

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<http://northandranchisd.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, January 14, 2026, 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 December 10, 2025, Board of Supervisors' Meeting
  - 2) FitRev Proposal for Brightwood Gym Bench Pad
  - 3) Frontier Agreement for Internet Service at Arrow Creek Drive Gates
  - 4) Geopoint Proposal for Power Lot Staking
  - 5) Impact Proposal for Brightwood Pavilion Ribbon Palm Replacement
  - 6) Lewis Consulting Proposal for Riverfield Shell Path Surveillance Cameras
  - 7) Maddtraxx Proposal for Pipe Crossings for Medway
  - 8) Maverick Proposal for Phase 2 Median Signage
  - 9) Premier Outdoor Lighting Proposal for Brightwood Monument Repair
  - 10) Steadfast Proposal for Camp Creek Hedge Replacement
  - 11) Yellowstone Proposal for Zone 1 Irrigation Mainline Repair
  - 12) Yellowstone Proposal for Zone 1 Irrigation Repairs
  - 13) Yellowstone Proposal for Zone 1 Sod Replacement
  - 14) Yellowstone Proposal for Zone 2 Irrigation Controller Repairs
  - 15) Yellowstone Proposal for Zone 2 Irrigation Repairs
  - 16) Payment Authorizations Nos. 155 – 159
  - 17) Funding Requests Nos. 620 – 634
  - 18) District Financial Statements

### Business Matters

2. Consideration of Increase to Credit Card Limit for Lifestyle Director
3. Consideration of RIPA Change Orders 2 & 11

## **Other Business**

### **Staff Reports**

- District Counsel
- District Engineer
- District Manager
  - Next meeting: February 11, 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 the December 10, 2025,  
Board of Supervisors' Meeting

## **MINUTES OF MEETING**

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

**Wednesday, December 10, 2025, at 1:15 p.m.**

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

Board Members present via phone or in person:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Leinaweafer	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 Land & Neighborhoods – Developer (via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer (via phone)
John McKay	J.H. McKay LLC – Consultant (via phone)
Rob Engel	Stantec – District Engineer (via phone)
Cori Morgan	WTS – Lifestyle Director (via phone)

### **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

#### **Call to Order and Roll Call**

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

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

### **Public Comment Period**

There were no public comments at this time.

## **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. Fiscal Year 2025 Auditor Engagement Letter
5. Florida State Fence Proposal for Riverfield Trail Fence Replacement
6. Impact Proposal for Zone 3 Irrigation Repairs
7. Impact Proposal for Zones 4 and 6 Landscaping Improvements
8. Maddtraxx Proposal for Brightwood Pavilion Paver Repair
9. Maddtraxx Proposal for Grading Swale in FPL Corridor
10. Maddtraxx Proposal for Sidewalk Replacement at Camp Creek Trail
11. Maddtraxx Proposal for Sidewalk Replacement at Trimbelle Terrace
12. Maddtraxx Proposal for Tree Staking at Longmeadow
13. Maddtraxx Proposal for Riverfield Verandah Paver Repair
14. Personnel Leasing Agreement Between the District & Neal Land & Neighborhoods
15. Premier Lighting Proposal for Entrance Sign Repair
16. Rayco Proposal for Repair of Entry Monument Lighting at Riverfield Townhomes

17. Steadfast Proposal for Phase 2 Roadway Landscaping
18. Yellowstone Proposal for Tree Replacement in Zone 2
19. Yellowstone Proposal for Tree Replacement on Arrow Creek Drive
20. Payment Authorizations Nos. 151 – 154
21. Funding Requests Nos. 605 – 619
22. Series 2023 Requisition Nos. 174 – 190
23. District Financial Statements

The Board reviewed the items.

There was brief discussion regarding the Steadfast proposal for Phase 2 roadway landscaping and the cost. It was noted this is a new proposal and is a construction related matter.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaiver, with all in favor, the Board approved the Consent Agenda Items 1 – 23.

#### **SECOND ORDER OF BUSINESS**

#### **Business Matters**

Consideration of Irrigation Cost Share Agreements Between the District and:

1. Cardell Villas HOA
2. Weekley Townhomes HOA

Ms. Snow noted it is with the North River Ranch HOA, not the individual homebuilders.

Ms. Carvalho gave an overview and noted the agreements are for the cost of irrigation in the two areas.

There was brief discussion regarding the shared cost. It was noted that the irrigation is metered.

ON MOTION by Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the Board approved the Irrigation Cost Share Agreements Between the District and the HOA for the Cardell Villas section of the community and Weekley Townhomes section of the community.

**Consideration of RIPA Change Order #10 Related to 4E/4F Mail Kiosk Parking**

Mr. Engel gave an overview of the change order and noted it is for changing the parking at the mail kiosk. It is for an increase of \$39,232.25.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the RIPA Change Order #10 Related to 4E/4F Mail Kiosk Parking.

**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 January 14, 2025, at 1:15 p.m., at the same location.

**Field Manager –** No report.

**Lifestyle Director –** Ms. Morgan noted the Touch-a-Truck photos are included in the report. Ms. Snow noted that the Lifestyle Program has won a Silver National Award for the signage program.

**Audience Comments and Supervisor Requests**

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

**FOURTH ORDER OF BUSINESS****Adjournment**

There was no further business to be discussed.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the December 10<sup>th</sup>, 2025, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:26 p.m.

---

Secretary / Assistant Secretary

---

Chairperson / Vice Chairperson



---

# **North River Ranch Improvement Stewardship District**

**FitRev Proposal for  
Brightwood Gym Bench Pad**



7823 N Dale Mabry Hwy STE 107

NRR O and M

**Quote**

Name / Address
North River Ranch ISD Kwame Jackson 11510 Little River Way Parrish, Fl 34219

Date	Quote #
12/3/2025	17242
Phone #	Fax #
813-870-2966	813-870-2896

Rep
Mike

Item	Description	Qty	Cost	Total
Parts	TAG Fitness preacher bench	1	263.00	263.00T
Labor	ARM PAD	1	80.00	80.00
Freight Sales (INV)	Labor		35.00	35.00
	Freight Charges are subject to change			

	<b>Subtotal</b>	\$378.00
This quote becomes an order with signature approval and returned to service@fitrev.com	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$378.00

Approved and accepted by: Pete Williams  
Pete Williams, Chairman  
Date: 12/10/25



---

## **North River Ranch Improvement Stewardship District**

**Frontier Agreement for Internet Service  
at Arrow Creek Drive Gates**



## Business Fiber Internet

### Enterprise Business

Frontier Confidential

This is Schedule Number S-0000464643 to the Frontier Services Agreement dated 01/31/2019 ("FSA") by and between **North River Ranch Improvement Stewardship District** ("Customer") and **Frontier Communications of America, Inc.** on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: 8410 Arrow Creek Drive, Parrish, Florida, 34219 Schedule Date: 12/19/2025

Schedule Type/Purpose: Order for New Services Service Term: 36 Month(s)

BDT #:

Business Fiber Internet	Service	Qty	NRC (x Qty)	MRC (x Qty)
Business Fiber Internet 500/500M		2	\$ 95.00	\$ 119.95
Business Fiber Internet Gig Service		0	\$	\$
Business Fiber First 2G		0	\$	\$
Ip Addresses **		Qty	NRC (x Qty)	MRC (x Qty)
1 Usable Static IP Address		2	\$ 0.00	\$ 20.00
5 Usable Static IP Addresses		0	\$ 0.00	\$
13 Usable Static IP Addresses		0	\$ 0.00	\$
29 Usable Static IP Addresses		0	\$ 0.00	\$
61 Usable Static IP Addresses		0	\$ 0.00	\$
**— IP Address MRC may change during term with 30 days' notice				
			Total NRC:	\$ 190
			Total MRC:	\$ 279.90

1. Service Description.

A. Business Fiber Internet Broadband

- i. Performance details: [frontier.com/internetdisclosures](http://frontier.com/internetdisclosures). A \$9.99 fee applies when Internet is disconnected.
- ii. Internet Acceptable Use Policy and Security.

- Customer shall comply, and shall cause all Service users to comply, with Frontier's Acceptable Use Policy ("AUP"), which Frontier may modify at any time. The current AUP is available for review at the following address, subject to change: [http://www.frontier.com/policies/commercial\\_aup/](http://www.frontier.com/policies/commercial_aup/)
- Customer is responsible for maintaining awareness of the current AUP and adhering to the AUP as it may be amended from time to time. Failure to comply with the AUP is grounds for immediate suspension or termination of Frontier Internet Service, notwithstanding any notice requirement provisions of the FSA.
- Customer is responsible for the security of its own networks, equipment, hardware, software and software applications. Abuse that occurs as a result of Customer's systems or account being compromised or as a result of activities of third parties permitted by Customer may result in suspension of Customer's accounts or Internet access by Frontier. Customer will defend and indemnify Frontier and its affiliates with respect to claims arising from Customer's or third parties' usage of Frontier Internet access through Customer's hardware or software.

iii. Equipment.

- Customer acknowledges and agrees that the Equipment and Services provided by Frontier, hereunder are subject to the terms, conditions and restrictions contained in any applicable agreements (including software or other intellectual property license agreements) between Frontier and Frontier's vendors, and all applicable licenses are subject to the manufacturer's end user license terms and conditions. Equipment or services provided by or through Frontier, including WiFi routers, may require subscription to third-party terms and conditions or be subject to third-party privacy policies, including the rights of these third parties to access and use information (including personal information) that traverses the equipment or services. Customer is responsible for complying with such terms and policies, ensuring that its granting of any rights to use its or its employees, customers or invitees information complies with law, and advising all such persons of the permitted access to or use of their information by third parties as may be required by law or prudent business practices.
- Frontier retains title to leased Equipment. Frontier retains title to purchased Equipment until the Frontier is paid in full. Customer grants a security interest in the purchased Equipment to Frontier, pending full payment, and shall take all additional measures necessary to perfect such security interest at Frontier's request.
- Equipment is warranted pursuant to the applicable manufacturer's standard warranty provisions, as outlined in the documentation packaged with the Equipment. This Schedule shall not be construed as granting a license with respect to any patent, copyright, trade name,



FRONTIER

## Business Fiber Internet

### Enterprise Business

Frontier Confidential

trademark, service mark, trade secret or any other intellectual property, now or hereafter owned, controlled or licensable by Frontier or the third party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right. **THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.**

- The Equipment may contain certain software code that is developed by third parties, including software code subject to the GNU General Public License ("GPL") or GNU Less General Public License ("LGPL"). Copies of the licenses and a downloadable copy of the source code for the open source software that is used in this product are available on the following website: <http://www.Frontier.com/helpcenter/categories/internet/other-services/open-source-software-portal>. You may also obtain a copy of the source code used in this product via mail-in request, for a period of three years after initial date of product purchase. Mail-in requests must be sent to the following address and include the product name, a money order for \$10 payable to Frontier, and your return name and address to: Frontier Communications, Attn: Legal, Open Source Requests, 401 Merritt 7, Norwalk, CT 06851. **ALL OPEN SOURCE SOFTWARE IS DISTRIBUTED WITHOUT ANY WARRANTY.** All such software is subject to the copyrights of the authors and to the terms of the applicable licenses included in the download.

2. **Service Term Renewal Period and Pricing.** If the Service Term set forth above is month to month, then, notwithstanding the terms and conditions of the FSA, upon the expiration of such initial month of service, the Services shall continue on a month-to-month basis at month-to-month rates unless and until either party provides the other with thirty (30) days' prior written notice of the termination of such Services.

This Schedule is not effective and pricing, dates and terms are subject to change until signed by both parties, and may not be effective until approved by the FCC and/or applicable State Commission. This Schedule and any of the provisions hereof may not be modified in any manner except by mutual written agreement. The above rates do not include any taxes, fees or surcharges applicable to the Service. This Schedule, and all terms and conditions of the FSA, is the entire agreement between the parties with respect to the Services and described herein, and supersedes any and all prior or contemporaneous agreements, representations, statements, negotiations, and undertakings written or oral with respect to the subject matter hereof.

#### Frontier Communications of America, Inc.

Signature:

Printed Name: John Sunderland

Title: Sales Director

Date: Dec 30, 2025

#### North River Ranch Improvement Stewardship District

Signature:

Printed Name: Pete Williams

Title: Chairman

Date: Dec 30, 2025



---

# **North River Ranch Improvement Stewardship District**

## **Geopoint Proposal for Power Lot Staking**



# PROPOSAL/AUTHORIZATION FOR WORK

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

Date: **December 24<sup>th</sup>, 2025**

Attn: **Andy Richardson**  
FORCDD - Conduit

Re: **North River Ranch, Phase 4F1**

**We hereby propose to do the following work:**

Task	Description:	Lump Sum
1	Power Lot Staking	<b>\$3,500</b>

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, December 24<sup>th</sup>, 2025.

**GeoPoint Surveying, Inc.**

By: 

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

**ACCEPTANCE: North River Ranch  
ISD**

By: 

(Authorized Signature)

Date: 11/24/24  
Pete Williams CHA  
(Print Name & Title)

**Please return one signed copy to:** [proposals@geopointsurvey.com](mailto:proposals@geopointsurvey.com)

File Name: J:\North River Ranch\Contracts\Nealland\Phase 4F1 Power Lot Staking aw.JOB 12.24.2025

**Attachment "A"**  
**Terms and Conditions**

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

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

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

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

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

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

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

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

**Attachment "A"**  
**Terms and Conditions**

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

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

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

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

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

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

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



---

# **North River Ranch Improvement Stewardship District**

## **Impact Proposal for Brightwood Pavilion Ribbon Palm Replacement**



## **PROPOSAL / WORK ORDER**

Name	North River Ranch Zone 3	Pref Vendor & PO	
Address	Zone 3 Brightwood Amenity	Sales Rep	
Community	NRR zone 3	Date	
Email		Approved By	
Phone		Billable to	
Send To		Budget Limit	
Job #		Warranty	

Irrigation: Open Call      Estimate      Technician for same day Install - YES

## Scope of Work:

**Proposal to remove and replace palm that is dead at the amenity by the playground.**

# Pete Williams

John

1/5/26

Accepted

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**

**Lewis Consulting Proposal  
for Riverfield Shell Path Surveillance Cameras**

**Prepared by:**  
Steve Lewis Owner  
& Operator 12/28/25

**Proposal For:**  
NORTH RIVER  
SHELL PATH

**Services Provided By:**  
Lewis Consulting Services, Inc. &  
Lcscam.com

## Executive Summary

Lewis Consulting Services, Inc. & Lcscam.com provide a comprehensive and cost-effective off-grid surveillance solution tailored for the construction industry. Our rental systems, powered by solar and cellular technology, offer robust security and project management tools for single-family residences, large housing developments, commercial sites, and amenity areas. These systems feature AI-driven cameras with customizable scheduling, automated notifications, and integrated sirens and strobe lights for proactive deterrence. We offer both exterior pole-mounted units and interior countertop cameras to secure appliances and interior spaces.

## Key Benefits:

**Enhanced Project Safety and Compliance:** Real-time monitoring for safety adherence and regulatory compliance.

**Effective Crime Deterrence:** Visible and proactive security measures to minimize theft and vandalism.

**Remote Video Surveillance:** 24/7 access to project site footage for improved management and accountability.

**Off-Grid Reliability:** Solar and cellular power ensures continuous operation in any location.

**AI-Powered Automation:** Intelligent alerts and responses based on pre-set schedules and triggers.

## Team Expertise:

Steve Lewis, the owner/operator of Lewis Consulting Services, Inc., brings 40 years of experience in construction, land development, and real estate. His 28 years running a design and drafting business have provided deep insights into the security and safety challenges faced by contractors, driving the development of this off-grid surveillance solution. Our team includes trained installation and service technicians who provide statewide support throughout Florida.

## Project Focus:

This proposal outlines the implementation of our off-grid surveillance capabilities for the your Project, aiming to achieve the project goals of increased site security and improved project oversight.

# Pricing and Budget

Item	Quantity	Fee
Surveillance Camera Rentals	Each Camera	\$ 150.00 per month
Total of (1) camera stations, (2) cameras to provide video surveillance at requested areas around the project	(2) Cameras	\$ 300.00 per month Billed Monthly
<b>Total</b>	(2) Cameras	\$300.00 Sales Tax 7% \$ 21.00 Total Amount \$ 321.00

## Terms and Conditions

PO required (or signed proposal)

Net 30 days

3 Month Minimum Rental

Free installs and removal upon request

## Supplementary Information

Visit Lcscam.com for additional information

## Contact Details

For questions or clarifications, don't hesitate to reach out anytime. We would also appreciate formal feedback on our proposal by 01/28/2026. Thank you and we look forward to working with you!

Point of Contact:	Phone:	Email: <a href="mailto:Lewconsulting@aol.com">Lewconsulting@aol.com</a>
Steve Lewis	941-722-8145 office 941-545-9666 cell	6118 64Th. Dr. E., Palmetto, fl. 34221

APPROVED AND ACCEPTED BY:

Pete Williams



DATE: 12/29/25





---

## **North River Ranch Improvement Stewardship District**

**Maddtraxx Proposal for Pipe Crossings  
for Medway**



RESIDENTIAL - COMMERCIAL - AGRICULTURAL

# PROPOSAL

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

**YORKCDD - Conduit**

<b>DATE</b>	12/24/2025
<b>PAYMENT TERMS</b>	NET 30
<b>PO NUMBER</b>	122425NRRPh2

BILL TO
North River Ranch

JOB
NRR Ph 2 : Crossings

SCOPE	QUANTITY	RATE	AMOUNT
Provide labor and material to install (2) 6" pipe crossings approx 60" length. Excavate to approx 3' depth. Install pipe runs and compact	1	1	\$2,660.00

**Total : \$2,660.00**

Thank you for allowing MaddTraxx to service your land needs!  
Contact [office@maddtraxx.com](mailto: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 \$2,660. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



---

## **North River Ranch Improvement Stewardship District**

**Maverick Proposal for Phase 2 Median Signage**

# MEDWAY NRR SIGNAGE ESTIMATE

Grand Total (USD)

**\$1,415.00**

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

9413768496  
arichardson@nealland.com

**YORKCDD - Striping/Signage**

**Estimate Number:** 745

**Estimate Date:** December 11, 2025

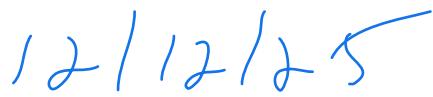
**Valid Until:** January 10, 2026

**Grand Total (USD):** **\$1,415.00**

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Keep Right w/ OM 1-1 Reflector</b> -R4-7 - 24x30 Keep Right Sign -Decorative Trim for 24x30 Sign -OM1-1 - 18x18 Yellow marker -Decorative Trim for 18x18 Sign -3"/4" custom square post 12' -Pyramid Finial 3" Square pole	1	\$975.00	\$975.00
<b>Installation</b> Covers full installation of 1 Decorative Median Sign and Pole w/ 9 red reflectors on 8' U-Channel posts (Direct Burial-24" Below Grade).	4	\$110.00	\$440.00

**Grand Total (USD):** **\$1,415.00**





## Notes / Terms

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



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

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

# MEDWAY NRR SIGNAGE ESTIMATE

Grand Total (USD)

**\$1,415.00**

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



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

**Contact Information**  
Mobile: 205-704-9412  
[Phillip@maverickbuildingsolutions.com](mailto:Phillip@maverickbuildingsolutions.com)



---

# **North River Ranch Improvement Stewardship District**

## **Premier Outdoor Lighting Proposal for Brightwood Monument Repair**



DATE

12/22/2025

PROPOSAL

NRR - O&M

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

JOBSITE

North River Ranch  
Brightwood  
11510 Little River Way  
Parrish, FL 34219  
TAX EXEMPT

BILL TO

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

DESIGNER

DUE DATE

DESCRIPTION	QUANTITY	PRICE
First Day Labor - 3 man crew: repaired light across from Publix; checked and repaired lights at Riverfield; will return to adjust lights at Ft. Hamer - will trim damaged plants as needed; will return to replace uplight that is out at Grand River entrance. checked all.	6.25	1,468.75
Trip Charge		40.00
MATCHBOX TRANSFORMER	2	119.98
LED STRIP LIGHT	76	987.24
DRIVER DC	11	644.71
PHOTOCELL	2	79.00
GFI RECEPTACLE	2	79.00
MISC SUPPLIES (Wire connection hardware, wire tape, etc.)		51.28
Technicians: Andrew, Aaron, Justin, and John		
Second Day Labor - 1 man crew: repaired lights for NRR sign; located disconnected live wire for sign - reconnected; replaced uplight at other entrance; trimmed around all sign lights. checked all.	3.25	438.75
BL400-BT	1	279.99
MISC SUPPLIES (Wire connection hardware, wire tape, etc.)		10.78
Technician: Andrew		

Signature:  12/22/25

Total	\$4,199.48
Payments/Credits	\$0.00
Balance Due	\$4,199.48



---

# **North River Ranch Improvement Stewardship District**

## **Steadfast Proposal for Camp Creek Hedge Replacement**



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

North River Ranch ISD c/o PFM Group Consulting LLC

**Print Date:** 12-15-2025

**Podocarpus to Clusia Buffer**

**FORCDD - Landscaping**

Change Order ID: **CO-SCA04155-0005**

Replace existing podocarpus hedgerow with clusia.

Items	Description	Qty/Unit	Unit Price	Price
Clusia 'Pitch Apple Hedge'		53 EA	\$36.00	\$1,908.00
Slash Pine 7 Gal.				

**Total price: \$1,908.00**

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. The pricing stated here is valid for 30 days from the date listed above. Payment is due upon completion of services.

**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.

**Signature:**

**Date:**

12/16/25

**Print Name:**

Petit Williams



---

# **North River Ranch Improvement Stewardship District**

## **Yellowstone Proposal for Zone 1 Irrigation Mainline Repair**



NRR O and M

**Proposal #: 647182**

Date: 1/8/2026

From: Rafael Garcia

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

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

**LOCATION OF PROPERTY**

8400 Canyon Creek Trail  
Parrish, FL 34219

**Zone One Mainline Repair**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$75.00	\$75.00
2" Elbow	1	\$5.91	\$5.91
2"x 1 1/2" Reducer Bushing	1	\$4.43	\$4.43
1 1/2" Coupling	1	\$2.31	\$2.31

**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

A blue ink signature of the name "Pete Williams".

**Pete Williams 1/12/26**

Print Name/Title

Date

A blue ink signature of the date "1/12/26".

North River Ranch Stewardship District - Zone One

<b>Subtotal</b>	<b>\$87.65</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$87.65</b>

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

## **Yellowstone Proposal for Zone 1 Irrigation Repairs**



Proposal #: 578350

Date: 1/8/2026

From: Michael Paradise

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

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail  
Parrish, FL 34219

**Irrigation Repairs Needed After the Initial Inspection**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	10	\$75.00	\$750.00 ✓
Hunter Drip Valve Kit 1 1/2"	2	\$950.00	\$1,900.00 ✓
12" Valve Box	2	\$95.00	\$190.00 ✓
Jumbo Valve Box	2	\$173.00	\$346.00 ✓
1 1/2" Expansion Repair Coupling	2	\$40.00	\$80.00 ✓
Misc Fittings	1	\$57.14	\$57.14 ✓

The price is for the repairs needed after the initial Irrigation inspection. Any questions or concerns please let us know.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By

A handwritten signature in blue ink that reads "Pete Williams".

Print Name/Title

Pete Williams, ZHAI

Date

A handwritten signature in blue ink that reads "1/12/25".

North River Ranch Stewardship District - Zone One

Subtotal	\$3,323.14
Sales Tax	\$0.00
Proposal Total	\$3,323.14 ✓

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

## **Yellowstone Proposal for Zone 1 Sod Replacement**



NRR O and M

**Proposal #: 647212**

Date: 1/8/2026

From: Rafael Garcia

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

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

**LOCATION OF PROPERTY**

8400 Canyon Creek Trail  
Parrish, FL 34219

**Backfill and Sod Replacement from Mainline Break**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Ground Prep and Resodded	4	\$70.00	\$280.00
Topsoil	2	\$125.00	\$250.00
Sod (St. Augustine)	30	\$6.50	\$195.00

**NOTE: The Sod Replacement is for where the mainline broke and washed out all the dirt we will be filling it in with topsoil and relaying sod.**

**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 1/12/26**

Print Name/Title

Date

North River Ranch Stewardship District - Zone One

<b>Subtotal</b>	<b>\$725.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$725.00</b>

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

## **Yellowstone Proposal for Zone 2 Irrigation Controller Repairs**



Proposal #: 647311

Date: 1/8/2026

From: Michael Paradise

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

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

LOCATION OF PROPERTY

8400 Arrowcreek Drive  
Parish, FL 34219

**Hunter XC Hybrid Solar Power Controller**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT	
Irrigation Labor	2	\$75.00	\$150.00	✓
Hunter XC Hybrid Solar Controller	1	\$445.54	\$445.54	✓
Hunter Solar Panel Kit	1	\$470.85	\$470.85	✓

The price is to install a new Hunter XC Hybrid Solar Panel Controllers that irrigate the Declining Viburnum. Any questions or concerns please let us know.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By

Pete Willman (Viv)  
Print Name/Title

Date

1/18/25

North River Ranch Stewardship District - Zone Two

Subtotal	\$1,066.39
Sales Tax	\$0.00
Proposal Total	\$1,066.39

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

## **Yellowstone Proposal for Zone 2 Irrigation Repairs**



Proposal #: 614778

Date: 1/8/2026

From: Michael Paradise

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

Vivian Carvalho

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

**LOCATION OF PROPERTY**

8400 Arrowcreek Drive  
Parish, FL 34219

**Irrigation Repairs Needed**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	30	\$75.00	\$2,250.00
2" ICV Valve Reclaimed	1	\$450.65	\$450.65 ✓
1 1/2" Hunter Drip Valve Kit	2	\$1,091.67	\$2,183.34
10" Valve Box Reclaimed	4	\$48.23	\$192.91 ✓
1 1/2" Sch 80 SxT Coupling	2	\$44.17	\$88.34 ✓
1 1/2" Expansion Repair Coupling	5	\$27.09	\$135.43 ✓
2" Ball Valve	2	\$35.09	\$70.17 ✓
Breaks Under Sidewalk - 2	2	\$80.00	\$160.00 ✓
Hunter ICD - 100	4	\$376.28	\$1,505.12 ✓
Misc Fittings	1	\$57.14	\$57.14 ✓

The price is for the Irrigation Repairs Needed. Any questions or concerns please let us know.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By



Pete Williams, CHAIR  
Print Name/Title

Date

1/10/25

North River Ranch Stewardship District - Zone Two

Subtotal	\$7,093.10
Sales Tax	\$0.00
Proposal Total	\$7,093.10

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

**Payment Authorizations  
Nos. 155 – 159**

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 155 - 159

PA #	Description	Amount	Total
155	Advanced Aquatic Services	\$ 8,201.00	
	Alesco Uniforms	\$ 46.51	
		\$ 46.51	
	Ballenger Landcare	\$ 750.00	
	Brown's Tree Service	\$ 715.00	
	David Kersey	\$ 1,350.00	
	Doody Free 941	\$ 1,092.00	
	FitRev	\$ 165.00	
	Frontier	\$ 6,503.96	
		\$ 130.98	
		\$ 787.39	
		\$ 202.01	
	Impact Landscaping & Irrigation	\$ 17,231.19	
		\$ 10,380.23	
		\$ 6,516.32	
		\$ 7,091.89	
		\$ 985.20	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 125.00	
		\$ 195.00	
		\$ 1,766.35	
		\$ 1,814.84	
	Kutak Rock	\$ 1,527.24	
	McClatchy	\$ 105.73	
	MCUD	\$ 295.07	
		\$ 883.18	
		\$ 196.70	
		\$ 296.99	

		\$ 228.33	
		\$ 599.02	
		\$ 338.00	
		\$ 800.51	
		\$ 392.65	
		\$ 914.94	
		\$ 94.24	
		\$ 73.88	
		\$ 150.78	
		\$ 24.72	
		\$ 49.82	
		\$ 50.06	
		\$ (268.02)	
		\$ 234.15	
		\$ (530.00)	
		\$ 15.94	
	Neal Land & Neighborhoods	\$ 13,500.00	
	PFM Group Consulting	\$ 25,000.00	
		\$ 6,708.33	
	Peace River Electric Cooperative	\$ 1,228.32	
		\$ 1,512.19	
		\$ 31.08	
		\$ 57.71	
		\$ 1,163.61	
		\$ 40.92	
		\$ 48.47	
		\$ 61.13	
		\$ 54.55	
		\$ 42.51	
		\$ 677.11	
		\$ 40.92	
		\$ 766.52	
		\$ 2,473.78	
		\$ 34.84	
		\$ 801.36	
		\$ 1,393.68	
		\$ 1,707.26	
		\$ 31.81	
		\$ 30.95	
		\$ 38.98	
		\$ 35.46	
		\$ 57.23	
		\$ 3,794.68	
		\$ 1,707.26	
		\$ 30.35	
		\$ 30.35	
		\$ 31.19	

		\$ 293.94	
		\$ 887.72	
		\$ 290.32	
		\$ 30.95	
		\$ 700.34	
		\$ 1,672.42	
		\$ 40.08	
		\$ 39.59	
		\$ 839.90	
		\$ 214.28	
		\$ 31.08	
		\$ 30.72	
	<b>SafeTouch</b>	\$ 450.00	
		\$ 2,507.00	
		\$ 450.00	
	<b>S&amp;G Pools</b>	\$ 2,675.00	
		\$ 1,650.00	
		\$ 1,282.60	
	<b>Southern Land Services of Southwest Florida</b>	\$ 1,900.00	
		\$ 4,050.00	
		\$ 1,375.00	
	<b>Steadfast Alliance</b>	\$ 556.81	
		\$ 13,240.00	
	<b>TieTechnology</b>	\$ 60.30	
	<b>Tyree Brown, Arborist</b>	\$ 700.00	
	<b>US Bank</b>	\$ 3,885.61	
		\$ 360.64	
		\$ 3,885.61	
		\$ 360.64	
	<b>Valley National Bank</b>	\$ 4,046.76	
	<b>Verizon Business</b>	\$ 229.96	
	<b>Vglobal Tech</b>	\$ 200.00	
	<b>WTS International</b>	\$ 1,794.08	
		\$ 3,086.88	
		\$ 12,731.92	
		\$ 6,184.31	
		\$ 4,294.21	
		\$ 1,228.50	
		\$ 9,060.42	

		\$ 6,894.35	
	Yellowstone Landscape	\$ 4,454.00	
		\$ 1,260.00	
		\$ 9,021.00	
		\$ 12,250.00	
			\$260,494.80
156	Alesco Uniforms	\$ 46.51	
	Clearview Land Design	\$ 107.50	
		\$ 598.46	
	Daystar Exterior Cleaning	\$ 285.00	
		\$ 800.00	
	Dex Imaging	\$ 389.99	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
		\$ 141.51	
		\$ 99.94	
		\$ 837.92	
	Impact Landscaping & Irrigation	\$ 840.00	
	Jan-Pro of Manasota	\$ 371.96	
		\$ 300.79	
	Jones & Sons	\$ 80.00	
		\$ 250.00	
		\$ 80.00	
		\$ 340.00	
	KS StateBank	\$ 2,227.85	
	Safetouch	\$ 2,449.80	
	Stantec Consulting Services	\$ 4,309.00	
	Steadfast Alliance	\$ 4,150.00	
	Supervisor Fees - 12/10/2025 Meeting	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	

	<b>United Rentals</b>	<b>\$ 701.96</b>	
	<b>WTS International</b>	<b>\$ 3,086.88</b>	
		<b>\$ 40.04</b>	
		<b>\$ 9,226.25</b>	
			<b>\$33,106.30</b>
157	<b>Alesco Uniforms</b>	<b>\$ 46.51</b>	
	<b>GreatAmerica Financial Services</b>	<b>\$ 593.61</b>	
	<b>Impact Landscaping &amp; Irrigation</b>	<b>\$ 14,600.00</b>	
	<b>Kutak Rock</b>	<b>\$ 4,811.66</b>	
	<b>Manatee County Utilities Department</b>	<b>\$ 127.09</b>	
		<b>\$ 95.27</b>	
		<b>\$ 7.43</b>	
	<b>Safetouch</b>	<b>\$ 835.00</b>	
	<b>Spectrum Business</b>	<b>\$ 138.65</b>	
	<b>United Rentals</b>	<b>\$ 1,583.00</b>	
	<b>Yellowstone Landscape</b>	<b>\$ 550.00</b>	
			<b>\$23,388.22</b>
158	<b>Alesco Uniforms</b>	<b>\$ 46.51</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 8,520.95</b>	
	<b>Frontier</b>	<b>\$ 1,443.48</b>	
		<b>\$ 130.98</b>	
	<b>Jones &amp; Sons</b>	<b>\$ 300.00</b>	
	<b>MCUD</b>	<b>\$ 32.20</b>	
	<b>PFM Group Consulting</b>	<b>\$ 7,500.00</b>	
	<b>Peace River Electric Cooperative</b>	<b>\$ 1,211.64</b>	
		<b>\$ 1,512.19</b>	
		<b>\$ 30.95</b>	
		<b>\$ 76.45</b>	
		<b>\$ 1,163.61</b>	
		<b>\$ 42.02</b>	
		<b>\$ 50.78</b>	

		\$ 62.10	
		\$ 81.44	
		\$ 43.35	
		\$ 708.37	
		\$ 43.24	
		\$ 766.52	
		\$ 2,473.78	
		\$ 34.84	
		\$ 801.36	
		\$ 1,393.68	
		\$ 1,707.26	
		\$ 31.81	
		\$ 30.83	
		\$ 38.75	
		\$ 33.88	
		\$ 65.37	
		\$ 3,688.68	
		\$ 1,707.26	
		\$ 30.35	
		\$ 30.35	
		\$ 31.08	
		\$ 191.39	
		\$ 887.72	
		\$ 290.32	
		\$ 30.95	
		\$ 660.33	
		\$ 1,672.42	
		\$ 39.71	
		\$ 36.31	
		\$ 836.21	
		\$ 214.28	
		\$ 33.75	
		\$ 30.72	
	Premier Outdoor Lighting	\$ 4,199.48	
	Tyree Brown, Arborist	\$ 700.00	
	WTS International	\$ 40.04	
		\$ 3,173.33	
			\$48,903.02
159	Advanced Aquatic Services	\$ 8,201.00	
	Alesco Uniforms	\$ 46.51	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	Daystar Exterior Cleaning	\$ 1,250.00	

		\$ 315.00	
	<b>Doody Free 941</b>	<b>\$ 1,092.00</b>	
	<b>FitRev</b>	<b>\$ 378.00</b>	
	<b>Frontier</b>	<b>\$ 787.39</b>	
		<b>\$ 202.01</b>	
	<b>Impact Landscaping &amp; Irrigation</b>	<b>\$ 17,231.19</b>	
		<b>\$ 10,380.23</b>	
		<b>\$ 6,516.32</b>	
		<b>\$ 7,091.89</b>	
	<b>MCUD</b>	<b>\$ 498.30</b>	
		<b>\$ 1,100.30</b>	
		<b>\$ 265.93</b>	
		<b>\$ 369.56</b>	
		<b>\$ 260.99</b>	
		<b>\$ 760.27</b>	
		<b>\$ 155.24</b>	
		<b>\$ 372.11</b>	
		<b>\$ 903.94</b>	
		<b>\$ 701.18</b>	
		<b>\$ 1,286.42</b>	
		<b>\$ 118.25</b>	
		<b>\$ 4.00</b>	
		<b>\$ 50.24</b>	
		<b>\$ 89.58</b>	
		<b>\$ 196.55</b>	
		<b>\$ 37.98</b>	
		<b>\$ 70.92</b>	
		<b>\$ 39.39</b>	
		<b>\$ (265.48)</b>	
		<b>\$ 225.27</b>	
		<b>\$ (530.00)</b>	
		<b>\$ 14.76</b>	
		<b>\$ 2,449.80</b>	
		<b>\$ 450.00</b>	
		<b>\$ 2,507.00</b>	
		<b>\$ 450.00</b>	
		<b>\$ 938.89</b>	
	<b>S&amp;G Pools</b>	<b>\$ 2,675.00</b>	
		<b>\$ 1,650.00</b>	
		<b>\$ 1,282.60</b>	
	<b>TieTechnology</b>	<b>\$ 85.30</b>	
	<b>US Bank</b>	<b>\$ 4,342.41</b>	

		\$ 871.34	
		\$ 3,536.60	
		\$ 709.65	
	<b>Valley National Bank</b>	\$ 3,671.81	
	<b>Verizon Business</b>	\$ 229.96	
			\$86,247.60
		<b>Total</b>	<b>\$452,139.94</b>



---

## **North River Ranch Improvement Stewardship District**

**Funding Requests Nos. 620 – 634**

**Funding Requests 620 - 634**

FR #	Description	Amount	Total
620			
<b>Phase Morgan's Glen</b>	<b>Southern Land Services of Southwest Florida</b>	\$375.00	
		\$375.00	
621			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)</b>	<b>RIPA &amp; Associates</b>	\$ 77,391.79	
		\$77,391.79	
622			
<b>Phase Jones Buckeye</b>	<b>Kimley-Horn and Associates</b>	\$ 4,981.58	
		\$4,981.58	
623			
<b>Phase 1</b>	<b>Axis One Construction Company</b>	\$ 33,343.70	
		\$33,343.70	
624			
<b>Phase 2</b>	<b>Baldwin Group</b>	\$ 734.74	
		\$ 116.26	
		\$ 321.18	
		\$ 50.82	
	<b>Cornerstone Solutions Group</b>	\$ 500.00	
	<b>Steadfast Contractors Alliance</b>	\$ 58,985.03	
		\$60,708.03	
625			
<b>Phase 2</b>	<b>McImetro Access Transmission Services</b>	\$ 47,246.80	
		\$ 153,729.01	
		\$ 40,030.49	
	<b>Stantec Consulting Services</b>	\$ 6,359.25	
		\$247,365.55	
626			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F. IIIA Townhomes)</b>	<b>Avid Trails</b>	\$ 21,727.70	
		\$ 4,500.00	
		\$ 1,215.00	
		\$ 5,500.00	
		\$ 210.00	
		\$ 24,785.00	
		\$57,937.70	
627			
<b>Phase Morgan's Glen</b>	<b>Southern Land Services of Southwest Florida</b>	\$ 375.00	
		\$ 375.00	
	<b>The Baldwin Group</b>	\$ 344.22	
		\$ 163.78	
		\$1,258.00	
628			
<b>Phase Jones Farm</b>	<b>Stantec Consulting Services</b>	\$ 7,400.00	
		\$7,400.00	
629			
<b>Phase Ft Hamer</b>	<b>Clearview Land Design</b>	\$ 47.50	
		\$47.50	
630			
<b>Phase 2</b>	<b>Level 3 Communications</b>	\$ 47,057.97	
		\$47,057.97	

			<b>\$47,057.97</b>
631			
<b>Phase Amenity</b>	Aqua Plumbing & Air	\$ 1,836.00	
			<b>\$1,836.00</b>
632			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)</b>	Steadfast Contractors Alliance	\$ 194,024.13	
	Stewarts Tree Service	\$ 17,550.00	
			<b>\$211,574.13</b>
633			
<b>Phase 2</b>	Peace River Electric Cooperative	\$ 10,612.44	
			<b>\$10,612.44</b>
634			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)</b>	RIPA & Associates	\$ 20,297.34	
			<b>\$20,297.34</b>
		<b>Grand Total</b>	<b>\$782,186.73</b>



---

# **North River Ranch Improvement Stewardship District**

## **District Financial Statements**



# **North River Ranch Improvement Stewardship District**

## November 2025 Financial Package

November 30, 2025

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



**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 11/30/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<b><u>Assets</u></b>											
<b>Current Assets</b>											
General Checking Account	\$ 1,309,372.44										\$ 1,309,372.44
Accounts Receivable	327.03										327.03
On-Roll Assessments Receivable	2,552,698.08										2,552,698.08
Off-Roll Assessments Receivable	990,501.23										990,501.23
Deposits	12,108.28										12,108.28
Assessments Receivable	\$ 994,192.49										994,192.49
Due From Other Funds	5,237.02										5,237.02
Debt Service Reserve (Series 2019)	166,056.88										166,056.88
Debt Service Reserve (Series 2019-MG)	91,612.76										91,612.76
Revenue (Series 2019)	101,625.63										101,625.63
Revenue (Series 2019-MG)	29,987.94										29,987.94
Prepayment A1 (Series 2019)	1.72										1.72
Prepayment A1 (Series 2019-MG)	4,757.59										4,757.59
Assessments Receivable	\$ 443,773.82										443,773.82
Due From Other Funds	533.53										533.53
Debt Service Reserve A1 (Series 2020)	224,050.00										224,050.00
Debt Service Reserve A2 (Series 2020)	21,525.00										21,525.00
Revenue A1, A2 (Series 2020)	46,555.89										46,555.89
Interest A2 (Series 2020)	41.74										41.74
Prepayment A2 (Series 2020)	3,476.48										3,476.48
On-Roll Assessments Receivable	\$ 651,372.32										651,372.32
Off-Roll Assessments Receivable	467,276.48										467,276.48
Due From Other Funds	221,148.58										221,148.58
Debt Service Reserve A1 (Series 2023-1)	743,981.63										743,981.63
Debt Service Reserve A2 (Series 2023-1)	892,328.73										892,328.73
Debt Service Reserve A (Series 2023-2)	650,373.66										650,373.66
Revenue (Series 2023-1)	122,579.45										122,579.45
Interest A2 (Series 2023-1)	100.59										100.59
Prepayment A1 (Series 2023-1)	529.70										529.70
Prepayment A2 (Series 2023-1)	348,347.77										348,347.77
Prepayment A (Series 2023-2)	2,416.35										2,416.35
Sinking Fund A1 (Series 2023-1)	0.09										0.09
Capitalized Interest A1 (Series 2023-1)	0.11										0.11
Capitalized Interest A (Series 2023-2)	120,315.42										120,315.42
Debt Service Reserve (Series 2023B)	\$ 776,125.60										776,125.60
Prepayment (Series 2023B)	385.94										385.94
Capitalized Interest (Series 2023B)	91,486.52										91,486.52
Accounts Receivable - Due from Developer	\$ 1,137,047.70										1,137,047.70
Due From Other Funds	687,101.30										687,101.30
Prepaid Expenses	225.76										225.76
Acquisition/Constr A1, A2 (Series 2020)	\$ 25,039.32										25,039.32
Acquisition/Constr - Neighborhood Infras									\$ 5,801.76		5,801.76
Acquisition/Constr - Master Infrastructu									452.40		452.40
Acquisition/Constr (Series 2023-2)									2,527.89		2,527.89
Prepaid Expenses									196.23		196.23
Acquisition/Constr (Series 2023B)									\$ 707.54		707.54
Total Current Assets	\$ 4,865,007.06	\$ 1,393,472.03	\$ 739,956.46	\$ 4,220,770.88	\$ 867,998.06	\$ 1,824,374.76	\$ 25,039.32	\$ 8,978.28	\$ 707.54	\$ -	\$ 13,946,304.39



North River Ranch Improvement SD  
Statement of Financial Position  
As of 11/30/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<b>Investments</b>											
Amount Available in Debt Service Funds										\$ 4,438,663.19	\$ 4,438,663.19
Amount To Be Provided										59,546,336.81	59,546,336.81
Total Investments	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 63,985,000.00	\$ 63,985,000.00
<b>Total Assets</b>	<u>\$ 4,865,007.06</u>	<u>\$ 1,393,472.03</u>	<u>\$ 739,956.46</u>	<u>\$ 4,220,770.88</u>	<u>\$ 867,998.06</u>	<u>\$ 1,824,374.76</u>	<u>\$ 25,039.32</u>	<u>\$ 8,978.28</u>	<u>\$ 707.54</u>	<u>\$ 63,985,000.00</u>	<u>\$ 77,931,304.39</u>
<b>Liabilities and Net Assets</b>											
<b>Current Liabilities</b>											
Accounts Payable	\$ 837,397.06										\$ 837,397.06
Due to Other Funds	687,101.30										687,101.30
Sales Tax Payable	2.03										2.03
Deferred Revenue	327.03										327.03
Deferred Revenue - On-Roll	2,552,698.08										2,552,698.08
Deferred Revenue - Off-Roll	990,501.23										990,501.23
Deferred Revenue	\$ 994,192.49			\$ 443,773.82							994,192.49
Deferred Revenue				\$ 1,118,648.80							443,773.82
Accounts Payable					\$ 1,833,733.00						1,833,733.00
Retainage Payable					233,527.26						233,527.26
Deferred Revenue					1,137,047.70						1,137,047.70
Accounts Payable						\$ 1,085.00					1,085.00
Retainage Payable						118,336.46					118,336.46
Retainage Payable							\$ 206,437.53				206,437.53
Total Current Liabilities	\$ 5,068,026.73	\$ 994,192.49	\$ 443,773.82	\$ 1,118,648.80	\$ -	\$ 3,204,307.96	\$ -	\$ 119,421.46	\$ 206,437.53	\$ -	\$ 11,154,808.79
<b>Long Term Liabilities</b>											
Revenue Bonds Payable - Long-Term										\$ 63,985,000.00	\$ 63,985,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,985,000.00	\$ 63,985,000.00
<b>Total Liabilities</b>	<u>\$ 5,068,026.73</u>	<u>\$ 994,192.49</u>	<u>\$ 443,773.82</u>	<u>\$ 1,118,648.80</u>	<u>\$ -</u>	<u>\$ 3,204,307.96</u>	<u>\$ -</u>	<u>\$ 119,421.46</u>	<u>\$ 206,437.53</u>	<u>\$ 63,985,000.00</u>	<u>\$ 75,139,808.79</u>



**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 11/30/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<b>Net Assets</b>											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted		22,667.13									22,667.13
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(442,358.57)									(442,358.57)
Net Assets, Unrestricted		\$ 1,125,382.64									1,125,382.64
Current Year Net Assets, Unrestricted		(829,200.00)									(829,200.00)
Net Assets, Unrestricted		\$ 5,490,568.38									5,490,568.38
Current Year Net Assets, Unrestricted		(2,388,446.30)									(2,388,446.30)
Net Assets, Unrestricted		\$ 1,257,268.31									1,257,268.31
Current Year Net Assets, Unrestricted		(389,270.25)									(389,270.25)
Net Assets, Unrestricted		\$ (176,845.43)									(176,845.43)
Current Year Net Assets, Unrestricted		(1,203,087.77)									(1,203,087.77)
Net Assets, Unrestricted		\$ 28,467.72									28,467.72
Current Year Net Assets, Unrestricted		(3,428.40)									(3,428.40)
Net Assets, Unrestricted		\$ (90,529.08)									(90,529.08)
Current Year Net Assets, Unrestricted		(19,914.10)									(19,914.10)
Net Assets, Unrestricted		\$ (203,755.70)									(203,755.70)
Current Year Net Assets, Unrestricted		(1,974.29)									(1,974.29)
<b>Total Net Assets</b>	<b>\$ (203,019.67)</b>	<b>\$ 399,279.54</b>	<b>\$ 296,182.64</b>	<b>\$ 3,102,122.08</b>	<b>\$ 867,998.06</b>	<b>\$ (1,379,933.20)</b>	<b>\$ 25,039.32</b>	<b>\$ (110,443.18)</b>	<b>\$ (205,729.99)</b>	<b>\$</b>	<b>\$ 2,791,495.60</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 4,865,007.06</b>	<b>\$ 1,393,472.03</b>	<b>\$ 739,956.46</b>	<b>\$ 4,220,770.88</b>	<b>\$ 867,998.06</b>	<b>\$ 1,824,374.76</b>	<b>\$ 25,039.32</b>	<b>\$ 8,978.28</b>	<b>\$ 707.54</b>	<b>\$ 63,985,000.00</b>	<b>\$ 77,931,304.39</b>



### North River Ranch Improvement SD

#### Statement of Activities

As of 11/30/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<b>Revenues</b>											
On-Roll Assessments	\$ 7,921.72										\$ 7,921.72
Off-Roll Assessments	576,008.19										576,008.19
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	11,868.98										11,868.98
On-Roll Assessments		\$ 5,237.02									5,237.02
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 533.53								533.53
Off-Roll Assessments				\$ 264,728.63							264,728.63
Other Assessments				480,790.99							480,790.99
Developer Contributions						\$ 7,287.26					7,287.26
Inter-Fund Transfers In						(3.29)					(3.29)
Total Revenues	\$ 595,798.95	\$ 5,240.31	\$ 533.53	\$ 745,519.62	\$ -	\$ 7,283.97	\$ -	\$ -	\$ -	\$ -	\$ 1,354,376.38
<b>Expenses</b>											
Supervisor Fees	\$ 2,000.00										\$ 2,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	11,414.74										11,414.74
District Management	13,416.66										13,416.66
Engineering	18,340.55										18,340.55
Travel and Per Diem	407.21										407.21
Telephone	189.25										189.25
Postage & Shipping	493.98										493.98
Copies	195.44										195.44
Legal Advertising	671.07										671.07
Miscellaneous	6,557.68										6,557.68
Office Supplies	177.61										177.61
Web Site Maintenance	400.00										400.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	240.00										240.00
Dues, Licenses, and Fees	175.00										175.00
Maintenance Staff	10,000.00										10,000.00
Lifestyle Staff	23,186.13										23,186.13
Resident Services	14,487.54										14,487.54
Electric	295.11										295.11
Clubhouse Electric	2,408.55										2,408.55
Clubhouse Water	3,022.74										3,022.74
Water Reclaimed	961.35										961.35
Wetlands Monitoring	250.00										250.00
Amenity - Cable TV / Internet / Wi-Fi	5,849.63										5,849.63
Amenity - Irrigation Repairs	550.50										550.50
Amenity - Pool Maintenance	11,215.20										11,215.20
Amenity - Janitorial	23,767.77										23,767.77



### North River Ranch Improvement SD

#### Statement of Activities

As of 11/30/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Amenity - Pest Control	\$ 1,755.00										\$ 1,755.00
Amenity - Fitness Equipment Leasing	8,911.40										8,911.40
Amenity - Security Monitoring	1,800.00										1,800.00
Amenity - Gate Access and Maintenance	6,022.50										6,022.50
Amenity - Miscellaneous	115.40										115.40
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	891.45										891.45
Amenity - Streetlight Leasing	6,367.14										6,367.14
Amenity - Canteen	878.41										878.41
Amenity - Repairs & Maintenance	735.89										735.89
Amenity - Operations	251.87										251.87
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	20,100.75										20,100.75
Lake Maintenance	17,227.00										17,227.00
Landscaping Maintenance & Material	166,511.26										166,511.26
Landscape Improvements	24,522.25										24,522.25
Contingency	5,115.00										5,115.00
Equipment Repair & Maintenance	727.49										727.49
Pest Control	205.00										205.00
Mulch	1,546.25										1,546.25
Monument Maintenance	14,771.00										14,771.00
Street, Sidewalk, Curb Maintenance	3,795.00										3,795.00
Streetlight Leasing	2,638.49										2,638.49
Dog Park	2,194.42										2,194.42
Principal Payments - Series 2019-MG A1	\$ 90,000.00										90,000.00
Interest Payments - Series 2019	233,988.75										233,988.75
Interest Payments - Series 2019-MG A1	126,455.00										126,455.00
Principal Payments - Series 2020 A2	\$ 675,000.00										675,000.00
Interest Payment - Series 2020 A1	144,362.50										144,362.50
Interest Payment - Series 2020 A2	14,175.00										14,175.00
Principal Payments - Series 2023 (1) A1	\$ 10,000.00										10,000.00
Principal Payments - Series 2023 (1) A2	2,025,000.00										2,025,000.00
Principal Payments - Series 2023 (2) A	100,000.00										100,000.00
Interest Payments - Series 2023 (1) A1	301,295.00										301,295.00
Interest Payments - Series 2023 (1) A2	442,750.00										442,750.00
Interest Payments - Series 2023 (2) A	273,847.50										273,847.50
Principal Payment - Series 2023B	\$ 10,000.00										10,000.00
Interest Payment - Series 2023B	383,520.00										383,520.00
Engineering	\$ 33,206.75										33,206.75
Contingency	1,177,165.00										1,177,165.00
Contingency	\$ 3,521.18										3,521.18
Contingency	\$ 20,014.91										20,014.91
Contingency	\$ 1,976.67										1,976.67
Total Expenses	\$ 574,915.68	\$ 450,443.75	\$ 833,537.50	\$ 3,152,892.50	\$ 393,520.00	\$ 1,210,371.75	\$ 3,521.18	\$ 20,014.91	\$ 1,976.67	\$ -	\$ 6,641,193.94



### North River Ranch Improvement SD

#### Statement of Activities

As of 11/30/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>											
Interest Income	\$ 1,783.86										\$ 1,783.86
Dividend Income		\$ 2,844.87									2,844.87
Dividend Income			\$ 3,803.97								3,803.97
Dividend Income				\$ 18,926.58							18,926.58
Dividend Income					\$ 4,249.75						4,249.75
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 92.78				92.78
Dividend Income								\$ 100.81			100.81
Dividend Income									\$ 2.38		2.38
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,783.86	\$ 2,844.87	\$ 3,803.97	\$ 18,926.58	\$ 4,249.75	\$ 0.01	\$ 92.78	\$ 100.81	\$ 2.38	\$ -	\$ 31,805.01
<b>Change In Net Assets</b>	\$ 22,667.13	\$ (442,358.57)	\$ (829,200.00)	\$ (2,388,446.30)	\$ (389,270.25)	\$ (1,203,087.77)	\$ (3,428.40)	\$ (19,914.10)	\$ (1,974.29)	\$ -	\$ (5,255,012.55)
<b>Net Assets At Beginning Of Year</b>	\$ (225,686.80)	\$ 841,638.11	\$ 1,125,382.64	\$ 5,490,568.38	\$ 1,257,268.31	\$ (176,845.43)	\$ 28,467.72	\$ (90,529.08)	\$ (203,755.70)	\$ -	\$ 8,046,508.15
<b>Net Assets At End Of Year</b>	<u>\$ (203,019.67)</u>	<u>\$ 399,279.54</u>	<u>\$ 296,182.64</u>	<u>\$ 3,102,122.08</u>	<u>\$ 867,998.06</u>	<u>\$ (1,379,933.20)</u>	<u>\$ 25,039.32</u>	<u>\$ (110,443.18)</u>	<u>\$ (205,729.99)</u>	<u>\$ -</u>	<u>\$ 2,791,495.60</u>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<b>Revenues</b>					
On-Roll Assessments	\$ 7,921.72	\$ 426,769.89	\$ (418,848.17)	\$ 2,560,619.36	0.31%
Off-Roll Assessments	576,008.19	261,084.90	314,923.29	1,566,509.42	36.77%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	11,868.98	4,133.33	7,735.65	24,800.00	47.86%
<b>Net Revenues</b>	<b>\$ 595,798.95</b>	<b>\$ 691,988.12</b>	<b>\$ (96,189.17)</b>	<b>\$ 4,151,928.78</b>	<b>14.35%</b>
<b>Expenditures</b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 12,000.00	16.67%
Public Officials' Liability Insurance	11,203.00	1,657.15	9,545.85	9,942.90	112.67%
Trustee Services	11,414.74	5,209.17	6,205.57	31,255.00	36.52%
District Management	13,416.66	13,416.67	(0.01)	80,500.00	16.67%
Field Management	-	12,500.00	(12,500.00)	75,000.00	0.00%
Engineering	18,340.55	10,000.00	8,340.55	60,000.00	30.57%
Disclosure	-	5,000.00	(5,000.00)	30,000.00	0.00%
District Counsel	-	3,666.67	(3,666.67)	22,000.00	0.00%
Assessment Administration	-	4,166.67	(4,166.67)	25,000.00	0.00%
Reamortization Schedules	-	416.67	(416.67)	2,500.00	0.00%
Audit	-	1,250.00	(1,250.00)	7,500.00	0.00%
Arbitrage Calculation	-	500.00	(500.00)	3,000.00	0.00%
Tax Preparation	-	25.42	(25.42)	152.52	0.00%
Travel and Per Diem	407.21	216.67	190.54	1,300.00	31.32%
Telephone	189.25	266.67	(77.42)	1,600.00	11.83%
Postage & Shipping	493.98	666.67	(172.69)	4,000.00	12.35%
Copies	195.44	166.67	28.77	1,000.00	19.54%
Legal Advertising	671.07	833.33	(162.26)	5,000.00	13.42%
Miscellaneous	6,557.68	6,523.31	34.37	39,140.00	16.75%
Office Supplies	177.61	666.67	(489.06)	4,000.00	4.44%
Property Taxes	-	16.67	(16.67)	100.00	0.00%
Web Site Maintenance	400.00	600.00	(200.00)	3,600.00	11.11%
Holiday Decorations	36,600.00	6,666.67	29,933.33	40,000.00	91.50%
Help Desk	240.00	208.33	31.67	1,250.00	19.20%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
Maintenance Staff	10,000.00	21,666.67	(11,666.67)	130,000.00	7.69%
Lifestyle Staff	23,186.13	45,750.36	(22,564.23)	274,502.15	8.45%
Resident Services	14,487.54	7,366.67	7,120.87	44,200.00	32.78%
Developer Loan Repayment	-	17,966.10	(17,966.10)	107,796.61	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 150,155.86</b>	<b>\$ 169,419.05</b>	<b>\$ (19,263.19)</b>	<b>\$ 1,016,514.18</b>	<b>14.77%</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<b>Field Operations</b>					
Electric	\$ 295.11	\$ 833.33	\$ (538.22)	\$ 5,000.00	5.90%
Water Reclaimed	961.35	3,500.00	(2,538.65)	21,000.00	4.58%
Wetland Monitoring	250.00	83.33	166.67	500.00	50.00%
Stormwater - Repair and Maintenance	-	2,083.33	(2,083.33)	12,500.00	0.00%
Equipment Rental	-	416.67	(416.67)	2,500.00	0.00%
General Insurance	11,203.00	2,025.73	9,177.27	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	13,569.23	59,133.77	81,415.40	89.30%
Other Insurance	500.00	333.33	166.67	2,000.00	25.00%
Irrigation	20,100.75	13,333.33	6,767.42	80,000.00	25.13%
Lake Maintenance	17,227.00	15,833.33	1,393.67	95,000.00	18.13%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	18,042.00	18,042.00	-	108,252.00	16.67%
Zone 2 - Riverfield SF - Yellowstone	26,900.00	24,500.00	2,400.00	147,000.00	18.30%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	34,462.38	44,695.33	(10,232.95)	268,172.00	12.85%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	22,560.46	20,760.45	1,800.01	124,562.70	18.11%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	13,032.64	13,032.66	(0.02)	78,195.95	16.67%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	20,383.78	14,183.83	6,199.95	85,103.00	23.95%
Zone 7 - Crescent Creek - Steadfast Alliance	26,480.00	26,480.00	-	158,880.00	16.67%
Zone 8 - Phase 2 - Southern Land Services	4,650.00	-	4,650.00	-	-
Landscape Improvements / Replacement	24,522.25	33,333.33	(8,811.08)	200,000.00	12.26%
Contingency	5,115.00	16,666.67	(11,551.67)	100,000.00	5.12%
Equipment Repair and Maintenance	727.49	1,400.00	(672.51)	8,400.00	8.66%
Pest Control	205.00	1,000.00	(795.00)	6,000.00	3.42%
Mulch (Zones 1 - 7)	1,546.25	26,666.67	(25,120.42)	160,000.00	0.97%
Monument Maintenance	14,771.00	1,333.33	13,437.67	8,000.00	184.64%
Bridge and Boardwalk Maintenance	-	666.67	(666.67)	4,000.00	0.00%
Storm Cleanup	-	16,666.67	(16,666.67)	100,000.00	0.00%
Storm Landscape Replacement	-	33,333.33	(33,333.33)	200,000.00	0.00%
Capital Expenditures	-	12,500.00	(12,500.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	3,795.00	7,500.00	(3,705.00)	45,000.00	8.43%
Lighting	-	2,500.00	(2,500.00)	15,000.00	0.00%
Streetlight Leasing	2,638.49	6,666.67	(4,028.18)	40,000.00	6.60%
Shared Bike Maintenance	-	2,500.00	(2,500.00)	15,000.00	0.00%
Dog Park	2,194.42	2,500.00	(305.58)	15,000.00	14.63%
Parks Maintenance & Repairs	-	2,083.33	(2,083.33)	12,500.00	0.00%
Trail Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Trailhead Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Mailbox Maintenance	-	83.33	(83.33)	500.00	0.00%
<b>Total Field Operations</b>	<b>\$ 345,266.37</b>	<b>\$ 382,772.54</b>	<b>\$ (37,506.17)</b>	<b>\$ 2,296,635.40</b>	<b>15.03%</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 747.97	\$ 2,500.00	\$ (1,752.03)	\$ 15,000.00	4.99%
Clubhouse Water	1,902.02	11,666.67	(9,764.65)	70,000.00	2.72%
Amenity - Cable TV / Internet / Wi-Fi	1,357.24	1,666.67	(309.43)	10,000.00	13.57%
Amenity - Irrigation Repairs	72.95	1,500.00	(1,427.05)	9,000.00	0.81%
Amenity - Pool Maintenance	3,300.00	3,547.50	(247.50)	21,285.00	15.50%
Amenity - Cleaning	3,865.86	4,500.00	(634.14)	27,000.00	14.32%
Amenity - Pest Control	490.00	416.67	73.33	2,500.00	19.60%
Amenity - Fitness Equipment Leasing	8,911.40	4,565.70	4,345.70	27,394.20	32.53%
Amenity - Security Monitoring	900.00	900.00	-	5,400.00	16.67%
Amenity - Firepits	-	1,000.00	(1,000.00)	6,000.00	0.00%
Amenity - Capital outlay	-	10,833.33	(10,833.33)	65,000.00	0.00%
Amenity - Miscellaneous	-	2,500.00	(2,500.00)	15,000.00	0.00%
Amenity - Pool equipment	650.00	1,166.67	(516.67)	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	250.00	(250.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	1,666.67	(1,666.67)	10,000.00	0.00%
Amenity - Streetlight Leasing	3,597.20	11,666.67	(8,069.47)	70,000.00	5.14%
Amenity - Access Control Maintenance	-	250.00	(250.00)	1,500.00	0.00%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 25,794.64</b>	<b>\$ 60,596.55</b>	<b>\$ (34,801.91)</b>	<b>\$ 363,579.20</b>	<b>7.09%</b>
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 327.09	\$ 1,500.00	\$ (1,172.91)	\$ 9,000.00	3.63%
Clubhouse Water	1,057.61	1,000.00	57.61	6,000.00	17.63%
Amenity - Cable TV / Internet / Wi-Fi	2,017.84	2,000.00	17.84	12,000.00	16.82%
Amenity - Irrigation Repairs	-	1,250.00	(1,250.00)	7,500.00	0.00%
Amenity - Pool Maintenance	2,565.20	2,758.33	(193.13)	16,550.00	15.50%
Amenity - Cleaning	3,674.82	3,833.33	(158.51)	23,000.00	15.98%
Amenity - Pest Control	400.00	333.33	66.67	2,000.00	20.00%
Amenity - Security Monitoring	900.00	1,733.33	(833.33)	10,400.00	8.65%
Amenity - Gate Access and Maintenance	6,022.50	1,000.00	5,022.50	6,000.00	100.38%
Amenity - Capital outlay	-	4,166.67	(4,166.67)	25,000.00	0.00%
Amenity - Miscellaneous	-	666.67	(666.67)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	1,000.00	3,300.00	6,000.00	71.67%
Amenity - Streetlight Leasing	2,130.95	6,833.33	(4,702.38)	41,000.00	5.20%
Amenity - Access Control Maintenance	-	166.67	(166.67)	1,000.00	0.00%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 23,396.01</b>	<b>\$ 28,241.66</b>	<b>\$ (4,845.65)</b>	<b>\$ 169,450.00</b>	<b>13.81%</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ 1,333.49	\$ 5,000.00	\$ (3,666.51)	\$ 30,000.00	4.44%
Clubhouse Water	63.11	3,333.33	(3,270.22)	20,000.00	0.32%
Amenity - Cable TV / Internet / Wi-Fi	2,474.55	4,333.33	(1,858.78)	26,000.00	9.52%
Amenity - Irrigation Repairs	477.55	3,333.33	(2,855.78)	20,000.00	2.39%
Amenity - Pool Maintenance	5,350.00	3,333.33	2,016.67	20,000.00	26.75%
Amenity - Cleaning	16,227.09	8,833.33	7,393.76	53,000.00	30.62%
Amenity - Pest Control	865.00	1,000.00	(135.00)	6,000.00	14.42%
Amenity - Security Monitoring	-	2,000.00	(2,000.00)	12,000.00	0.00%
Amenity - Fire Pits	-	500.00	(500.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	416.67	(416.67)	2,500.00	0.00%
Amenity - Capital Outlay	-	3,333.33	(3,333.33)	20,000.00	0.00%
Amenity - Miscellaneous	115.40	1,333.33	(1,217.93)	8,000.00	1.44%
Amenity - Pool Equipment	-	2,333.33	(2,333.33)	14,000.00	0.00%
Amenity - Office Equipment Leasing	891.45	2,000.00	(1,108.55)	12,000.00	7.43%
Amenity - Bike Pump Park Maintenance	-	166.67	(166.67)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	208.33	(208.33)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	2,500.00	(2,500.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	638.99	1,666.67	(1,027.68)	10,000.00	6.39%
Amenity - Canteen	878.41	6,666.67	(5,788.26)	40,000.00	2.20%
Amenity - Repairs & Maintenance	735.89	166.67	569.22	1,000.00	73.59%
Amenity - Dumpster	-	166.67	(166.67)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Amenity - Operations	251.87	2,500.00	(2,248.13)	15,000.00	1.68%
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 30,302.80</b>	<b>\$ 55,958.32</b>	<b>\$ (25,655.52)</b>	<b>\$ 335,750.00</b>	<b>9.03%</b>
<b>Non-County Maintained Roads</b>					
Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	-
Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-	-
Riverfield Non-County Maintained Roads	-	-	-	-	-
<b>Total Non-County Maintained Roads</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenses</b>	<b>\$ 574,915.68</b>	<b>\$ 696,988.12</b>	<b>\$ (122,072.44)</b>	<b>\$ 4,181,928.78</b>	<b>13.75%</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 1,783.86	\$ 5,000.00	\$ (3,216.14)	\$ 30,000.00	5.95%
<b>Total Other Income (Expenses)</b>	<b>\$ 1,783.86</b>	<b>\$ 5,000.00</b>	<b>\$ (3,216.14)</b>	<b>\$ 30,000.00</b>	<b>5.95%</b>
<b>Net Income (Loss)</b>	<b>\$ 22,667.13</b>	<b>\$ -</b>	<b>\$ 22,667.13</b>	<b>\$ -</b>	<b>-</b>



---

## **North River Ranch Improvement Stewardship District**

**Consideration of Increase to  
Credit Card Limit for Lifestyle Director**



---

## **North River Ranch Improvement Stewardship District**

Consideration of RIPA  
Change Orders 2 & 11

# Change Order

## No. 2

Date of Issuance: December 22, 2025 Effective Date: January 14, 2026

Project: <b>NRR Phase IV-F-1</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$1,001,990.00</b>		Date of Contract: <b>06/01/2025</b>
Contractor:		Engineer's Project No.: <b>215616746</b>
<b>RIPA &amp; Associates, LLC</b>		Contractor's Project No.: <b>25-097</b>

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

Description:

**Additional utility work to accommodate the revised phase lines**

Attachments: (List documents supporting change):

**RIPA CO-2 – received 12/19/2025**

### CHANGE IN CONTRACT PRICE:

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

[Increase] [Decrease] from previously approved Change Orders No. **0** to No. **1**:  
**\$ (219,024.37)**

Contract Price prior to this Change Order:  
**\$ 782,965.63**

[Increase] [Decrease] of this Change Order:  
**\$ 60,870.00**

Contract Price incorporating this Change Order:  
**\$ 843,835.63**

### CHANGE IN CONTRACT TIMES:

Original Contract Times:  Working days  Calendar days  
Substantial completion (days or date): **163 Days**  
Ready for final payment (days or date): **205 Days**

[Increase] [Decrease] from previously approved Change Orders No. **0** to No. **1**:  
Substantial completion (days): **N/A**  
Ready for final payment (days): **N/A**

Contract Times prior to this Change Order:  
Substantial completion (days or date): **163 Days**  
Ready for final payment (days or date): **205 Days**

[Increase] [Decrease] of this Change Order:  
Substantial completion (days or date): **N/A**  
Ready for final payment (days or date): **N/A**

Contract Times with all approved Change Orders:  
Substantial completion (days or date): **163 Days (11/11/2025)**  
Ready for final payment (days or date): **205 Days (12/23/2025)**

RECOMMENDED:

By:   
Engineer (Authorized Signature)

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

ACCEPTED:

By:   
Contractor (Authorized Signature)

Date: **12/22/2025**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Funding Agency (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

V:\215616746\215616746\civil\construction\_phase\_documents\change\_orders\nrr\_4e-4f\received\4F-1\co\_nrrsd\_nrr-4-f\_co-2\_60870.00\_addini-util-acmdte-rvd-plans\_ripa\_20251222.docx



<b>To:</b>	Neal Land & Neighborhoods	<b>Contact:</b>	Andy Richardson
<b>Address:</b>	5800 Lakewood Ranch Boulevard Sarasota, FL 34240	<b>Phone:</b>	941-328-1210
<b>Project Name:</b>	North River Ranch Phase 4F-1 - CO #2 Added Phase Line		
<b>Project Location:</b>	Fort Harmer Rd & NRR Trail, Palmetto, FL		

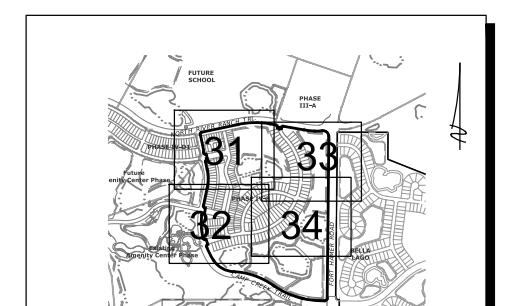
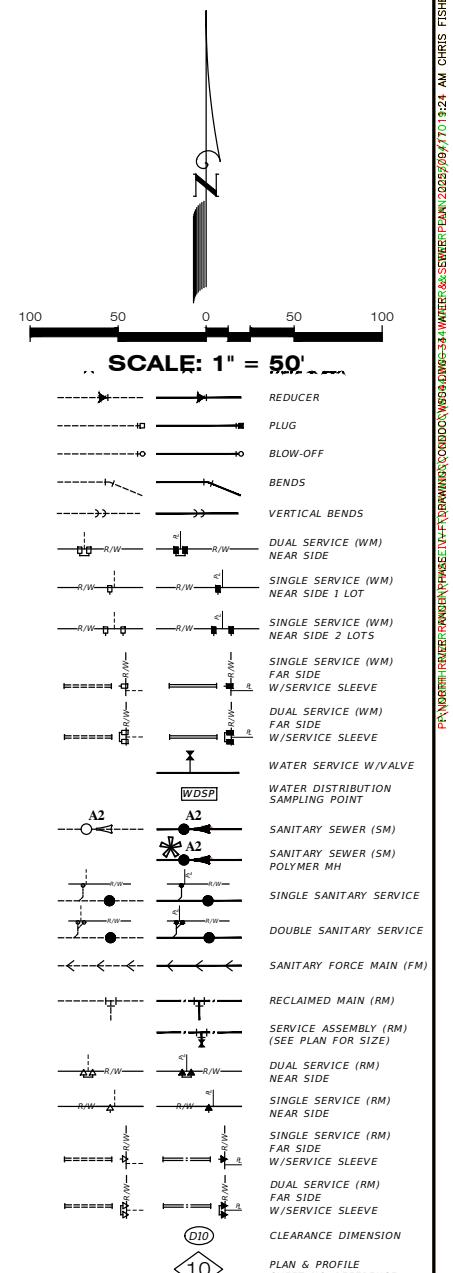
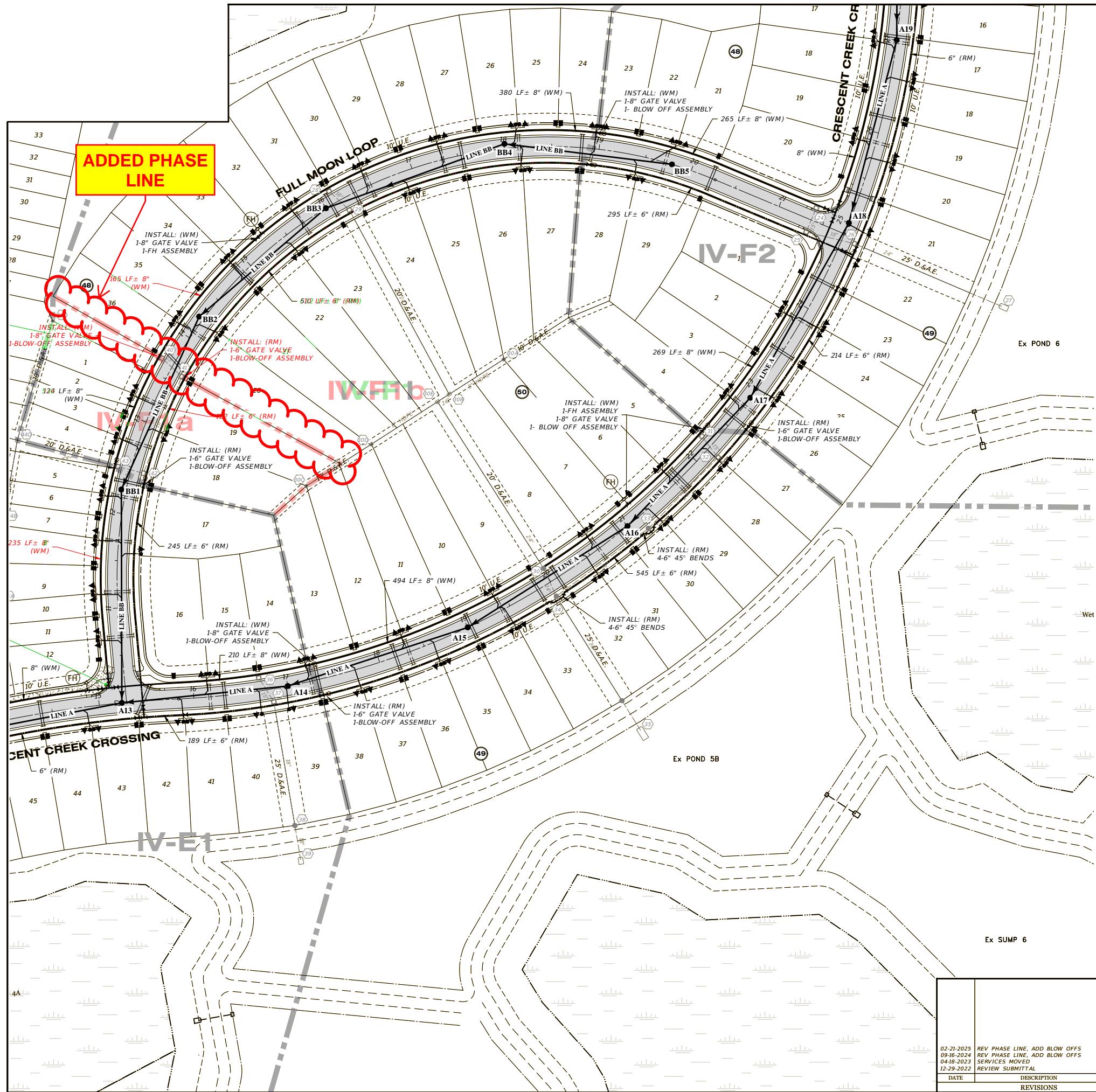
Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>2004 - SANITARY SEWER CO #2</b>					
001	ADDITIONAL STORM & SANITARY TESTING	2.00	DY	\$4,850.00	\$9,700.00
<b>Total Price for above 2004 - SANITARY SEWER CO #2 Items:</b>					
<b>2005 - WATER DISTRIBUTION CO #2</b>					
002	TEMPORARY 4" JUMPER	1.00	EACH	\$12,500.00	\$12,500.00
003	8" GATE VALVE ASSEMBLY	1.00	EACH	\$3,550.00	\$3,550.00
004	BLOWOFF W/ AUTO FLUSH ASSEMBLY	1.00	EACH	\$12,500.00	\$12,500.00
005	PHASE LINE CONFLICTS	2.00	DY	\$6,230.00	\$12,460.00
006	CHLORINATION & PRESSURE TESTING	2.00	DY	\$2,175.00	\$4,350.00
<b>Total Price for above 2005 - WATER DISTRIBUTION CO #2 Items:</b>					
<b>2006 - RECLAIMED WATER CO #2</b>					
007	6" GATE VALVE ASSEMBLY	1.00	EACH	\$2,600.00	\$2,600.00
008	TEMPORARY BLOWOFF ASSEMBLY	1.00	EACH	\$1,050.00	\$1,050.00
009	PRESSURE TESTING	1.00	DY	\$2,160.00	\$2,160.00
<b>Total Price for above 2006 - RECLAIMED WATER CO #2 Items:</b>					

**Total Bid Price:** **\$60,870.00**

**Notes:**

- THIS PROPOSAL IS BASED ON THE NEW PHASE PLAN SENT BY CLEARVIEW ON 9/17/2025.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Ripa &amp; Associates</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Sijon Rider (813) 765-2499 sijon.rider@ripaconstruction.com</p>
---	--



## **INDEX TO MAP COVERAGE**

				 <p><b>Clearview</b> LAND DESIGN, P.L.</p> <p>Registered Business Number: RV28848 3010 W Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</p>	<p><b>WATER &amp; SEWER PLAN</b></p> <table border="1"> <tr> <td>JOB NO. <b>CDD-NR-054</b></td> <td colspan="2">NORTH RIVER RANCH</td> </tr> <tr> <td>DESIGN <b>DO</b></td> <td colspan="2">PHASES IV-E &amp; IV-F</td> </tr> <tr> <td>DRAWN <b>DO</b></td> <td>PREPARED FOR IMPROVEMENT STEWARDSHIP DISTRICT</td> <td>NORTH RIVER RANCH</td> </tr> <tr> <td>DATE <b>02-20-2025</b></td> <td colspan="2">Elevations based on North American Vertical Datum 1988 (NAVD 88)</td> </tr> <tr> <td></td> <td colspan="2">Conversion from NAVD 88 to NGVD 29 = <b>+0.95</b> Feet</td> </tr> <tr> <td>FILE <b>W504</b></td> <td colspan="2"><b>SHEET 34 OF 63 SHEETS</b></td> </tr> </table>	JOB NO. <b>CDD-NR-054</b>	NORTH RIVER RANCH		DESIGN <b>DO</b>	PHASES IV-E & IV-F		DRAWN <b>DO</b>	PREPARED FOR IMPROVEMENT STEWARDSHIP DISTRICT	NORTH RIVER RANCH	DATE <b>02-20-2025</b>	Elevations based on North American Vertical Datum 1988 (NAVD 88)			Conversion from NAVD 88 to NGVD 29 = <b>+0.95</b> Feet		FILE <b>W504</b>	<b>SHEET 34 OF 63 SHEETS</b>	
JOB NO. <b>CDD-NR-054</b>	NORTH RIVER RANCH																						
DESIGN <b>DO</b>	PHASES IV-E & IV-F																						
DRAWN <b>DO</b>	PREPARED FOR IMPROVEMENT STEWARDSHIP DISTRICT	NORTH RIVER RANCH																					
DATE <b>02-20-2025</b>	Elevations based on North American Vertical Datum 1988 (NAVD 88)																						
	Conversion from NAVD 88 to NGVD 29 = <b>+0.95</b> Feet																						
FILE <b>W504</b>	<b>SHEET 34 OF 63 SHEETS</b>																						
02-21-2025 09-16-2024 04-18-2023 12-29-2022	REV. PHASE LINE, ADD BLOW OFFS REV. PHASE LINE, ADD BLOW OFFS SERVICES MOVED REVIEW SUBMITTAL	CMF CMF TKW CMF		<p>DATE: <b>CHRISTOPHER M. FISHER NO. 85555</b> FLORIDA PROFESSIONAL ENGINEER</p>																			
DATE	DESCRIPTION	BY																					
	REVISIONS																						

# Change Order

No. 11

Date of Issuance: December 19, 2025

Effective Date: January 14, 2026

Project: <b>NRR Phase IV-E &amp; Phase IV-F Roads &amp; Utilities</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$6,675,000.00</b>		Date of Contract: <b>10/18/2023</b>
Contractor:		Engineer's Project No.: <b>215616746</b>
<b>RIPA &amp; Associates, LLC</b>		Contractor's Project No.: <b>233-2187</b>

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

Description:

**Remove and replacing F Curb, miami curb and 4" concrete sidewalk**

Attachments: (List documents supporting change):

**RIPA CO-11 received 12/18/2025.**

## CHANGE IN CONTRACT PRICE:

Original Contract Price:

**\$ 6,675,000.00**

## CHANGE IN CONTRACT TIMES:

Original Contract Times:  Working days  Calendar days

Substantial completion (days or date): **180 Days**

Ready for final payment (days or date): **210 Days**

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 10 :

**\$ (2,381,445.16)**

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 10 :

Substantial completion (days): **9 Days**

Ready for final payment (days): **9 Days**

Contract Price prior to this Change Order:

**\$ 4,293,554.84**

Contract Times prior to this Change Order:

Substantial completion (days or date): **189 Days (4/24/24)**

Ready for final payment (days or date): **219 Days (5/24/24)**

[Increase] [Decrease] of this Change Order:

**\$ 22,752.50**

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): **40 Days**

Ready for final payment (days or date): **40 Days**

Contract Price incorporating this Change Order:

**\$ 4,316,307.34**

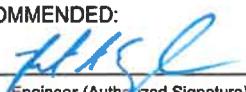
Contract Times with all approved Change Orders:

Substantial completion (days or date): **229 Days (6/03/24)**

Ready for final payment (days or date): **259 Days (7/03/24)**

RECOMMENDED:

By:

  
Engineer (Authorized Signature)

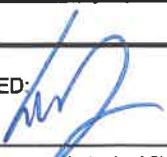
ACCEPTED:

By:

Owner (Authorized Signature)

ACCEPTED:

By:

  
Contractor (Authorized Signature)

Date: 12/19/2025

Date:

Date: 12/22/25

Approved by Funding Agency (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

V:\2156\active\215616746\civil\construction\_phase\_documents\change\_orders\nrr\_4e-4f\received\con\_nrrsd\_nrr-4-e\_4-f\_co-11-22752.50\_mail-kiosk-prkng-curb\_ripa\_20251219.docx

EJCDC No. C-941 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the  
Associated General Contractors of America and the Construction Specifications Institute.

Page 1 of 1



<b>To:</b> North River Ranch ISD	<b>Contact:</b> Andy Richardson
<b>Address:</b> 3501 Quadrangle Blvd., Suite 270	<b>Phone:</b> (941) 328-1075
Orlando, FL 32817	<b>Fax:</b>
<b>Project Name:</b> Concrete Works PH 4E	<b>Bid Number:</b> 23-2187
<b>Project Location:</b> Maccasin Wallow Rd & Fort Hammer Rd, Palmetto, FL	<b>Bid Date:</b> 8/15/2025
<b>Addendum #:</b> 1	

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Proposal #001</b>					
001	REMOVE AND REPLACE TYPE "F" CURB	185.00	LF	\$66.50	\$12,302.50
002	REMOVE AND REPLACE MIAMI CURB	155.00	LF	\$65.00	\$10,075.00
003	REMOVE AND REPLACE 4" CONCRETE SIDEWALK	50.00	SF	\$7.50	\$375.00
<b>Total Price for above Proposal #001 Items:</b>					<b>\$22,752.50</b>

**Total Bid Price:** **\$22,752.50**

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.	<b>CONFIRMED:</b> <b>Ripa &amp; Associates</b>
<b>Buyer:</b> _____	
<b>Signature:</b> _____	<b>Authorized Signature:</b> _____
<b>Date of Acceptance:</b> _____	<b>Estimator:</b> Tim Badyk 727-389-7344 tbadyk@ripaconstruction.com



---

# **North River Ranch Improvement Stewardship District**

## **Staff Reports**



**NORTH RIVER  
RANCH**

# Year In Review 2025

Submitted by:

Cori Morgan, Lifestyle Director

Alex Murphy, Senior Regional Director

# Year In Review

---

## Signature Marketing Events

750

SPRING SATURDAY  
ATTENDEES

500

FIT DAY  
ATTENDEES

2,500

TOUCH A TRUCK  
ATTENDEES

450

WINTERFEST  
ATTENDEES



5

Clubs & Interest  
Groups



40

Fitness Classes



145

Social Events



24

Life Enrichment Classes  
Seminar & Workshops



14, 012

Resident Lifestyle  
Event Attendees



7

Pickleball Programs



539

Workshop/Seminar Attendees

# NRR Camp Store

---

## BEST SELLERS

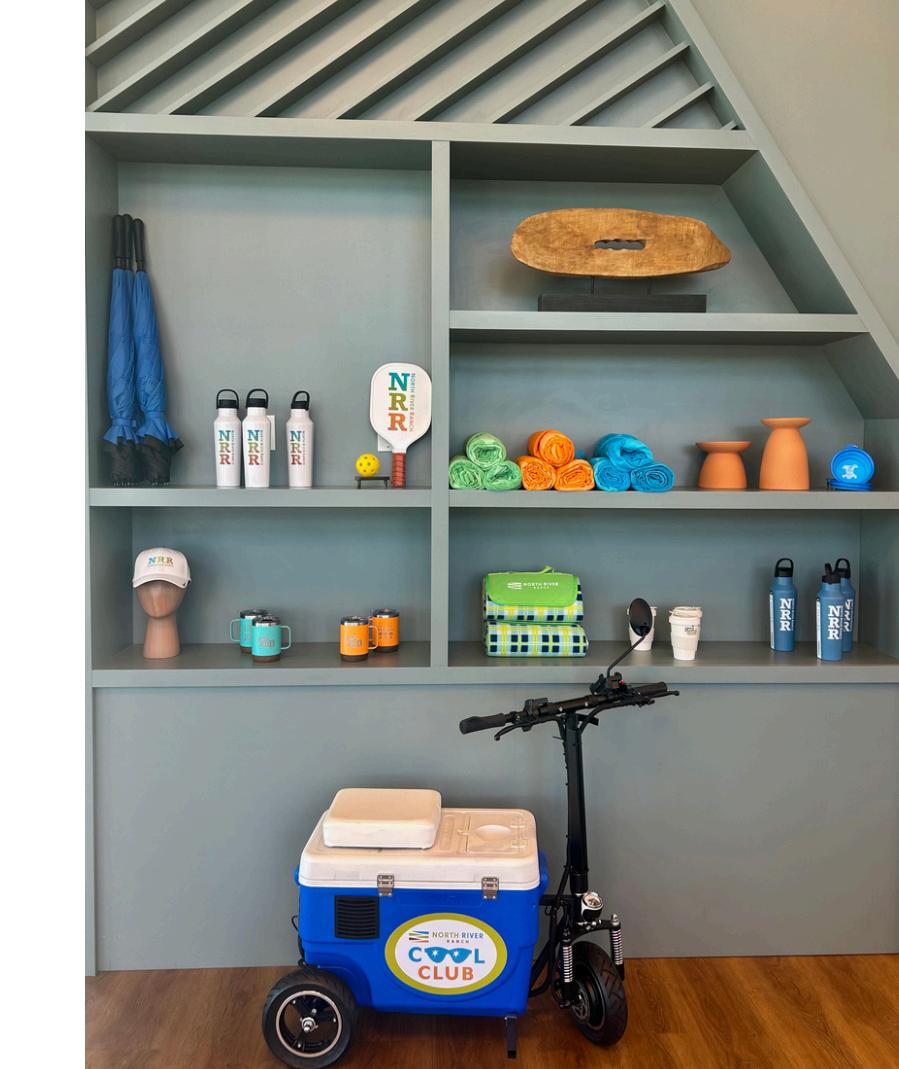
Cork Insulated Mug and Eco Chug Mug

## SALES SNAPSHOT

Cork Insulated Mug - 12  
Beach Towels - 1  
Eco Chug Mug - 4  
Ball Cap - 3  
Corkcicle Water Bottle - 3  
Plaid Picnic Blanket - 1

## RETAIL PROMOTIONS

NRR Black Friday Merch Sale  
10% Discount Cards Giving Out for Merch During Blood Drive  
Winterfest (Set Up a Booth)





## PROGRAMMING

---

### Social

Our goal for 2025 was to fully build out the Program and Event calendar to gather data that would guide future planning, an effort that earned Silver recognition from the National Association of Home Builders. The data showed that North River Ranch is largely made up of young families with weekday school and work commitments, that weekend events perform best, and that residents strongly prefer complimentary or low-cost programming.

In 2026, programming will be scheduled even more intentionally with a stronger focus on weekends while continuing to offer a balanced mix of events for adults, families, teens, dog owners, and creative programs such as crafthnoons to maximize participation and resident satisfaction.

# Social Event Highlights



# Social Event Highlights





## PROGRAMMING

---

### Fitness

Fitness programming launched in October with over ten classes offered at a cost of \$8 per resident; however, attendance remained low throughout the 30-day trial period. Based on participation data, the fitness program was discontinued, as residents showed limited interest in ongoing paid classes.

In 2026, fitness will shift to an event-focused model with higher-impact, experience-driven offerings such as Puppy Yoga, offered twice per month. Additional engagement will be supported through monthly free clinics hosted by outside partners such as BodyBar Pilates, as well as expanded Pickleball programming and Pump Park activations to better align with resident interest and attendance trends.



## PROGRAMMING

---

### Wellness Services

Wellness-focused programming remains an important part of the lifestyle experience. In 2025, multiple wellness-infused events were offered featuring services such as complimentary massages, B-12 shots, Botox, and other wellness activations, all of which were well received by residents.

In 2026, wellness programming will continue every quarter, and the “spa” experience will also be incorporated into select pop-up fitness events through partnerships such as BodyBar Pilates, which will host monthly Pilates sessions followed by a post-class spritz featuring cooling towels, citrus water, and similar amenities to elevate the overall wellness experience at North River Ranch.

# Fitness & Wellness Highlights





## PROGRAMMING

---

### Youth

Youth programming in 2025 produced mixed results. Teen Nights were well attended, leading to plans to expand this offering to a monthly program in 2026. Programming for younger children was more challenging; while a reading program for littles did not perform as anticipated, the team plans to pivot in 2026 by introducing a monthly character meet-and-greet to better engage this age group.



## PROGRAMMING

---

### Life Enrichment

Life enrichment programming currently includes resident-led clubs focused on soccer, fishing, homeschool activities, reading, and book club. While efforts were made to expand additional clubs, participation showed that many residents prefer not to take on the organizational responsibilities required to run them.

The existing clubs are performing well and have demonstrated consistent engagement. In 2026, the focus will be on continuing to support and promote these successful resident-run clubs while remaining open to future opportunities that align with resident interest and involvement levels.

# Facility Utilization

---



Across all amenities, usage trends show significantly higher traffic during evenings and weekends, reflecting the community's large population of young families with school and work commitments during the week.

Seasonally, the highest levels of activity occur during the summer months, particularly June and July, when usage across all amenities increases substantially.

OVERALL UTILIZATION	
TOTAL VISITS	152,463
AVG. VISITS PER DAY	340
AVG. VISITS PER WEEKEND	1,513

## Special Projects & Accomplishments

Please list the major projects you completed this year for the facility, lifestyle program, staff, etc., such as a revamped Welcome Packet.

PROJECT	COMPLETION DATE
Set Up Handheld Remote System for All Amenity TVs	Apr 2025
Hired and Trained All Staff for New Amenity Opening	Mar 2025
Opened Camp Creek Amenity (Clubhouse, Pool, Game Room, Pickleball Courts, and Pump Park)	May 2025
Facility and Training SOP Documents	May 2025
Created an Amenity Rental Guide for Residents	Aug 2025
Camp Creek Coffee Station Revamp	Aug 2025
Camp Creek Business Center Revamp	Aug 2025
Created NRR Free Little Library in Clubhouse	Aug 2025
Launched Employee Appreciation Program	Aug 2025



# AMENITY RENTALS

Enhance your amenity space experience with our convenient rental service.

- ✓ CONVENIENCE
- ✓ COMMUNITY
- ✓ CUSTOMIZATION

**RESERVE NOW**

 [amenities@northriverranchisd.com](mailto:amenities@northriverranchisd.com)

 941-251-1252



# Community Connections



After the initial adjustment period of opening a new amenity, the team is now operating confidently, with noticeable improvements in service. A strong focus on relationship-building has remained a priority, and resident feedback continues to highlight the positive impact our staff has on the North River Ranch community.

The Employee Appreciation Program is already in place and continues to be a meaningful tool for recognition. As part of this program, Marketing features a Shining Star of the Month on social media, and the resident comments consistently reflect how much our employees are valued and how positively they impact the resident experience. We are also expanding the team to add a full-time, resident- and prospect-facing office staff member to provide greater consistency for residents, strengthen the prospect experience, and reduce reliance on part-time coverage as the community continues to grow.

## FEEDBACK FROM RESIDENTS

Jessi Nimz (Resident) Comment on Frank M. (Maintenance Specialist)

Shining Star Post:

December Shining Star? No, he's 2025 Shining Star! Frank is THE. FRANKIN. BEST.

Susan Hart (Resident) Comment on Tyler Gray (Lifestyle Coordinator)

Shining Star Post:

Tyler is the BEST! Love him and his dedication to residents.

Kara Gorton (Resident) Email Comment in Relation to NRR Date Night Out:

Boot, Scoot, and Boogy' Event -

Hello! I just wanted to write to give you a compliment regarding last night's event. It was so fun! The things my husband and I appreciated most were the babysitting option, bar, and fun activity. We don't get to come to events as much because we have kids and don't want to pay for a babysitter so that was exciting to see! My kids had a blast and so did we... thanks so much for putting it together! I would really love to see more events like that... where kids are entertained while parents are having adult fun. NAILED IT!

# Team Highlights

The North River Ranch Lifestyle and Amenity team is growing with the community! We have added several new team members this year to provide exceptional programming, care for the amenity spaces and provide a fun, clean and safe environment for all residents of NRR.



Pierce DeLongchamp, Pool Attendant



Liliann Plesce, Pool Attendant



Cori Morgan, Lifestyle Director



Frank Muller, Amenity Maintenance Specialist



Jennifer Hutton, Resident Services Specialist



Tyler Gray, Lifestyle Coordinator



Jill Rank, Resident Services Specialist



Isaac Ruesing, Lifeguard & Events



## Goals & Initiatives

Upcoming promotions and initiatives include plans to meet monthly, quarterly, and yearly goals. This includes details on holiday promotions, special events, and host facility activities. The focus is on future opportunities and strategies being implemented.

PROGRAMMING & EVENTS DESCRIPTION	DATE(S)
First Saturdays at NRR: Open to the Public Market	First Saturday of Every Month
Crafternoons for Adults and Kids: Featured Craft Event - One Geared Toward Adults and Once Geared Toward Kids	Once a Month for Adults and Kids
NRR Date Night Out: Night Out in the Neighborhood for Adults to Let Loose	Once a Month
Fairytale Friends at NRR: Character Meet and Greet	Once a Month

NEXT YEAR INITIATIVES	WHO WILL DO THIS?	DUE DATE
Enhanced Program and Events	Lifestyle Director and Coordinator	Jan 2026
NRR Camp Store additions	Lifestyle Director pending Approval from developer	Mar 2026
Phone Access to Amenities	Entire Lifestyle Team	Mar 2026
Personalized Enhancements for Amenity Rentals	Lifestyle Director	May 2026