

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the rescheduled meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **Wednesday, March 11, 2026, at 10:00 A.M. at 11645 Camp Creek Trail, Parrish, 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://pfmccd.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 February 11, 2026, Board of Supervisors' Meeting
 - 2) Aqua Plumbing & Air Proposal for Brightwood Pavilion AC Repairs
 - 3) Bliss Proposal for Brightwood Pavilion Merry-Go-Round Repairs
 - 4) Geopoint Proposal for Work on Camp Creek Trail
 - 5) Impact Proposal for Sabal Palm at 11442 Gallatin Trail
 - 6) Impact Proposal for Sabal Palm Replacement at 11672 Little River Way
 - 7) Maddtraxx Proposal for Sidewalk Repair at For Hamer Rd
 - 8) Safetouch Proposal for Proptia Mobile Credentials
 - 9) Yellowstone Proposal for Adding Irrigation Heads in Zone 1 (Riverfield)
 - 10) Yellowstone Proposal for Wax Myrtle Replacement in Riverfield
 - 11) Payment Authorizations Nos. 164 – 167
 - 12) Funding Requests Nos. 644 – 656
 - 13) Series 2023 Neighborhood Infrastructure Requisition Nos. 200 – 204
 - 14) District Financial Statements

Business Matters

2. Consideration of **Resolution 2026-02, Adopting a Revised Fiscal Year 2026 O&M Budget**
3. Consideration of Contractor for Phase IV-C-2 (Longmeadow Phase 2) Site Development *(provided under separate cover)*
4. Consideration of Clearview Land Design Change Orders
 - 1) CO #1 – Weir Revisions
 - 2) CO#3 – Engineering Supervision

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: April 8, 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 February 11, 2026,
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, February 11, 2026, 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 Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Alyssa Wilson	Kutak Rock – District Counsel	
Rob Engel	Stantec – District Engineer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Jeff Ramer	Field Services Operation Manager	(via phone)
Cory Morgan	Lifestyle Director	
Various audience members present		

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

Ms. Carvalho reviewed the public comment period policy.

There were no public comments at this time.

Consent Agenda

- 1. Minutes of the January 14, 2026, Board of Supervisors' Meeting**
- 2. Clean Sweep Proposal for Brightwood Pavilion HVAC and Duct Cleaning**
- 3. Clearview Proposal for Miscellaneous Engineering Services**
- 4. Geopoint Proposal for Phase 2 Signage Staking**
- 5. Maddtraxx Proposal for Creating Shell Areas in Phases 4E & 4F**
- 6. Maddtraxx Proposal for Longmeadow Sidewalk Repair**
- 7. Maddtraxx Proposal for Regrading & Replenishing Dog Park Shell Driveway**
- 8. Maddtraxx Proposal for Removing Shell Trail at Weymouth Terrace**
- 9. Maddtraxx Proposal for Riverfield Gate Motor Replacement**
- 10. Maddtraxx Proposal for Riverfield Shell Trail Repairs and Deterrence Measures**
- 11. Maddtraxx Proposal for Rolling Fork Trail Concrete Sidewalk**
- 12. Maddtraxx Proposal for Shell Trail Extension**
- 13. MDS Handyman Proposal for Camp Creek Pool Restroom Repair**
- 14. Safetouch Proposal for Arrow Creek Internet Conduit**
- 15. Yellowstone Proposal for Riverfield Verandah Center Median Plantings**
- 16. Yellowstone Proposal for Riverfield Verandah Entrance and Exit Plantings**

- 17. **Yellowstone Proposal for Silver Buttonwood Replacement**
- 18. **Yellowstone Proposal for Sod Replacement at Arrow Creek Dr**
- 19. **Yellowstone Proposal for Sod Replacement at Canyon Creek Trail**
- 20. **Payment Authorizations Nos. 160 – 163**
- 21. **Funding Requests Nos. 635 – 643**
- 22. **Series 2023 Neighborhood Infrastructure Requisition Nos. 191 – 199**
- 23. **District Financial Statements**

The Board reviewed the items.

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

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Suspension or Termination of Access – Rule Hearings for Resident Violations

- 1. **Fernandes**
- 2. **Vitti**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board opened the Public Hearing on Resident Violations (Fernandes).

Mr. and Mrs. Fernandes made an appeal to the Board regarding the suspension of amenity privileges. Mr. Fernandes noted it was never the intention to violate the amenity rules, and they have never had a previous violation. They requested a reduction or lifting of the suspension and noted they would follow all rules moving forward.

Mr. Williams noted Mr. Fernandes has agreed to reimburse the district for damages to the electrical outlet cover.

There was discussion regarding the violations and the amenity policies.

Ms. Morgan gave an overview of the event reservation policy. It was noted that any vendors, and their insurance policies are submitted with the event reservation agreement. She noted there is a security deposit on file.

There was brief discussion regarding lifting the suspension and re-activating the fobs.

Mr. Jackson noted a proposal has been received for the electrical outlet cover and Ms. Morgan will follow up with the resident.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Public Hearing on Resident Violations (Fernandes).

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board authorized lifting the suspension of the Fernandes' access effective immediately.

Ms. Snow recommended that Mr. & Mrs. Fernandes speak with Ms. Morgan about all details for future events.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board opened the Public Hearing on Resident Violations (Vitti).

There was brief discussion regarding the process of resident comment in-person versus via phone. The Board agreed to allow resident comment via phone.

Mr. Vitti made an appeal to the Board regarding the suspension of amenity privileges. He noted he had spoken with his son regarding the violation and there have been no previous violations.

There was discussion regarding the incident.

Ms. Morgan noted that only the Vitti family was present at the pool during the incident. However, there was a family passing the pool during that time. Nothing additional was reported. Ms. Morgan gave an overview of the interactions with the Vitti family following the suspension.

Ms. Wilson noted that security camera footage is exempt from public records.

There was discussion regarding the timeline of suspension and use of facilities during suspension. Mr. Williams recommended extending the suspension.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Public Hearing on Resident Violations (Vitti).

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board extended suspension of access for the Vitti family through midnight on March 31, 2026.

The Board noted that if there are any reports of the family members accessing the amenities, the suspension will be revisited and may be further extended.

It was noted that any further questions pertaining to this suspension can be referred to PFM, the District Management Team.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

- District Counsel –** Ms. Wilson gave an update on the legislative session.
There was brief discussion regarding the sovereign immunity limit.
- District Engineer –** Mr. Engel noted that two items are out for bid, one for Phase 4C-2 and one for irrigation landscaping in Zones 3 and 7.
- District Manager –** Ms. Carvalho noted the next meeting is scheduled for March 11, 2026, at 1:15 p.m.
- Field Manager –** No report.
- Lifestyle Director –** No report.

**Audience Comments and
Supervisor Requests**

Mr. Williams commented on the resident suspension period. Any further issues need to be reported to PFM, the District Management Team. An additional letter will be sent to the resident from District Management.

There was brief discussion regarding respect for staff and decorum.

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

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the February 11th, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 2:06 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Aqua Plumbing & Air Proposal
for Brightwood Pavilion AC Repairs



8283 VICO COURT • SARASOTA, FL 34240 • 941.366.7676 • FAX: 941.366.7910
 www.aquaplumbingandair.com • FL LICENSES • CAC1816020 • CFC057648 • EC13005269

JOB NAME	North River Ranch Amenity Center	BILLING INFO	PFM Group Consult	DATE	02/19/2026
JOB ADDRESS	11510 Little River Way	3501 Quadrangle Blvd #270			
CITY, STATE, ZIP	Parrish, FL 34219	Orlando, FL 32817			
PHONE	CELL (941) 713-6707	EMAIL	bworley@nealland.com		

Proposal for Amenity center/gym air handler located in a mechanical room
 Perform air handler restoration package on carrier air handler
 Pull and Clean evaporator coil
 Pull and Clean blower housing and squirrel cage
 Clean and disinfect interior insulation
 Install 24 volt uv light by blower wheel on completion
 Remove impacted 10kw heatstrip and install a new 8kw heatstrip for #8awg copper wire per code
 Install proper 50 amp breaker in main panel
 Restoration package \$1350.00
 Heater and breaker \$650.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

Two Thousand _____ dollars (\$ 2,000.00)

Payment to be made as follows. Due upon installation. Upon failure to pay and sums hereunder, purchaser agrees to pay company interest at the rate of 1.5% per month (annual rate of 18%) on all outstanding balances.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Florida Homeowner's Recovery Fund:

Payment, up to a limited amount, may be available from the Florida Homeowner's Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 2601 Blairstone Rd, Tallahassee FL 32399 - Phone 850-487-1395

Authorized Signature Mark Rowe

Note: This proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal

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

Signature



North River Ranch Improvement Stewardship District

Bliss Proposal for Brightwood Pavilion
Merry-Go-Round Repairs



Bliss Products and Services, Inc
 6831 S. Sweetwater Rd.
 Lithia Springs, GA 30122
 (800) 248-2547
 (770) 920-1915 Fax

Quote # **79743**

NRR O/M

Sales Rep: Jim Carruthers
 jcarruthers@blissproducts.com
 O: (912) 922-2346
 F: (770) 920-1915
 C: (239) 248-7023

NRR ISD

Date 02-18-2026

Project North River Ranch Replacement Parts

Bill To

PFM Group Consulting LLC
 3501 Quadrangle BLVD,
 Ste.270 Orlando FL 32817

Ship To

Shady Surfacing
 2713 Loreta CT
 Cape Coral , Florida 33909

Contact

Jeff Ramer
 Land Manager Phone:
 (941)376-8496

Approximate Ship Date

Ship Via

Terms

Net 30

Vendor	Part #	Description	Qty	Unit Price	Extended Price
INS	INSTALL	REMOVE AND DISPOSE OF BROKEN BASE ASSEMBLY AND BRAKE AND REPLACE WITH NEW.	1	\$1,000.00	\$1,000.00
PPS	313531	BASE ASSY W/BRAKE	1	\$1,910.00	\$1,910.00
PPS	313561	HDW-WHIRL W/ME W/HANDLE	1	\$79.00	\$79.00
PPS	65217	SWIRL W/ME W/HANDLE RETRO KIT	1	\$1,002.00	\$1,002.00
Sub Total					\$3,991.00
Freight					479.13
Taxable Subtotal					\$2,991.00
Tax					0.00
Grand Total					\$4,470.13

- Due to volatility in raw material pricing, this quote is only valid for 30 days unless otherwise noted.
- Due to instability in material procurement and manufacturing, verbal or written lead times are subject to change.

Bliss Products & Services, Inc.
Sales Contract Agreement Effective January 1, 2025

1. Customer Information

Customer Name	<u>FIELDSTONE CDD</u>	Quote Number	<u>79743</u>
Address	<u>12051 Corporate Blvd C/O PFM CONSULTING ORLANDO, Florida 32817</u>	Date	<u></u>
		Total Amount	<u>\$4,470.13</u>

A. Incorporation of Terms

This Agreement incorporates by reference the Bliss Products & Services, Inc. Terms & Conditions, effective January 1, 2025, and any applicable Exhibits (including but not limited to material, Install, Leasing, PIP, Turf, EWF, or Shade) as specified in the quote (collectively, the "Terms"). Customer acknowledges receipt and review of all applicable Terms prior to signing this Agreement. If any Terms are not received, the Customer must notify Bliss in writing within 3 business days of signing; otherwise, the Terms shall be deemed received and accepted. In the event of a conflict between this Agreement, the Terms, and the quote, the order of precedence shall be: (1) quote provisions, (2) this Agreement, (3) the Terms and Conditions (<https://blissproducts.com/terms-conditions/>)

B. Order Terms

- Sales Tax Exemption: Must be supported by a valid certificate. Sales Tax is included unless explicitly stated.
- Order Approval: All orders are subject to the manufacturer's approval.
- Deposits: May be required before processing begins.
- Credit Card Payments: A 3% surcharge applies.
- Signature Requirement: Electronic signatures, including DocuSign, are acceptable.

C. Manufacturing & Shipping

- Manufacturing timelines begin upon receipt of (1) signed contract. (2) Actual shipping address. (3) Color and mount selections
- Customer is responsible for coordinating unloading/inside delivery with the freight carrier.
- Title and risk of loss pass to Customer upon shipment to the common carrier.
- Bliss is not responsible for shipping delays or transit damages; claims must be filed with the carrier. However, Bliss will assist the Customer in facilitating any claim with the shipping carrier as needed.

D. Returns & Cancellations

- Returns are accepted based on the manufacturer's return policy
- Authorization in writing from Bliss is required.
- Goods must be in new, unused condition and returned within 30 days. Returns for manufacturing defects or fulfillment errors must be made within 7 business days of receipt.
- Restocking fee (10% minimum – based on manufacturer) and pre-paid freight apply.
- Return items are subject to the manufacturer's policies and may result in freight and restocking fees.
- Any damaged or missing parts must be noted on the bill of lading at the time of delivery.
- Special orders may not be returned or cancelled.
- Customer-requested cancellations after confirmation are subject to:
 - Reimbursement for all incurred costs ("Cancellation Costs"), including but not limited to manufacturing costs, materials, labor, administrative expenses, and any supplier cancellation charges, plus 15% of such costs to cover overhead
 - Payment due within 5 business days of Bliss's payment to Supplier

E. Payment Terms

- Payment is due within 30 days of invoice unless otherwise agreed in writing signed by an authorized officer of Bliss. Time is of the essence for all payments under this Agreement. Bliss reserves the right to suspend performance of any obligations under this Agreement while any payment remains past due.
- 1.5% monthly interest (18% per annum) or the maximum rate permitted by applicable law, whichever is less, applies to late payments. Customer shall also pay all costs of collection, including reasonable attorneys' fees, whether or not legal action is commenced.
- Customer must dispute charges in writing within 7 calendar days of delivery/installation.
- Unpaid or disputed amounts not resolved may be referred to collections. Customer pays reasonable legal/collection costs.

F. Disclaimer of Warranty

BLISS MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. ALL PRODUCTS ARE SOLD "AS IS." Any warranties on products are provided solely by the original manufacturer or supplier ("Supplier"), and Customer agrees to look exclusively to such Supplier for any warranty claims. Bliss will reasonably assist Customer in processing warranty claims with Suppliers but assumes no responsibility for such claims.

G. Limitation of Liability

Limitation of Liability Cap: Notwithstanding any other provision of this Agreement, the total aggregate liability of each party to the other for any and all claims arising out of or related to this Agreement, whether in contract, tort, or otherwise, shall not exceed the total amount of fees paid or payable by Customer to Bliss under this Agreement in the twelve (12) months immediately preceding the event giving rise to the claim. This limitation shall apply to the fullest extent permitted by law and shall survive termination or expiration of this Agreement. Bliss is not liable for:

- Indirect, incidental, special, or consequential damages
- Delays, non-performance, or defects in Goods or Services

H. Indemnification

Customer agrees to indemnify, defend, and hold harmless Bliss from any third-party claims related to:

- Installation of Goods
- Use or maintenance of Goods
- Materials supplied by Customer

I. Set-Off Prohibited

Customer may not offset or deduct amounts without Bliss's prior written consent.

J. Credit Approval & Information Accuracy

- Orders are subject to Bliss's ongoing credit approval.
- Customer must provide true, accurate, and complete information.

K. Pricing Adjustments & Storage

- Prices may increase if delivery is not accepted within 30 days of quotation. Manufacturer storage fees apply after 30 days.
- Bliss may invoice 90% of the order value if delivery is delayed more than 14 days after fabrication is complete and the goods are ready for shipment. Customer's failure to pay such invoice within 30 days shall constitute a material breach of this Agreement.
- Monthly Storage Fees: The first month of storage is \$875.00, which includes receiving, offloading, and reloading at the time of shipment, and \$500 for each subsequent month will be charged to hold materials once they are ready for delivery but not yet shipped due to the Customer's request or delays. Storage fees will be invoiced monthly and are due within 30 days. Customer's failure to pay storage fees when due may result in Bliss disposing of or reselling the materials after providing 30 days written notice.

L. Dispute Resolution & Governing Law

- Any dispute, claim, or controversy arising out of or relating to this Agreement shall be resolved exclusively through final and binding arbitration administered by the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules. The arbitration shall take place in Atlanta, Georgia. The arbitrator's award shall be final and binding, and judgment may be entered thereon in any court having jurisdiction. Nothing herein shall prevent either party from seeking temporary injunctive relief in any court of competent jurisdiction in Georgia prior to or during arbitration when necessary to protect its rights.
- This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia, without giving effect to any choice of law or conflict of law provisions. The parties' consent to the exclusive jurisdiction of the state and federal courts located in Georgia solely for purposes of enforcing the arbitration agreement or entering judgment on an arbitrator's award.

M. Force Majeure

Bliss shall not be liable for any delay, failure in performance, loss, or damage due to events beyond its reasonable control, including but not limited to: acts of God; war; terrorism; pandemic; epidemic; government actions; labor disputes or shortages; supplier delays or inability to perform; material shortages; transportation interruptions; cyberattacks; or severe weather conditions. If a force majeure event continues for more than ninety (90) days, either party may terminate the affected portion of the Agreement upon written notice without penalty.

N. Claims Limitation

Any claim arising out of or related to this Agreement, including but not limited to claims for breach of contract, warranty, or negligence, must be brought within **one (1) year** from the date the cause of action accrues or such shorter period as may be specified in the applicable Terms & Conditions. The parties expressly waive any longer statute of limitations to the fullest extent permitted by law.

O. Entire Agreement

This Agreement, including the referenced Terms & Conditions and quote, constitutes the full and final agreement between the parties.

Authorization & Execution

Customer Acknowledgement: I hereby acknowledge and agree to all terms outlined in this Agreement. This contract must be signed by an officer of the company. By signing below, the undersigned represents and warrants that they have full authority to bind Customer to this Agreement and all incorporated Terms & Conditions.

Client: NRR ISD

Bliss Products & Services, Inc.

Authorized
Signature

Pete Williams

Authorized
Signature

Authorized
Representative



Authorized
Representative

Title

Board Chair

Title

Date

2/19/26

Date



North River Ranch Improvement Stewardship District

Geopoint Proposal for Work
on Camp Creek Trail



PROPOSAL/AUTHORIZATION FOR WORK

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

Date: February 16th, 2026
~~February 13th, 2026~~

Attn: Andy Richardson NRR Amenity Inf - Survey

Re: North River Ranch, Amenity

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Locate all Trees, Switch Gears & Light Poles in the Area Highlighted in Yellow on Camp Creek Trail. Pick Up Back of Sidewalk Elevations on the North Side of the Road in the Same Area.	\$2,850

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, February 16th, 2026.

GeoPoint Surveying, Inc.

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

ACCEPTANCE: North River Ranch ISD

By: 
(Authorized Signature)

Date: 2/17/26
Pete Williams CHAIR
(Print Name & Title)

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

File Name: J:\North River Ranch\Contracts\Nealland\Amenity REV Clearview Additional Services aw.JOB 02.16.2026

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 Sabal Palm
at 11442 Gallatin Trail**



North River Ranch Improvement Stewardship District

Impact Proposal for Sabal Palm Replacement
at 11672 Little River Way



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Sidewalk Repair
at For Hamer Rd



PROPOSAL

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

DATE	2/17/2025
PAYMENT TERMS	NET 30
PO NUMBER	021725FortHamerSidewalk

BILL TO
North River Ranch ISD

JOB
Fort Hamer Sidewalk Panel Replacement

SCOPE	QUANTITY	RATE	AMOUNT
Saw cut, demo, remove and repour approx 6.5' x 10' section of sidewalk located across from dog park parking lot.	1	1	\$1,875.00

Total : \$1,875.00

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

TERMS

Bid price (as shown) for work described above is \$1875.00 Upon execution, it constitutes a binding purchase order.

Pete Williams 2-19-26

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Safetouch Proposal
for Proptia Mobile Credentials

NRR

13745 N. Nebraska Ave
 Tampa, FL 33613
 Phone: 813.909.7775



Billing Address
North River Ranch Improvement Stewardship 3501 Quadrangle Blvd Ste. 270 Orlando, FL 32817

Install Address
North River Amenity C/O Neal Land Neighborhoods 5824 Lakewood Ranch Blvd Sarasota, FL 34240

Rep	P.O. No.	Date	Estimate #
		2/25/2026	6526

Description	Qty
Proptia Bluetooth Mobile Phone Credentials	2,000
Credential Wallet Credit	2,000

	Subtotal	\$18,000.00
	Sales Tax (0.0%)	\$0.00
	Total	\$18,000.00

Signature of Acceptance X Pete Williams 2/26/26 



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Adding
Irrigation Heads in Zone 1 (Riverfield)



NRR O/M

Proposal #: 663299

Date: 2/16/2026

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

Add Irrigation Heads for New Sod Along Fort Hamer

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	6	\$75.00	\$450.00
Rainbird Spray Head	11	\$14.00	\$154.00
1" PVC Pipe 120 Ft	120	\$1.06	\$126.86
1 x 1 x 1/2" Tee	11	\$3.31	\$36.46
1" Elbow	2	\$2.37	\$4.74
1/2" S x T Elbow	11	\$1.46	\$16.03
1/2" Close Poly Nipple	11	\$0.43	\$4.71
1" Tee	2	\$3.12	\$6.23
Flex Pipe	1	\$180.00	\$180.00

The price is to add spray heads for the new sod is going to be put down where the Juniper was taken out, currently there is dripline there.

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 *2/17/24* _____

North River Ranch Stewardship District - Zone One

Subtotal	\$979.03
Sales Tax	\$0.00
Proposal Total	\$979.03

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Wax Myrtle
Replacement in Riverfield



NRR O/M

Proposal #: 666304

Date: 2/23/2026

From: Rafael Garcia

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

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

LOCATION OF PROPERTY

8400 Arrowcreek Drive
 Parish, FL 34219

Wax Myrtle Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	2	\$70.00	\$140.00
Wax Myrtle, 7 GAL	7	\$65.00	\$455.00

Note: This Proposal is to re-plant the Wax Myrtle on the east berm on zone two Ft. Hammer Rd.

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

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

AUTHORIZATION TO PERFORM WORK:

By 

Pete Williams / Board Charimean

Print Name/Title

Date **2/24/26**

North River Ranch Stewardship District - Zone Two

Subtotal	\$595.00
Sales Tax	\$0.00
Proposal Total	\$595.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Payment Authorizations
Nos. 164 – 167

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 164-167

PA #	Description	Amount	Total
164	Advanced Aquatic Services	\$ 8,529.00	
	Alsco Uniforms	\$ 62.07	
	Ballenger Landcare	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	Clearview Land Design	\$ 566.02	
	David Kersey	\$ 1,900.00	
	Doody Free 941	\$ 1,092.00	
	Frontier	\$ 141.42	
		\$ 99.94	
		\$ 859.73	
	Impact Landscaping & Irrigation	\$ 962.50	
		\$ 183.00	
		\$ 17,231.19	
		\$ 10,380.23	
		\$ 6,516.32	
		\$ 7,091.89	
		\$ 1,401.90	
		\$ 411.60	
		\$ 507.65	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 128.75	
		\$ 200.85	
		\$ 1,766.35	
		\$ 1,814.84	
	Jones & Sons	\$ 20.00	
		\$ 80.00	
		\$ 145.00	
	KS StateBank	\$ 2,227.85	

	Lewis Consulting Services	\$ 300.00	
	McClatchy	\$ 110.91	
	MDS Handyman & Pressure Cleaning	\$ 600.00	
	Neal Land & Neighborhoods	\$ 13,500.00	
	PFM Group Consulting	\$ 6,708.33	
	Peace River Electric Cooperative	\$ 1,182.49	
	Rayco Electric	\$ 469.26	
	S&G Pools	\$ 2,675.00	
		\$ 1,650.00	
		\$ 1,282.60	
	Safetouch	\$ 2,449.80	
		\$ 450.00	
		\$ 2,507.00	
		\$ 450.00	
		\$ 1,617.00	
		\$ 2,697.00	
	Steadfast Alliance	\$ 366.31	
		\$ 13,240.00	
	TieTechnology	\$ 85.30	
	United Rentals	\$ 708.00	
	Valley National Bank	\$ 4,672.40	
	Yellowstone Landscape	\$ 9,021.00	
		\$ 12,250.00	
		\$ 6,809.76	
			\$154,647.26
165	AlSCO Uniforms	\$ 62.07	
	Aqua Plumbing & Air	\$ 94.00	
	Canteen	\$ 151.79	
	Clean Sweep Duct Cleaning & Air Conditioning	\$ 778.78	
	Daystar Exterior Cleaning	\$ 800.00	
		\$ 1,250.00	

		\$ 315.00	
	Detweiler's Propane Gas	\$ 95.00	
		\$ 674.86	
	Florida Centerline Group	\$ 238.50	
	Frontier	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	Impact Landscaping & Irrigation	\$ 9,187.50	
		\$ 18,125.00	
		\$ 8,375.00	
		\$ 45,187.50	
	MaddTraxx	\$ 900.00	
		\$ 950.00	
	Neal Land & Neighborhoods	\$ 13,500.00	
	PFM Group Consulting	\$ 43.67	
	Rayco Electric	\$ 1,229.58	
	Southern Automated Access Services	\$ 1,564.00	
	Suburban Propane	\$ 225.23	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	United Rentals	\$ 1,583.00	
	Vglobal Tech	\$ 200.00	
	WTS International	\$ 2,924.25	
		\$ 2,924.25	
		\$ 9,531.55	
		\$ 1,287.00	
		\$ 277.73	
		\$ 152.69	
	Yellowstone Landscape	\$ 11,777.00	
		\$ 15,255.00	
			\$151,004.89

166	AlSCO Uniforms	\$ 62.07	
	Canteen Refreshment Services	\$ 209.16	
		\$ 97.90	
		\$ 636.12	
		\$ 235.70	
	Daystar Exterior Cleaning	\$ 8,520.95	
	GreatAmerica Financial Services	\$ 416.30	
	Impact Landscaping & Irrigation	\$ 26,601.60	
	Jan-Pro of Manasota	\$ 85.54	
		\$ 230.13	
		\$ 459.84	
	Rayco Electric	\$ 267.64	
	Southern Land Services of Southwest Florida	\$ 1,900.00	
		\$ 2,850.00	
		\$ 1,075.00	
	Spectrum Business	\$ 156.97	
	Yellowstone Landscape	\$ 2,180.00	
		\$ 888.00	
			\$46,872.92
167	AlSCO Uniforms	\$ 62.07	
	Aqua Plumbing & Air	\$ 125.00	
		\$ 2,000.00	
	Frontier	\$ 1,443.48	
		\$ 130.98	
		\$ 809.90	
	JB Edwards	\$ 119.00	
		\$ 44.00	
		\$ 110.00	
	Jones & Sons	\$ 85.00	
	MCUD	\$ 101.32	
		\$ 1,076.74	
		\$ 124.74	
		\$ 296.85	

		\$ 112.52	
		\$ 430.05	
		\$ 231.24	
		\$ 298.65	
		\$ 778.75	
		\$ 425.53	
		\$ 706.80	
		\$ 41.74	
		\$ 27.45	
		\$ 182.92	
		\$ 15.60	
		\$ 186.40	
		\$ 86.20	
		\$ 61.85	
		\$ 74.31	
		\$ (232.81)	
		\$ 221.28	
		\$ 32.67	
		\$ (530.00)	
		\$ 14.16	
		\$ 1,201.09	
		\$ 1,502.34	
		\$ 30.38	
		\$ 59.96	
		\$ 1,155.76	
		\$ 43.04	
		\$ 56.80	
		\$ 60.09	
		\$ 81.04	
		\$ 42.67	
		\$ 713.02	
		\$ 40.96	
		\$ 761.34	
		\$ 2,457.05	
		\$ 34.61	
		\$ 795.95	
		\$ 1,384.26	
		\$ 1,695.71	
		\$ 30.97	
		\$ 30.38	
		\$ 37.31	
		\$ 31.10	
		\$ 55.09	
		\$ 5,043.05	
		\$ 1,695.71	
		\$ 30.13	
		\$ 29.88	
		\$ 30.62	
		\$ 551.16	
		\$ 882.09	

		\$ 288.62	
		\$ 30.38	
		\$ 597.57	
		\$ 1,661.11	
		\$ 39.88	
		\$ 30.49	
		\$ 830.55	
		\$ 212.92	
		\$ 31.47	
		\$ 30.62	
		\$ 59.11	
	Stantec Consulting Services	\$ 6,922.00	
	Tyree Brown, Arborist	\$ 700.00	
	WTS International	\$ 8,303.30	
			\$49,995.97
		Total	\$402,521.04



North River Ranch Improvement Stewardship District

Funding Requests
Nos. 644 – 656

Funding Requests 644 - 656

FR #	Description	Amount	Total
644			
Phase Morgan's Glen	Southern Land Services of Southwest Florida	\$375.00	
			\$375.00
645			
Phase 1 (Brightwood)	Florida Asphalt Contractors	\$ 566,910.47	
			\$566,910.47
646			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Clearview Land Design	\$ 168.75	
		\$ 3,822.50	
		\$ 5,680.00	
		\$ 5,213.25	
			\$14,884.50
647			
Phase Jones Buckeye	Clearview Land Design	\$ 36,781.26	
			\$36,781.26
648			
Phase Ft Hamer	Clearview Land Design	\$ 2,471.25	
			\$2,471.25
649			
Phase Deer Park	Frederick Derr and Company	\$ 44,830.27	
			\$44,830.27
650			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	GeoPoint Surveying	\$ 3,500.00	
	RIPA & Associates	\$ 42,191.84	
			\$45,691.84
651			
Phase 2	MaddTraxx	\$ 2,720.00	
		\$ 2,660.00	
			\$5,380.00
652			
Phase Morgan's Glen	MaddTraxx	\$ 1,500.00	
			\$1,500.00
653			
Phase Morgan's Glen	Southern Land Services of Southwest Florida	\$ 375.00	
			\$375.00
654			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Southern Land Services of Southwest Florida	\$ 375.00	
			\$375.00
655			
Phase Jones Buckeye	Stantec Consulting Services	\$ 30,250.00	
			\$30,250.00
656			
Phase 2	Stantec Consulting Services	\$ 12,584.00	
			\$12,584.00
		Grand Total	\$762,408.59



North River Ranch Improvement Stewardship District

Series 2023 Neighborhood Infrastructure
Requisition Nos. 200 – 204

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 200-202

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
200	Clearview Land Design	\$ 13,088.75	Please reference invoice(s) 25 23877, 25-23878 and 25-23879 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
201	FEDCO Communications and Utilities	\$ 4,588.61	Please wire the funds per the instructions on page(s) 13-14 of the .pdf file and reference invoice(s) PESL-NRR4E1-02 with the wire.	Via wire
202	Southern Land Services of Southwest Florida	\$ 375.00	Please reference invoice(s) 011626-1 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
Total		\$ 18,052.36		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 203-204

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
203	Clearview Land Design	\$ 1,420.00	Please reference invoice(s) 26-30199 and 26-30200 on the payment.	Clearview Land Design 3010 W. Azelee Street, Suite 150 Tampa, FL 33609
204	Southern Land Services of Southwest Florida	\$ 375.00	Please reference invoice(s) 013026-2 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
Total		\$ 1,795.00		



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

January 2026 Financial Package

January 31, 2026

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 1/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$ 1,360,214.76										\$ 1,360,214.76
Accounts Receivable	396.55										396.55
On-Roll Assessments Receivable	449,195.09										449,195.09
Off-Roll Assessments Receivable	744,213.50										744,213.50
Prepaid Expenses	2,302.27										2,302.27
Deposits	12,108.28										12,108.28
Assessments Receivable		\$ 35,955.61									35,955.61
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,183.11									89,183.11
Revenue (Series 2019)		728,284.29									728,284.29
Revenue (Series 2019-MG)		368,931.75									368,931.75
Prepayment A1 (Series 2019)		1.74									1.74
Prepayment A1 (Series 2019-MG)		7,796.00									7,796.00
Assessments Receivable			\$ 14,378.95								14,378.95
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			478,606.50								478,606.50
On-Roll Assessments Receivable				\$ 356,825.27							356,825.27
Off-Roll Assessments Receivable				344,212.55							344,212.55
Debt Service Reserve A1 (Series 2023-1)				740,410.72							740,410.72
Debt Service Reserve A2 (Series 2023-1)				771,684.91							771,684.91
Debt Service Reserve A (Series 2023-2)				639,798.07							639,798.07
Revenue (Series 2023-1)				762,925.29							762,925.29
Interest A2 (Series 2023-1)				23,558.48							23,558.48
Prepayment A1 (Series 2023-1)				8,662.98							8,662.98
Prepayment A2 (Series 2023-1)				2,108,391.05							2,108,391.05
Prepayment A (Series 2023-2)				17,010.97							17,010.97
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				0.12							0.12
Capitalized Interest A (Series 2023-2)				121,108.58							121,108.58
Debt Service Reserve (Series 2023B)					\$ 780,879.57						780,879.57
Prepayment (Series 2023B)					390.35						390.35
Capitalized Interest (Series 2023B)					92,125.59						92,125.59
Accounts Receivable - Due from Developer						\$ 645,114.21					645,114.21
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							\$ 41,561.14				41,561.14
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infrast								\$ 20,156.01			20,156.01
Acquisition/Constr - Master Infrastructu								455.17			455.17
Acquisition/Constr (Series 2023-2)								1,508.04			1,508.04
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									\$ 711.88		711.88
Total Current Assets	\$ 2,568,430.45	\$ 1,396,209.38	\$ 717,035.45	\$ 5,894,589.08	\$ 873,395.51	\$ 645,339.97	\$ 41,939.59	\$ 22,671.99	\$ 711.88	\$ -	\$ 12,160,323.30



North River Ranch Improvement SD
Statement of Financial Position
As of 1/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Investments											
Amount Available in Debt Service Funds										\$ 8,129,857.04	\$ 8,129,857.04
Amount To Be Provided										55,855,142.96	55,855,142.96
Total Investments	\$	\$	\$	\$	\$ -	\$	\$	\$	\$	\$ 63,985,000.00	\$ 63,985,000.00
Total Assets	<u>\$ 2,568,430.45</u>	<u>\$ 1,396,209.38</u>	<u>\$ 717,035.45</u>	<u>\$ 5,894,589.08</u>	<u>\$ 873,395.51</u>	<u>\$ 645,339.97</u>	<u>\$ 41,939.59</u>	<u>\$ 22,671.99</u>	<u>\$ 711.88</u>	<u>\$ 63,985,000.00</u>	<u>\$ 76,145,323.30</u>
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	\$ 76,573.26										\$ 76,573.26
Deferred Revenue	396.55										396.55
Deferred Revenue - On-Roll	449,195.09										449,195.09
Deferred Revenue - Off-Roll	744,213.50										744,213.50
Deferred Revenue		\$ 35,955.61									35,955.61
Deferred Revenue			\$ 14,378.95								14,378.95
Deferred Revenue				\$ 701,037.82							701,037.82
Accounts Payable						\$ 645,114.21					645,114.21
Retainage Payable						105,362.39					105,362.39
Deferred Revenue						645,114.21					645,114.21
Accounts Payable								\$ 18,052.36			18,052.36
Retainage Payable								124,504.44			124,504.44
Retainage Payable									\$ 51,682.08		51,682.08
Total Current Liabilities	<u>\$ 1,270,378.40</u>	<u>\$ 35,955.61</u>	<u>\$ 14,378.95</u>	<u>\$ 701,037.82</u>	<u>\$ -</u>	<u>\$ 1,395,590.81</u>	<u>\$ -</u>	<u>\$ 142,556.80</u>	<u>\$ 51,682.08</u>	<u>\$ -</u>	<u>\$ 3,611,580.47</u>
Long Term Liabilities											
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
Total Liabilities	<u>\$ 1,270,378.40</u>	<u>\$ 35,955.61</u>	<u>\$ 14,378.95</u>	<u>\$ 701,037.82</u>	<u>\$ -</u>	<u>\$ 1,395,590.81</u>	<u>\$ -</u>	<u>\$ 142,556.80</u>	<u>\$ 51,682.08</u>	<u>\$ 63,985,000.00</u>	<u>\$ 67,596,580.47</u>



North River Ranch Improvement SD
 Statement of Financial Position
 As of 1/31/2026

	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
Net Assets											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted	1,523,738.85										1,523,738.85
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		518,615.66									518,615.66
Net Assets, Unrestricted			\$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(422,726.14)								(422,726.14)
Net Assets, Unrestricted				\$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(297,017.12)							(297,017.12)
Net Assets, Unrestricted					\$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(383,872.80)						(383,872.80)
Net Assets, Unrestricted						\$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(573,405.41)					(573,405.41)
Net Assets, Unrestricted							\$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							13,471.87				13,471.87
Net Assets, Unrestricted								\$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								(29,355.73)			(29,355.73)
Net Assets, Unrestricted									\$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,785.50		152,785.50
Total Net Assets	<u>\$ 1,298,052.05</u>	<u>\$ 1,360,253.77</u>	<u>\$ 702,656.50</u>	<u>\$ 5,193,551.26</u>	<u>\$ 873,395.51</u>	<u>\$ (750,250.84)</u>	<u>\$ 41,939.59</u>	<u>\$ (119,884.81)</u>	<u>\$ (50,970.20)</u>	<u>\$ -</u>	<u>\$ 8,548,742.83</u>
Total Liabilities and Net Assets	<u>\$ 2,568,430.45</u>	<u>\$ 1,396,209.38</u>	<u>\$ 717,035.45</u>	<u>\$ 5,894,589.08</u>	<u>\$ 873,395.51</u>	<u>\$ 645,339.97</u>	<u>\$ 41,939.59</u>	<u>\$ 22,671.99</u>	<u>\$ 711.88</u>	<u>\$ 63,985,000.00</u>	<u>\$ 76,145,323.30</u>



North River Ranch Improvement SD
Statement of Activities
As of 1/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Revenues											
On-Roll Assessments	\$ 2,111,424.71										\$ 2,111,424.71
Off-Roll Assessments	822,295.92										822,295.92
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	18,782.42										18,782.42
Sales Tax Collection Allowance Revenue	\$0.18										0.18
Inter-Fund Transfers In	(9,584.00)										(9,584.00)
On-Roll Assessments		\$ 963,473.90									963,473.90
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 429,928.40								429,928.40
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				\$ 294,547.05							294,547.05
Off-Roll Assessments				387,792.56							387,792.56
Other Assessments				2,133,909.09							2,133,909.09
Developer Contributions						\$ 2,057,522.38					2,057,522.38
Inter-Fund Transfers In						9,580.71					9,580.71
Other Income & Other Financing Sources							\$ 3,327.75				3,327.75
Inter-Fund Group Transfers In							25,215.74				25,215.74
Other Income & Other Financing Sources								\$ 36,080.23			36,080.23
Other Income & Other Financing Sources									\$ 154,755.45		154,755.45
Total Revenues	\$ 2,942,919.29	\$ 963,477.19	\$ 404,712.66	\$ 2,816,248.70	\$ -	\$ 2,067,103.09	\$ 28,543.49	\$ 36,080.23	\$ 154,755.45	\$ -	\$ 9,413,840.10
Expenses											
Supervisor Fees	\$ 4,000.00										\$ 4,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	27,064.97										27,064.97
District Management	26,833.32										26,833.32
Field Management	5,000.00										5,000.00
Engineering	30,977.55										30,977.55
Disclosure	7,500.00										7,500.00
District Counsel	6,338.90										6,338.90
Assessment Administration	25,000.00										25,000.00
Travel and Per Diem	1,237.60										1,237.60
Telephone	930.89										930.89
Postage & Shipping	924.63										924.63
Copies	456.79										456.79
Legal Advertising	939.41										939.41
Miscellaneous	11,452.49										11,452.49
Office Supplies	1,087.62										1,087.62
Property Taxes	177.31										177.31
Web Site Maintenance	1,100.00										1,100.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	420.00										420.00
Dues, Licenses, and Fees	175.00										175.00
Security	938.89										938.89
Maintenance Staff	18,500.00										18,500.00
Lifestyle Staff	89,534.00										89,534.00
Resident Services	40,322.31										40,322.31
Electric	1,203.41										1,203.41
Clubhouse Electric	20,140.39										20,140.39
Clubhouse Water	17,326.42										17,326.42



North River Ranch Improvement SD
Statement of Activities
As of 1/31/2026

	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
Water Reclaimed	\$ 13,244.48										\$ 13,244.48
Wetlands Monitoring	500.00										500.00
Amenity - Cable TV / Internet / Wi-Fi	20,651.41										20,651.41
Amenity - Irrigation Repairs	2,922.48										2,922.48
Amenity - Pool Maintenance	22,430.40										22,430.40
Amenity - Janitorial	56,859.69										56,859.69
Amenity - Pest Control	3,550.00										3,550.00
Amenity - Fitness Equipment Leasing	14,005.10										14,005.10
Amenity - Security Monitoring	9,334.60										9,334.60
Amenity - Gate Access and Maintenance	12,909.51										12,909.51
Amenity - Miscellaneous	393.58										393.58
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	2,114.04										2,114.04
Amenity - Streetlight Leasing	39,159.65										39,159.65
Amenity - Canteen	1,756.98										1,756.98
Amenity - Repairs & Maintenance	2,977.10										2,977.10
Amenity - Operations	1,094.12										1,094.12
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	31,580.56										31,580.56
Lake Maintenance	33,379.00										33,379.00
Landscaping Maintenance & Material	339,047.52										339,047.52
Landscape Improvements	62,985.25										62,985.25
Contingency	13,280.33										13,280.33
Equipment Repair & Maintenance	2,945.05										2,945.05
Pest Control	410.00										410.00
Mulch	118,023.75										118,023.75
Monument Maintenance	15,128.02										15,128.02
Street, Sidewalk, Curb Maintenance	9,790.00										9,790.00
Streetlight Leasing	16,866.50										16,866.50
Dog Park	4,722.99										4,722.99
Developer Loan Repayment	107,796.61										107,796.61
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



North River Ranch Improvement SD
Statement of Activities
As of 1/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Principal Payment - Series 2023B					\$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						\$ 89,502.50					89,502.50
Contingency						2,551,006.01					2,551,006.01
Contingency							\$ 15,363.73				15,363.73
Engineering								\$ 3,042.00			3,042.00
Contingency								62,604.63			62,604.63
Contingency									\$ 1,976.67		1,976.67
Total Expenses	\$ 1,436,599.62	\$ 450,443.75	\$ 833,537.50	\$ 3,152,892.50	\$ 393,520.00	\$ 2,640,508.51	\$ 15,363.73	\$ 65,646.63	\$ 1,976.67	\$ -	\$ 8,990,488.91
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 17,419.18										\$ 17,419.18
Dividend Income		\$ 5,582.22									5,582.22
Dividend Income			\$ 6,098.70								6,098.70
Dividend Income				\$ 39,626.68							39,626.68
Dividend Income					\$ 9,647.20						9,647.20
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 292.11				292.11
Dividend Income								\$ 210.67			210.67
Dividend Income									\$ 6.72		6.72
Total Other Revenues (Expenses) & Gains (Losses)	\$ 17,419.18	\$ 5,582.22	\$ 6,098.70	\$ 39,626.68	\$ 9,647.20	\$ 0.01	\$ 292.11	\$ 210.67	\$ 6.72	\$ -	\$ 78,883.49
Change In Net Assets	\$ 1,523,738.85	\$ 518,615.66	\$ (422,726.14)	\$ (297,017.12)	\$ (383,872.80)	\$ (573,405.41)	\$ 13,471.87	\$ (29,355.73)	\$ 152,785.50	\$ -	\$ 502,234.68
Net Assets At Beginning Of Year	\$ (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
Net Assets At End Of Year	\$ 1,298,052.05	\$ 1,360,253.77	\$ 702,656.50	\$ 5,193,551.26	\$ 873,395.51	\$ (750,250.84)	\$ 41,939.59	\$ (119,884.81)	\$ (50,970.20)	\$ -	\$ 8,548,742.83



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	\$ 2,111,424.71	\$ 853,539.79	\$ 1,257,884.92	\$ 2,560,619.36	82.46%
Off-Roll Assessments	822,295.92	522,169.81	300,126.11	1,566,509.42	52.49%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	18,782.42	8,266.67	10,515.75	24,800.00	75.74%
Sales Tax Collection Allowance Revenue	0.18	-	0.18	-	
Net Revenues	\$ 2,952,503.29	\$ 1,383,976.27	\$ 1,568,527.02	\$ 4,151,928.78	71.11%
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 12,000.00	33.33%
Public Officials' Liability Insurance	11,203.00	3,314.30	7,888.70	9,942.90	112.67%
Trustee Services	27,064.97	10,418.33	16,646.64	31,255.00	86.59%
District Management	26,833.32	26,833.33	(0.01)	80,500.00	33.33%
Field Management	5,000.00	25,000.00	(20,000.00)	75,000.00	6.67%
Engineering	30,977.55	20,000.00	10,977.55	60,000.00	51.63%
Disclosure	7,500.00	10,000.00	(2,500.00)	30,000.00	25.00%
District Counsel	6,338.90	7,333.33	(994.43)	22,000.00	28.81%
Assessment Administration	25,000.00	8,333.33	16,666.67	25,000.00	100.00%
Reamortization Schedules	-	833.33	(833.33)	2,500.00	0.00%
Audit	-	2,500.00	(2,500.00)	7,500.00	0.00%
Arbitrage Calculation	-	1,000.00	(1,000.00)	3,000.00	0.00%
Tax Preparation	-	50.84	(50.84)	152.52	0.00%
Travel and Per Diem	1,237.60	433.33	804.27	1,300.00	95.20%
Telephone	930.89	533.33	397.56	1,600.00	58.18%
Postage & Shipping	924.63	1,333.33	(408.70)	4,000.00	23.12%
Copies	456.79	333.33	123.46	1,000.00	45.68%
Legal Advertising	939.41	1,666.67	(727.26)	5,000.00	18.79%
Miscellaneous	11,452.49	13,046.68	(1,594.19)	39,140.00	29.26%
Office Supplies	1,087.62	1,333.33	(245.71)	4,000.00	27.19%
Property Taxes	177.31	33.33	143.98	100.00	177.31%
Web Site Maintenance	1,100.00	1,200.00	(100.00)	3,600.00	30.56%
Holiday Decorations	36,600.00	13,333.33	23,266.67	40,000.00	91.50%
Help Desk	420.00	416.67	3.33	1,250.00	33.60%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Security	938.89	-	938.89	-	
Maintenance Staff	18,500.00	43,333.33	(24,833.33)	130,000.00	14.23%
Lifestyle Staff	89,534.00	91,500.72	(1,966.72)	274,502.15	32.62%
Resident Services	40,322.31	14,733.33	25,588.98	44,200.00	91.23%
Developer Loan Repayment	107,796.61	35,932.20	71,864.41	107,796.61	100.00%
Total General & Administrative Expenses	\$ 456,511.29	\$ 338,838.03	\$ 117,673.26	\$ 1,016,514.18	44.91%



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric	\$ 1,203.41	\$ 1,666.67	\$ (463.26)	\$ 5,000.00	24.07%
Water Reclaimed	13,244.48	7,000.00	6,244.48	21,000.00	63.07%
Wetland Monitoring	500.00	166.67	333.33	500.00	100.00%
Stormwater - Repair and Maintenance	-	4,166.67	(4,166.67)	12,500.00	0.00%
Equipment Rental	-	833.33	(833.33)	2,500.00	0.00%
General Insurance	11,203.00	4,051.45	7,151.55	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	27,138.47	45,564.53	81,415.40	89.30%
Other Insurance	500.00	666.67	(166.67)	2,000.00	25.00%
Irrigation	31,580.56	26,666.67	4,913.89	80,000.00	39.48%
Lake Maintenance	33,379.00	31,666.67	1,712.33	95,000.00	35.14%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	36,084.00	36,084.00	-	108,252.00	33.33%
Zone 2 - Riverfield SF - Yellowstone	51,400.00	49,000.00	2,400.00	147,000.00	34.97%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	68,924.76	89,390.67	(20,465.91)	268,172.00	25.70%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	55,695.92	41,520.90	14,175.02	124,562.70	44.71%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	26,065.28	26,065.32	(0.04)	78,195.95	33.33%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	34,567.56	28,367.67	6,199.89	85,103.00	40.62%
Zone 7 - Crescent Creek - Steadfast Alliance	52,960.00	52,960.00	-	158,880.00	33.33%
Zone 8 - Phase 2 - Southern Land Services	13,350.00	-	13,350.00	-	
Landscape Improvements / Replacement	62,985.25	66,666.67	(3,681.42)	200,000.00	31.49%
Contingency	13,280.33	33,333.33	(20,053.00)	100,000.00	13.28%
Equipment Repair and Maintenance	2,945.05	2,800.00	145.05	8,400.00	35.06%
Pest Control	410.00	2,000.00	(1,590.00)	6,000.00	6.83%
Mulch (Zones 1 - 7)	118,023.75	53,333.33	64,690.42	160,000.00	73.76%
Monument Maintenance	15,128.02	2,666.67	12,461.35	8,000.00	189.10%
Bridge and Boardwalk Maintenance	-	1,333.33	(1,333.33)	4,000.00	0.00%
Storm Cleanup	-	33,333.33	(33,333.33)	100,000.00	0.00%
Storm Landscape Replacement	-	66,666.67	(66,666.67)	200,000.00	0.00%
Capital Expenditures	-	25,000.00	(25,000.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	9,790.00	15,000.00	(5,210.00)	45,000.00	21.76%
Lighting	-	5,000.00	(5,000.00)	15,000.00	0.00%
Streetlight Leasing	16,866.50	13,333.33	3,533.17	40,000.00	42.17%
Shared Bike Maintenance	-	5,000.00	(5,000.00)	15,000.00	0.00%
Dog Park	4,722.99	5,000.00	(277.01)	15,000.00	31.49%
Parks Maintenance & Repairs	-	4,166.67	(4,166.67)	12,500.00	0.00%
Trail Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Trailhead Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Mailbox Maintenance	-	166.67	(166.67)	500.00	0.00%
Total Field Operations	\$ 747,512.86	\$ 765,545.17	\$ (18,032.31)	\$ 2,296,635.40	32.55%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 4,522.63	\$ 5,000.00	\$ (477.37)	\$ 15,000.00	30.15%
Clubhouse Water	9,803.70	23,333.33	(13,529.63)	70,000.00	14.01%
Amenity - Cable TV / Internet / Wi-Fi	3,719.34	3,333.33	386.01	10,000.00	37.19%
Amenity - Irrigation Repairs	487.18	3,000.00	(2,512.82)	9,000.00	5.41%
Amenity - Pool Maintenance	6,600.00	7,095.00	(495.00)	21,285.00	31.01%
Amenity - Cleaning	8,289.98	9,000.00	(710.02)	27,000.00	30.70%
Amenity - Pest Control	835.00	833.33	1.67	2,500.00	33.40%
Amenity - Fitness Equipment Leasing	14,005.10	9,131.40	4,873.70	27,394.20	51.12%
Amenity - Security Monitoring	2,078.33	1,800.00	278.33	5,400.00	38.49%
Amenity - Firepits	-	2,000.00	(2,000.00)	6,000.00	0.00%
Amenity - Capital outlay	-	21,666.67	(21,666.67)	65,000.00	0.00%
Amenity - Miscellaneous	64.86	5,000.00	(4,935.14)	15,000.00	0.43%
Amenity - Pool equipment	650.00	2,333.33	(1,683.33)	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	500.00	(500.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	3,333.33	(3,333.33)	10,000.00	0.00%
Amenity - Streetlight Leasing	22,098.82	23,333.33	(1,234.51)	70,000.00	31.57%
Amenity - Access Control Maintenance	-	500.00	(500.00)	1,500.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	\$ 73,154.94	\$ 121,193.05	\$ (48,038.11)	\$ 363,579.20	20.12%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 2,392.11	\$ 3,000.00	\$ (607.89)	\$ 9,000.00	26.58%
Clubhouse Water	7,085.68	2,000.00	5,085.68	6,000.00	118.09%
Amenity - Cable TV / Internet / Wi-Fi	3,832.16	4,000.00	(167.84)	12,000.00	31.93%
Amenity - Irrigation Repairs	-	2,500.00	(2,500.00)	7,500.00	0.00%
Amenity - Pool Maintenance	5,130.40	5,516.67	(386.27)	16,550.00	31.00%
Amenity - Cleaning	7,292.61	7,666.67	(374.06)	23,000.00	31.71%
Amenity - Pest Control	730.00	666.67	63.33	2,000.00	36.50%
Amenity - Security Monitoring	2,078.33	3,466.67	(1,388.34)	10,400.00	19.98%
Amenity - Gate Access and Maintenance	12,909.51	2,000.00	10,909.51	6,000.00	215.16%
Amenity - Capital outlay	-	8,333.33	(8,333.33)	25,000.00	0.00%
Amenity - Miscellaneous	-	1,333.33	(1,333.33)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	2,000.00	2,300.00	6,000.00	71.67%
Amenity - Streetlight Leasing	13,122.83	13,666.67	(543.84)	41,000.00	32.01%
Amenity - Access Control Maintenance	-	333.33	(333.33)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 58,873.63	\$ 56,483.34	\$ 2,390.29	\$ 169,450.00	34.74%



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Clubhouse Electric	\$ 13,225.65	\$ 10,000.00	\$ 3,225.65	\$ 30,000.00	44.09%
Clubhouse Water	437.04	6,666.67	(6,229.63)	20,000.00	2.19%
Amenity - Cable TV / Internet / Wi-Fi	13,099.91	8,666.67	4,433.24	26,000.00	50.38%
Amenity - Irrigation Repairs	2,435.30	6,666.67	(4,231.37)	20,000.00	12.18%
Amenity - Pool Maintenance	10,700.00	6,666.67	4,033.33	20,000.00	53.50%
Amenity - Cleaning	41,277.10	17,666.67	23,610.43	53,000.00	77.88%
Amenity - Pest Control	1,985.00	2,000.00	(15.00)	6,000.00	33.08%
Amenity - Security Monitoring	5,177.94	4,000.00	1,177.94	12,000.00	43.15%
Amenity - Fire Pits	-	1,000.00	(1,000.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	833.33	(833.33)	2,500.00	0.00%
Amenity - Capital Outlay	-	6,666.67	(6,666.67)	20,000.00	0.00%
Amenity - Miscellaneous	328.72	2,666.67	(2,337.95)	8,000.00	4.11%
Amenity - Pool Equipment	-	4,666.67	(4,666.67)	14,000.00	0.00%
Amenity - Office Equipment Leasing	2,114.04	4,000.00	(1,885.96)	12,000.00	17.62%
Amenity - Bike Pump Park Maintenance	-	333.33	(333.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	416.67	(416.67)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	5,000.00	(5,000.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	3,938.00	3,333.33	604.67	10,000.00	39.38%
Amenity - Canteen	1,756.98	13,333.33	(11,576.35)	40,000.00	4.39%
Amenity - Repairs & Maintenance	2,977.10	333.33	2,643.77	1,000.00	297.71%
Amenity - Dumpster	-	333.33	(333.33)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Amenity - Operations	1,094.12	5,000.00	(3,905.88)	15,000.00	7.29%
Total Camp Creek - Amenity Expenses	\$ 100,546.90	\$ 111,916.68	\$ (11,369.78)	\$ 335,750.00	29.95%
Non-County Maintained Roads					
Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	
Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-	
Riverfield Non-County Maintained Roads	-	-	-	-	
Total Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	
Total Expenses	\$ 1,436,599.62	\$ 1,393,976.27	\$ 42,623.35	\$ 4,181,928.78	34.35%
Other Income (Expenses)					
Interest Income	\$ 17,419.18	\$ 10,000.00	\$ 7,419.18	\$ 30,000.00	58.06%
Total Other Income (Expenses)	\$ 17,419.18	\$ 10,000.00	\$ 7,419.18	\$ 30,000.00	58.06%
Net Income (Loss)	\$ 1,533,322.85	\$ -	\$ 1,533,322.85	\$ -	



North River Ranch Improvement Stewardship District

**Consideration of Resolution 2026-02,
Adopting a Revised Fiscal Year 2026 O&M
Budget**

RESOLUTION 2026-02

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, the Board of Supervisors (“**Board**”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, pursuant to the provisions of Chapter 2020-191, Laws of Florida, and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

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

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

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

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

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

SECTION 1. BUDGET

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

- b. That the District Manager’s Proposed Budgets, attached hereto as Exhibit “A,” are hereby adopted in accordance with the provisions of Chapter 2020-191 Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026.

- c. That the adopted budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Revised Budget for the North River Ranch Improvement Stewardship District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as adopted by the Board of Supervisors on March 11, 2026”.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. SUPPLEMENTAL APPROPRIATIONS

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

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

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

PASSED AND ADOPTED THIS 11TH DAY OF MARCH 2026.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

North River Ranch Improvement SD
FY 2026 Proposed Revised O&M Budget

	Actuals Through 01/31/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget **	Increase / (Decrease)
Revenues				
001-032-5200-00-01	\$ 2,111,424.71	\$ 2,560,619.36	\$ 2,560,619.36	\$ -
001-032-5200-00-02	822,295.92	1,566,509.42	1,566,509.42	-
001-036-6000-00-01	0.06	-	-	-
001-036-9900-00-01	18,782.42	24,800.00	24,800.00	-
	Sales Tax Collection Allowance Revenue	0.18	-	-
	Net Revenues	\$ 2,952,503.29	\$ 4,151,928.78	\$ 4,151,928.78
				\$ -
Expenditures				
General & Administrative Expenses				
001-051-1000-13-01	\$ 4,000.00	\$ 12,000.00	\$ 12,000.00	\$ -
001-051-1000-45-01	11,203.00	9,942.90	11,203.00	1,260.10
001-051-3000-31-01	27,064.97	31,255.00	31,255.00	-
001-051-3000-31-02	26,833.32	80,500.00	80,500.00	-
001-051-3000-31-03	5,000.00	75,000.00	75,000.00	-
001-051-3000-31-04	30,977.55	60,000.00	60,000.00	-
001-051-3000-31-06	7,500.00	30,000.00	30,000.00	-
001-051-3000-31-08	6,338.90	22,000.00	22,000.00	-
001-051-3000-31-12	25,000.00	25,000.00	25,000.00	-
001-051-3000-31-19	-	2,500.00	2,500.00	-
001-051-3000-32-01	-	7,500.00	7,500.00	-
001-051-3000-32-02	-	3,000.00	3,000.00	-
001-051-3000-32-03	-	152.52	152.52	-
001-051-3000-40-01	1,237.60	1,300.00	3,000.00	1,700.00
001-051-3000-41-01	930.89	1,600.00	2,000.00	400.00
001-051-3000-42-01	924.63	4,000.00	3,000.00	(1,000.00)
001-051-3000-47-01	456.79	1,000.00	1,000.00	-
001-051-3000-48-01	939.41	5,000.00	5,000.00	-
001-051-3000-49-02	11,452.49	39,140.00	39,140.00	-
001-051-3000-49-06	1,087.62	4,000.00	3,000.00	(1,000.00)
001-051-3000-49-10	177.31	100.00	300.00	200.00
001-051-3000-49-11	1,100.00	3,600.00	3,600.00	-
001-051-3000-49-12	36,600.00	40,000.00	40,000.00	-
001-051-3000-49-13	420.00	1,250.00	1,250.00	-
001-051-3000-54-01	175.00	175.00	175.00	-
001-052-9000-34-01	938.89		2,000.00	2,000.00
001-052-9000-34-02	18,500.00	130,000.00	130,000.00	-
001-052-9000-34-05	89,534.00	274,502.15 *	274,502.15	-
001-052-9000-34-06	40,322.31	44,200.00 *	80,000.00	35,800.00
001-057-9000-49-04	107,796.61	107,796.61	107,796.61	-
	Total General & Administrative Expenses	\$ 456,511.29	\$ 1,016,514.18	\$ 1,055,874.28
				\$ 39,360.10

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.

North River Ranch Improvement SD
 FY 2026 Proposed Revised O&M Budget

		Actuals Through 01/31/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget **	Increase / (Decrease)
Field Operations					
001-053-1000-43-01	Electric	\$ 1,203.41	\$ 5,000.00	\$ 5,000.00	\$ -
001-053-6000-43-01	Water Reclaimed	13,244.48	21,000.00	40,000.00	19,000.00
001-053-7000-49-02	Wetland Monitoring	500.00	500.00	500.00	-
001-053-8000-30-01	Stormwater - Repair and Maintenance	-	12,500.00	6,250.00	(6,250.00)
001-053-9000-44-01	Equipment Rental	-	2,500.00	2,500.00	-
001-053-9000-45-01	General Insurance	11,203.00	12,154.35	11,203.00	(951.35)
001-053-9000-45-02	Property & Casualty Insurance	72,703.00	81,415.40	72,703.00	(8,712.40)
001-053-9000-45-03	Other Insurance	500.00	2,000.00	500.00	(1,500.00)
001-053-9000-46-06	Irrigation (Includes Irrigation Electric)	31,580.56	80,000.00	95,000.00	15,000.00
001-053-9000-46-08	Lake Maintenance	33,379.00	95,000.00	100,000.00	5,000.00
	Landscape Maintenance, Irrigation, & Material	-	-	-	-
001-053-9000-46-09	Zone 1 - Riverfield TH - Yellowstone	36,084.00	108,252.00	108,252.00	-
001-053-9000-46-09	Zone 2 - Riverfield SF - Yellowstone	51,400.00	147,000.00	154,200.00	7,200.00
001-053-9000-46-09	Zone 3 - Brightwood - Sunrise Landscape	68,924.76	268,172.00	215,000.00	(53,172.00)
001-053-9000-46-09	Zone 4 - Wildleaf - Impact Landscaping & Irrigation	55,695.92	124,562.70	170,000.00	45,437.30
001-053-9000-46-09	Zone 5 - Camp Creek - Impact Landscaping & Irrigation	26,065.28	78,195.95	78,195.95	-
001-053-9000-46-09	Zone 6 - Longmeadow - Impact Landscaping & Irrigation	34,567.56	85,103.00	105,000.00	19,897.00
001-053-9000-46-09	Zone 7 - Crescent Creek - Steadfast Alliance	52,960.00	158,880.00	158,880.00	-
	Zone 8 - Phase 2 - Southern Land Services	13,350.00	-	40,000.00	40,000.00
001-053-9000-46-10	Landscape Improvements / Replacement	62,985.25	200,000.00	200,000.00	-
001-053-9000-46-12	Fertilizer / Pesticides	-	-	-	-
001-053-9000-46-15	Contingency	13,280.33	100,000.00	60,000.00	(40,000.00)
001-053-9000-46-24	Equipment Repair and Maintenance	2,945.05	8,400.00	8,400.00	-
001-053-9000-46-33	Pest Control	410.00	6,000.00	3,000.00	(3,000.00)
001-053-9000-46-40	Mulch (Zones 1 - 7)	118,023.75	160,000.00	300,000.00	140,000.00
001-053-9000-46-43	Monument Maintenance	15,128.02	8,000.00	25,000.00	17,000.00
001-053-9000-46-44	Bridge and Boardwalk Maintenance	-	4,000.00	4,000.00	-
001-053-9000-46-45	Storm Cleanup	-	100,000.00	50,000.00	(50,000.00)
001-053-9000-46-46	Storm Landscape Replacement	-	200,000.00	100,000.00	(100,000.00)
001-053-9000-63-01	Capital Expenditures	-	75,000.00	35,750.00	(39,250.00)
001-054-1000-34-01	Street, Sidewalk, and Curb Maintenance	9,790.00	45,000.00	30,000.00	(15,000.00)
001-054-1000-43-01	Lighting	-	15,000.00	-	(15,000.00)
001-054-1000-43-02	Streetlight Leasing	16,866.50	40,000.00	51,000.00	11,000.00
001-054-9000-30-01	Shared Bike Maintenance	-	15,000.00	15,000.00	-
001-057-2000-30-02	Dog Park	4,722.99	15,000.00	15,000.00	-
001-057-2000-30-03	Parks Maintenance & Repairs	-	12,500.00	12,500.00	-
001-057-2000-30-04	Trail Maintenance	-	5,000.00	5,000.00	-
001-057-2000-30-05	Trailhead Maintenance	-	5,000.00	5,000.00	-
001-057-2000-30-06	Mailbox Maintenance	-	500.00	500.00	-
	Total Field Operations	\$ 747,512.86	\$ 2,296,635.40	\$ 2,283,333.95	\$ (13,301.45)

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.

North River Ranch Improvement SD
 FY 2026 Proposed Revised O&M Budget

		Actuals Through 01/31/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget **	Increase / (Decrease)
Brightwood Pavilion - Amenity					
001-053-1000-43-02	Clubhouse Electric	\$ 4,522.63	\$ 15,000.00	\$ 15,000.00	\$ -
001-053-3000-43-04	Clubhouse Water	9,803.70	70,000.00	35,000.00	(35,000.00)
001-053-9000-30-04	Amenity - Cable TV / Internet / Wi-Fi	3,719.34	10,000.00	12,000.00	2,000.00
001-053-9000-30-08	Amenity - Irrigation Repairs	487.18	9,000.00	7,000.00	(2,000.00)
001-053-9000-30-09	Amenity - Pool Maintenance	6,600.00	21,285.00	21,285.00	-
001-053-9000-30-11	Amenity - Cleaning	8,289.98	27,000.00	27,000.00	-
001-053-9000-30-12	Amenity - Pest Control	835.00	2,500.00	2,500.00	-
001-053-9000-30-15	Amenity - Fitness Equipment Leasing	14,005.10	27,394.20	27,394.20	-
001-053-9000-30-16	Amenity - Security Monitoring	2,078.33	5,400.00	6,500.00	1,100.00
001-053-9000-30-17	Amenity - Firepits	-	6,000.00	6,000.00	-
001-053-9000-30-19	Amenity - Capital Outlay	-	65,000.00	21,541.35	(43,458.65)
001-053-9000-30-20	Amenity - Miscellaneous	64.86	15,000.00	5,000.00	(10,000.00)
001-053-9000-30-21	Amenity - Pool Equipment	650.00	7,000.00	3,000.00	(4,000.00)
001-053-9000-30-22	Amenity - A/C Maintenance and Equipment	-	1,500.00	1,500.00	-
001-053-9000-30-23	Amenity - Playground Maintenance	-	10,000.00	7,000.00	(3,000.00)
001-053-9000-30-28	Amenity - Streetlight Leasing	22,098.82	70,000.00	67,000.00	(3,000.00)
001-053-9000-30-29	Amenity - Access Control Maintenance	-	1,500.00	1,500.00	-
		\$ 73,154.94	\$ 363,579.20	\$ 266,220.55	\$ (97,358.65)
Total Brightwood Pavilion - Amenity Expenses					
Riverfield Verandah - Amenity					
001-053-1000-43-02	Clubhouse Electric	\$ 2,392.11	\$ 9,000.00	\$ 8,000.00	\$ (1,000.00)
001-053-3000-43-04	Clubhouse Water	7,085.68	6,000.00	22,000.00	16,000.00
001-053-9000-30-04	Amenity - Cable TV / Internet / Wi-Fi	3,832.16	12,000.00	12,000.00	-
001-053-9000-30-08	Amenity - Irrigation Repairs	-	7,500.00	5,000.00	(2,500.00)
001-053-9000-30-09	Amenity - Pool Maintenance	5,130.40	16,550.00	16,550.00	-
001-053-9000-30-11	Amenity - Cleaning	7,292.61	23,000.00	23,000.00	-
001-053-9000-30-12	Amenity - Pest Control	730.00	2,000.00	2,200.00	200.00
001-053-9000-30-16	Amenity - Security Monitoring	2,078.33	10,400.00	7,000.00	(3,400.00)
001-053-9000-30-18	Amenity - Gate Access and Maintenance	12,909.51	6,000.00	40,000.00	34,000.00
001-053-9000-30-19	Amenity - Capital Outlay	-	25,000.00	15,000.00	(10,000.00)
001-053-9000-30-20	Amenity - Miscellaneous	-	4,000.00	3,000.00	(1,000.00)
001-053-9000-30-21	Amenity - Pool Equipment	4,300.00	6,000.00	6,000.00	-
001-053-9000-30-28	Amenity - Streetlight Leasing	13,122.83	41,000.00	41,000.00	-
001-053-9000-30-29	Amenity - Access Control Maintenance	-	1,000.00	1,000.00	-
		\$ 58,873.63	\$ 169,450.00	\$ 201,750.00	\$ 32,300.00
Total Riverfield Verandah - Amenity Expenses					

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.

North River Ranch Improvement SD
 FY 2026 Proposed Revised O&M Budget

	Actuals Through 01/31/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget **	Increase / (Decrease)	
Camp Creek - Amenity					
001-053-1000-43-02	Clubhouse Electric	\$ 13,225.65	\$ 30,000.00	\$ 40,000.00	\$ 10,000.00
001-053-3000-43-04	Clubhouse Water	437.04	20,000.00	5,000.00	(15,000.00)
001-053-9000-30-04	Amenity - Cable TV / Internet / Wi-Fi	13,099.91	26,000.00	40,000.00	14,000.00
001-053-9000-30-08	Amenity - Irrigation Repairs	2,435.30	20,000.00	10,000.00	(10,000.00)
001-053-9000-30-09	Amenity - Pool Maintenance	10,700.00	20,000.00	33,000.00	13,000.00
001-053-9000-30-11	Amenity - Cleaning	41,277.10	53,000.00	125,000.00	72,000.00
001-053-9000-30-12	Amenity - Pest Control	1,985.00	6,000.00	6,000.00	-
001-053-9000-30-16	Amenity - Security Monitoring	5,177.94	12,000.00	16,000.00	4,000.00
001-053-9000-30-17	Amenity - Fire Pits	-	3,000.00	3,000.00	-
001-053-9000-30-18	Amenity - Gate Access and Maintenance	-	2,500.00	2,500.00	-
001-053-9000-30-19	Amenity - Capital Outlay	-	20,000.00	10,000.00	(10,000.00)
001-053-9000-30-20	Amenity - Miscellaneous	328.72	8,000.00	5,000.00	(3,000.00)
001-053-9000-30-21	Amenity - Pool Equipment & Geothermal	-	14,000.00	10,000.00	(4,000.00)
001-053-9000-30-24	Amenity - Office Equipment Leasing	2,114.04	12,000.00	7,500.00	(4,500.00)
001-053-9000-30-25	Amenity - Bike Pump Park Maintenance	-	1,000.00	1,000.00	-
001-053-9000-30-26	Amenity - Pickleball Maintenance	-	1,250.00	1,250.00	-
001-053-9000-30-27	Amenity - Cost of Goods Sold	-	15,000.00	14,000.00	(1,000.00)
001-053-9000-30-28	Amenity - Streetlight Leasing	3,938.00	10,000.00	12,000.00	2,000.00
001-053-9000-30-30	Amenity - Canteen	1,756.98	40,000.00	10,000.00	(30,000.00)
001-053-9000-30-31	Amenity - Repairs & Maintenance	2,977.10	1,000.00	10,000.00	9,000.00
001-053-9000-30-32	Amenity - Dumpster	-	1,000.00	1,000.00	-
001-053-9000-30-33	Amenity - Water Slide Preventative Maintenance	-	5,000.00	2,500.00	(2,500.00)
001-053-9000-30-34	Amenity - Operations	1,094.12	15,000.00	10,000.00	(5,000.00)
	Total Camp Creek - Amenity Expenses	\$ 100,546.90	\$ 335,750.00	\$ 374,750.00	\$ 39,000.00
Non-County Maintained Roads					
	Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -
	Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-
	Riverfield Non-County Maintained Roads	-	-	-	-
	Total Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -
	Total Expenses	\$ 1,436,599.62	\$ 4,181,928.78	\$ 4,181,928.78	\$ 0.00
Other Income (Expenses)					
001-036-1100-00-01	Interest Income	\$ 17,419.18	\$ 30,000.00	\$ 30,000.00	\$ -
	Total Other Income (Expenses)	\$ 17,419.18	\$ 30,000.00	\$ 30,000.00	\$ -
	Net Income (Loss)	\$ 1,533,322.85	\$ -	\$ -	\$ -

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.



North River Ranch Improvement Stewardship District

Consideration of Contractor for Phase IV-C-2
(Longmeadow Phase 2) Site Development

(provided under separate cover)



North River Ranch Improvement Stewardship District

Consideration of Clearview Land Design Change Orders

- 1) CO #1 – Weir Revisions
- 2) CO#3 – Engineering Supervision

CHANGE ORDER NO. 1

February 25, 2026

To: Mr. Tom Panaseny
North River Ranch Improvement
Stewardship District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Re: North River Ranch (Multiple Phases)
Weir Revisions / Permit Modifications

FORCDD - Const Eng

We hereby propose to do the following work:

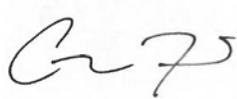
- Increase CDD-NR-102 an additional \$20,000

FEE SUMMARY:

Description	Job No.	Billing Type	Original Contract Amount	Change Order	Total Amount Not to Exceed
Weir Revisions	CDD-NR-102	Hourly Not to Exceed	\$30,000	\$20,000	\$50,000

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

CLEARVIEW LAND DESIGN, P.L.



Chris Fisher, P.E.
Project Manager

ACCEPTANCE:
**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

By:  _____

Date: 2/26/26

Please return one signed copy to: miriam.hernandez@clearviewland.com

ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

Limitation of Liability

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

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

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

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

Revised 09/29/15



Clearview

LAND DESIGN, P.L.

2026 Hourly Fee Schedule	
Effective 1/1/26	
Employee Type	2026 Hourly Rate
Principal	\$ 295.00
Senior Professional Engineer	\$ 235.00
Professional Engineer	\$ 210.00
Design Engineer	\$ 190.00
Senior Field Engineer	\$ 180.00
Field Engineer	\$ 145.00
Senior Landscape Architect	\$ 215.00
Landscape Architect	\$ 190.00
Landscape Designer	\$ 170.00
Senior Environmental Scientist	\$ 220.00
Environmental Scientist	\$ 150.00
Senior Entitlement Planner	\$ 210.00
Entitlement Planner	\$ 155.00
Senior Professional Surveyor & Mapper	\$ 205.00
GIS Specialist	\$ 195.00
Senior CADD Designer	\$ 175.00
CADD Designer	\$ 150.00
Senior Project Coordinator	\$ 170.00
Project Coordinator	\$ 145.00
Graphic Designer	\$ 140.00
Project CPA	\$ 210.00
Administrative Assistant	\$ 100.00

CHANGE ORDER

REVISED: February 25, 2026
~~REVISED: October 22, 2024~~
~~REVISED: April 23, 2024~~
~~REVISED: April 1, 2024~~
~~March 6, 2023~~

Mr. Tom Panaseny
 North River Ranch Improvement Stewardship District
 3501 Quadrangle Blvd., Suite 270
 Orlando, FL 32817

FORCDD - Const. Eng

**RE: North River Ranch Amenity Center
 Engineering Supervision – Increase to Hourly Not to Exceed Amount**

PROJECT DESCRIPTION:

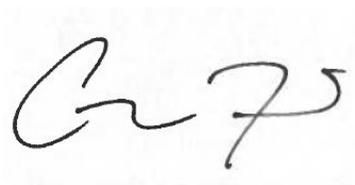
This project will consist of inspection and certification services for North River Ranch Amenity Center.

Description	Job No.	Billing Type	Amount
Engineering Supervision	CDD-NR-073	Hourly Not to Exceed	4/1/24 Increased to \$20,000
			10/22/2024 Increase to \$30,000
			2/25/2026 Increase to \$40,000

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

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

CLEARVIEW LAND DESIGN, P.L.



Christopher Fisher, P.E.
 Project Manager

ACCEPTANCE:

**North River Ranch Improvement
 Stewardship District**

By:  _____

Date: 2/24/25

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Revised 09/29/15



Clearview

LAND DESIGN, P.L.

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Senior Field Engineer	\$ 180.00
Field Engineer	\$ 145.00
Senior Landscape Architect	\$ 215.00
Landscape Architect	\$ 190.00
Landscape Designer	\$ 170.00
Senior Environmental Scientist	\$ 220.00
Environmental Scientist	\$ 150.00
Senior Entitlement Planner	\$ 210.00
Entitlement Planner	\$ 155.00
Senior Professional Surveyor & Mapper	\$ 205.00
GIS Specialist	\$ 195.00
Senior CADD Designer	\$ 175.00
CADD Designer	\$ 150.00
Senior Project Coordinator	\$ 170.00
Project Coordinator	\$ 145.00
Graphic Designer	\$ 140.00
Project CPA	\$ 210.00
Administrative Assistant	\$ 100.00



North River Ranch Improvement Stewardship District

Staff Reports