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities in the District; and

WHEREAS, the District has constructed an irrigation system within the Crescent Creek Cardel Villas Community area of the District which has mainline connections with meters and includes a certain irrigation water meter (the "Meter") identified in **Exhibit A**; and

WHEREAS, the water utility account (the "Account") is in the name of the District and the District pays the associated invoices; and

WHEREAS, the Meter irrigates privately owned villa lots which are members of the Association (the "Association Acreage") as well as landscaping improvements on District property ("District Acreage"), the general acreages and locations of which are depicted in the attached **Exhibit B**; and

WHEREAS, Association has requested, and the District has agreed to allow Association to irrigate the Association Acreage using the Meter owned by the District rather than requiring Association to install a separately metered water line; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits received by the property owners and residences within the District, the District and Association desire to enter into this Agreement to provide for the allocation of costs associated with the irrigation so that each party pays its respective share.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **Cost Allocation.** Each party shall be responsible for its proportionate share of the utility costs on the Account. During the term of this Agreement, Association shall pay its proportionate share of the irrigation water usage costs incurred to the District based on the acreage irrigated by the Meter. Such share shall be 76% (seventy-six percent) for the District Acreage and 24% (twenty-four percent) for the Association Acreage.

3. **Billing and Payment.** The Account is set up in the name of the District and utility bills associated with the Account will be sent to the District. Once the District receives a monthly bill on the Account, the District shall calculate the amount due from Association as set forth in Section 2 above and shall send an invoice to Association at the address listed in this Agreement. Association will then have thirty (30) days to submit payment to the District at the address listed in this Agreement. Failure of Association to make timely payment of its proportionate share shall constitute a default under Section 4 of this Agreement.

4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

5. **Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the Parties hereto.

8. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to District: North River Ranch Improvement
Stewardship District
3501 Quadrangle Boulevard
Orlando, Florida 32817
Attn: District Manager

With a copy to: Kutak Rock LLP.
107 W. College Ave
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Association: North River Ranch Homeowners Association, Inc.
c/o Castle Management, LLC
6311 Atrium Drive, Suite 209,
Lakewood Ranch, Florida 34202
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

10. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. **Assignment.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

12. Controlling Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Parties agree that venue shall be in Manatee County, Florida.

13. Effective Date and Term. The Agreement shall be effective after execution by both Parties hereto and shall remain in effect unless terminated by either of the Parties hereto in accordance with the provisions of Section 14 of this Agreement.

14. Termination. The District shall have the right, but not the obligation, to terminate this agreement for default by Association if Association shall become more than ninety (90) days delinquent on its payment obligations as set forth above. In the event that the Association defaults, Association shall be responsible for paying all costs associated with the installation of a separate meter to which the Association Acreage shall be attached, as well as any costs incurred by the District under Sections 4 and 5 above. In addition, either party may terminate this Agreement without cause upon sixty (60) days' notice to the other. However, as a condition precedent to the Association being released from its obligations hereunder, the Association must cause the Association Acreage to be placed on a separate meter connected to an account in its own name and must pay for all expenses associated with such re-metering. The Association shall remain obligated by the terms and conditions of this Agreement until such time as the new meter and account is established and all payments due under this Agreement are made.

15. Public Records. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

16. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**NORTH RIVER RANCH HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Its: _____

EXHIBIT A

Meter Number	Area Irrigated

EXHIBIT B
Acreages

District-Maintained Acreage -

Association-Maintained Acreage -

**COST SHARE AGREEMENT BETWEEN THE NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT AND THE NORTH RIVER RANCH
HOMEOWNERS ASSOCIATION, INC., FOR IRRIGATION SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 2025 by and between:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT, a local unit of special-purpose government being situated in Manatee County, Florida and with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (hereinafter, the "District"), and

NORTH RIVER RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 6311 Atrium Drive, Suite 209, Lakewood Ranch, Florida 34202 (hereinafter "Association" and, together with District, the "Parties").

RECITALS:

WHEREAS, the District was established pursuant to Chapter 2020-191, Laws of Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities in the District; and

WHEREAS, the District has constructed an irrigation system within the Crescent Creek Weekley Townhomes Community area of the District which has mainline connections with meters and includes a certain irrigation water meter (the "Meter") identified in **Exhibit A**; and

WHEREAS, the water utility account (the "Account") is in the name of the District and the District pays the associated invoices; and

WHEREAS, the Meter irrigates privately owned villa lots which are members of the Association (the "Association Acreage") as well as landscaping improvements on District property ("District Acreage"), the general acreages and locations of which are depicted in the attached **Exhibit B**; and

WHEREAS, Association has requested, and the District has agreed to allow Association to irrigate the Association Acreage using the Meter owned by the District rather than requiring Association to install a separately metered water line; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits received by the property owners and residences within the District, the District and Association desire to enter into this Agreement to provide for the allocation of costs associated with the irrigation so that each party pays its respective share.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **Cost Allocation.** Each party shall be responsible for its proportionate share of the utility costs on the Account. During the term of this Agreement, Association shall pay its proportionate share of the irrigation water usage costs incurred to the District based on the acreage irrigated by the Meter. Such share shall be 83% (eighty-three percent) for the District Acreage and 17% (seventeen percent) for the Association Acreage.

3. **Billing and Payment.** The Account is set up in the name of the District and utility bills associated with the Account will be sent to the District. Once the District receives a monthly bill on the Account, the District shall calculate the amount due from Association as set forth in Section 2 above and shall send an invoice to Association at the address listed in this Agreement. Association will then have thirty (30) days to submit payment to the District at the address listed in this Agreement. Failure of Association to make timely payment of its proportionate share shall constitute a default under Section 4 of this Agreement.

4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

5. **Enforcement of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the Parties hereto.

8. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to District: North River Ranch Improvement
Stewardship District
3501 Quadrangle Boulevard
Orlando, Florida 32817
Attn: District Manager

With a copy to: Kutak Rock LLP.
107 W. College Ave
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Association: North River Ranch Homeowners Association, Inc.
c/o Castle Management, LLC
6311 Atrium Drive, Suite 209,
Lakewood Ranch, Florida 34202
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

10. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. **Assignment.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

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13. Effective Date and Term. The Agreement shall be effective after execution by both Parties hereto and shall remain in effect unless terminated by either of the Parties hereto in accordance with the provisions of Section 14 of this Agreement.

14. Termination. The District shall have the right, but not the obligation, to terminate this agreement for default by Association if Association shall become more than ninety (90) days delinquent on its payment obligations as set forth above. In the event that the Association defaults, Association shall be responsible for paying all costs associated with the installation of a separate meter to which the Association Acreage shall be attached, as well as any costs incurred by the District under Sections 4 and 5 above. In addition, either party may terminate this Agreement without cause upon sixty (60) days' notice to the other. However, as a condition precedent to the Association being released from its obligations hereunder, the Association must cause the Association Acreage to be placed on a separate meter connected to an account in its own name and must pay for all expenses associated with such re-metering. The Association shall remain obligated by the terms and conditions of this Agreement until such time as the new meter and account is established and all payments due under this Agreement are made.

15. Public Records. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

16. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**NORTH RIVER RANCH HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Its: _____

EXHIBIT A

Meter Number	Area Irrigated

EXHIBIT B
Acreages

District-Maintained Acreage -

Association-Maintained Acreage -



North River Ranch Improvement Stewardship District

Staff Reports



NORTH RIVER
RANCH

Monthly Summary Report

November 2025



ARCH
AMENITIES
GROUP

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
NRR Fall Fest	Saturday, the 1 st , 4-6 PM	300 attendees
Crafternoon: Adult Edition	Thursday, the 6 th , 5:30-6:30 PM	2 attendees
Kids Bingo Night	Friday, the 7 th , 6:30-8:30 PM	30 attendees
Tons of Fun: Touch a Truck *Signature Event	Saturday, the 8 th , 11 AM - 2 PM	roughly 2,500 attendees
Crafternoon: Kid Edition	Tuesday, the 11 th , 1-3 PM	12 attendees
Pumpkin Paint and Pour	Friday, the 14 th , 6-8 PM	50 attendees
NRR Date Night Out: Retro Prom Under the Stars	Saturday, the 15 th , 6-8 PM	75 attendees



EVENTS & PROGRAMMING

EVENT	DATE & TIME	ATTENDEES
Wellness Workshop (Stress Management)	Wednesday, the 19 th , 6-8 PM	30 attendees
Kid Trivia Night	Friday, the 21st, 6:30 PM - 8:30 PM	25 attendees
NRR Pre-Holiday Unwind	Saturday, the 22 nd , 6-8 PM	65 attendees

EVENTS & PROGRAMMING HIGHLIGHTS



NRR Fall Fest



NRR Fall Fest



NRR Fall Fest



Crafternoon: Adult Edition



Crafternoon: Kid Edition



Crafternoon: Kid Edition



Pumpkin Paint and Pour



Pumpkin Paint and Pour

EVENTS & PROGRAMMING HIGHLIGHTS



NRR Date Night Out: Retro Prom
Under the Stars



NRR Date Night Out: Retro Prom
Under the Stars



NRR Date Night Out: Retro Prom
Under the Stars



NRR Date Night Out: Retro Prom
Under the Stars



Wellness Workshop (Stress
Management)



Wellness Workshop (Stress
Management)



NRR Pre-Holiday Unwind



NRR Pre-Holiday Unwind

TONS OF FUN: TOUCH A TRUCK



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 Twelve Days of Holiday Cheer) Snow & Glow - Day 1	12/1 5-7 PM
Deck the Doors Contest - Day 2	12/2 All Day
Magic Mail & Reindeer Trail - Day 3	12/3 5-7 PM
Sip, Snack & Sweater Soiree - Day 4	12/4 5-7 PM
Buddy's Big Screen Bash - Day 5	12/5 6-8 PM
Cookies with the Claus' - Day 6	12/6 5:30-7:30 PM
Sounds of the Season - Day 7	12/7 4-5 PM
The Great Elf Hunt - Day 8	12/8 All Day
Glow Big or Glow Home - Day 9	12/9 All Day

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Deck the Halls - Day 10	12/10 6-8 PM
Shake Up Some Holiday Magic - Day 11	12/11 All Day
Holly Jolly Bingo - Day 12	12/12 6:30-8:30 PM
Winterfest	12/13 12-3 PM
Sunday Finds at NRR	12/28 10 AM - 1 PM

THANK YOU.

