# 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://pfmcdd.webex.com/join/carvalhov**

## BOARD OF SUPERVISORS' MEETING AGENDA

### Administrative Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. Consent Agenda
    1) Minutes of the 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) Floridian Environmental Landscape Proposal for Littoral Plantings at Camp Creek Clubhouse
    5) Geopoint Proposal for Work on Camp Creek Trail
    6) Impact Proposal for Sabal Palm at 11442 Gallatin Trail
    7) Impact Proposal for Sabal Palm Replacement at 11672 Little River Way
    8) Maddtraxx Proposal for Sidewalk Repair at For Hamer Rd
    9) Safetouch Proposal for Proptia Mobile Credentials
    10) Yellowstone Proposal for Adding Irrigation Heads in Zone 1 (Riverfield)
    11) Yellowstone Proposal for Wax Mrytle Replacement in Riverfield
    12) Payment Authorizations Nos. 164 – 167
    13) Funding Requests Nos. 644 – 656
    14) Series 2023 Neighborhood Infrastructure Requisition Nos. 200 – 204
    15) 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
4. Consideration of Clearview Land Design Certification Regarding Improvements to Phases IV-A & IV-B

pfm

5. Consideration of Clearview Land Design Change Orders
    1) CO #1 – Weir Revisions
    2) CO#3 – Engineering Supervision
6. Consideration of Clearview Land Design Proposal for Engineering Design & Permitting Services – Phase IV-D

**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

NRR O/M

Sarasota County green BUSINESS PARTNERSHIP

AQUA PLUMBING & AIR QUALITY SERVICE

FACTORY AUTHORIZED DEALER Carrier turn to the experts

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 oustanding 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 filling 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** | FIELDSTONE CDD | **Quote Number** | 79743 |
| **Address** | 12051 Corporate Blvd C/O PFM CONSULTING<br>ORLANDO, Florida 32817 | **Date**<br>**Total Amount** | <br>$4,470.13 |

### 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

Floridian Environmental Landscape
Proposal for Littoral Plantings at
Camp Creek Clubhouse

# Proposal

PROPOSAL NO. 4221

SHEET NO.

DATE 2/20/26

FORCDD - Landscaping

| PROPOSAL SUBMITTED TO: | WORK TO BE PERFORMED AT: |
|---|---|
| NAME: North River Ranch Improvement Stewardship District | ADDRESS: NRR Camp Creek Amenities |
| ADDRESS: | |
| Parrish Florida | DATE OF PLANS: To be determined upon approval |
| PHONE NO. | ARCHITECT |

We hereby propose to furnish the materials and perform the labor necessary for the completion of the litorral type planting of the two specified areas in front of the Amenities Center.The scope of work and cost is as follows.Floridian Environmental will. purchase, pickup,deliver and plant a total of 1,220 bare root canna,iris, pickerelweed and bulrush.Plants will be divided evenly per planting areas.Plantings will be along the perimeters with a row of each species at 3ft.centers.Planting areas will be weedwacked before planting where needed.Due to the recent drought and hard freeze we had. Plant material may be small.Also since these are aquatic/semi aquatic plants.I would suggest waiting to get rain and moisture in the planting areas.Or flood them if possible to give the plants the best chance to get established.Plants do come with a 30 day warranty and will be replaced.Unless due to circumstances out of our control.The above detailed scope of work can be done for a set fee of $1,900.

If you agree with the proposal please sign and return for scheduling purposes

Thank you for the opportunity.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars ($ 1,900 ) with payments to be made as follows.

Invoicing will be done as jobs are completed.
Invoices may be paid upon receipt with a net of 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Floridian Environmental Landscape LLC
Po box 7003 Sun City,FL. 33586

Per Gerardo V Valle Gerardo V Valle

Note — this proposal may be withdrawn by us if not accepted within 30 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. Payments will be made as outlined above.

Signature _____

Date 3/3/26

Signature _____

# 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**

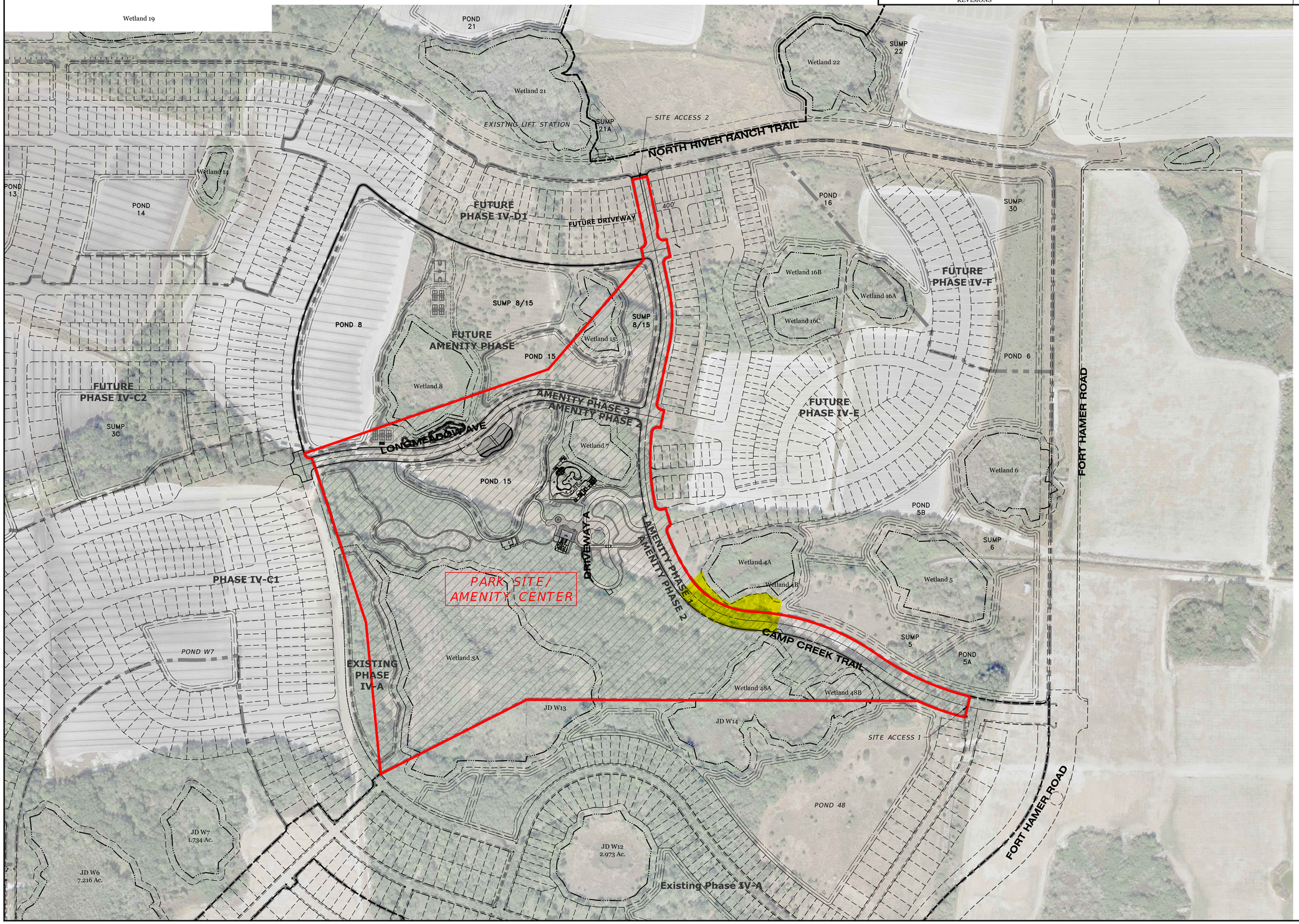
File Name: J:\North River Ranch\Contracts\Nealland\Amenity REV Clearview Additional Services aw.JOB 02.16.2026

213 Hobbs Street, Tampa, FL 33619
Tel: (813) 248 8888 • Fax (813) 248 2266
www.geopointsurvey.com

| DATE | DESCRIPTION | BY |
|---|---|---|
| 05-16-2023 | PHASES IV-E & IV-F | TKW |
| 02-15-2022 | REVIEW SUBMITTAL | CMF |

REVISIONS

CHRISTOPHER M. FISHER P.E.




P:\NORTH RIVER RANCH\NORTH RIVER RANCH AMENITY CENTER\DRAWING\CONDOC\ASP.DWG-AERIAL SITE PLAN 2024/07/15 2:35 PM CHRIS FISHER

# 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

**Impact Landscaping & Irrigation**
**311 Sarasota Center Blvd.**
**Sarasota, FL 34240**
**PH: 941-488-7700**

NRR O/M- Zone 3

# PROPOSAL

**Name** Jeff Ramer/ Charles V
**Address** 11442 Gallatin Trl
**Community** North River Ranch Zone 3
**Email**
**Phone**
**Send To**
**Job # or Name**

**Pref Vendor & PO**
**Sales Rep**
**Date**
**Approved By**
**Billable to**
**Budget Limit**
**Warranty**

**Irrigation:** **Open Call** **Estimate** **Technician for same day install**

**Scope of Work:**

Proposal to remove and replace dead palm Tree behind 11442 Gallatin Trl

| QUANTITY | DESCRIPTION | SIZE | UNIT COST | EXTENDED |
|---|---|---|---|---|
| 1 | 8-10' OA Sabal Palm | | $ 575.00 | $ 575.00 |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
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| | | | | $ - |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| 1 | Heavy Equipment | | $ 250.00 | $ 250.00 |
| | | | | $ - |
| | | | | $ - |
| | | | TOTAL | **$ 825.00** |

**Accepted**

2/17/26
**Date**

Proposal is good for 30 days.

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

# North River Ranch
# Improvement Stewardship District

Impact Proposal for Sabal Palm Replacement
at 11672 Little River Way

**Impact Landscaping & Irrigation**
**311 Sarasota Center Blvd.**
**Sarasota, FL 34240**
**PH: 941-488-7700**

NRR O/M

# PROPOSAL

**Name** Jeff Ramer/ Charles V
**Address** North River Ranch Zone 3
**Community** Little River Way Common Area
**Email**
**Phone**
**Send To**
**Job # or Name**

**Pref Vendor & PO**
**Sales Rep**
**Date**
**Approved By**
**Billable to**
**Budget Limit**
**Warranty**

**Irrigation:** **Open Call** **Estimate** **Technician for same day install**

**Scope of Work:**

Proposal to remove and replace dead palm Tree behind 11672 Little Riverway

| QUANTITY | DESCRIPTION | SIZE | UNIT COST | EXTENDED |
|---|---|---|---|---|
| 1 | 8-10' OA Sabal Palm | | $ 575.00 | $ 575.00 |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
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| | | | | $ - |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| 1 | Heavy Equipment | | $ 250.00 | $ 250.00 |
| | | | | $ - |
| | | | | $ - |
| | | | TOTAL | **$ 825.00** |

**Accepted**

2/17/26
**Date**

Proposal is good for 30 days.

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

# North River Ranch
# Improvement Stewardship District

Maddtraxx Proposal for Sidewalk Repair
at For Hamer Rd

NRR O /M

MADDTRAXX
RESIDENTIAL - COMMERCIAL - AGRICULTURAL

# PROPOSAL

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

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

| 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

**Signiture of Acceptance**

**Signiture of Acceptance**

# North River Ranch
# Improvement Stewardship District

Safetouch Proposal
for Proptia Mobile Credentials

Docusign Envelope ID: C4EB65F1-ADA4-4736-A8D2-F40448E69C27

NRR

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

safetouch

# Estimate

| Billing Address | Install Address |
|---|---|
| North River Ranch Improvement Stewardship<br>3501 Quadrangle Blvd Ste. 270<br>Orlando, FL 32817 | North River Amenity<br>C/O Neal Land Neighborhoods<br>5824 Lakewood Ranch Blvd<br>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 Mrytle
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
Carvalhov@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

| Requisition | Payable To | Amount | Special Instructions | Submit Payment |
|---|---|---|---|---|
| 200 | Clearview Land Design | $ 13,088.75 | Please reference invoice(s) 25 23877, 25-23878 and 25-23879 on the payment. | Clearview Land Design<br>3010 W. Azeele Street, Suite 150<br>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.<br>144 Whitaker Road<br>Lutz, FL 33549 |
| | **Total** | $ 18,052.36 | | |

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

| Requisition | Payable To | Amount | Special Instructions | Submit Payment |
|---|---|---|---|---|
| 203 | Clearview Land Design | $ 1,420.00 | Please reference invoice(s) 26-30199 and 26-30200 on the payment. | Clearview Land Design<br>3010 W. Azeele Street, Suite 150<br>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.<br>144 Whitaker Road<br>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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | **Assets** | | | | | | |
| **Current Assets** | | | | | | | | | | | |
| 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 Infras | | | | | | | | $ 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** | $ 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 | $ 63,985,000.00 | $ 76,145,323.30 |
| | - | - | - | - | | - | - | - | - | | |
| **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 | $ 1,270,378.40 | $ 35,955.61 | $ 14,378.95 | $ 701,037.82 | $ - | $ 1,395,590.81 | $ | $ 142,556.80 | $ 51,682.08 | $ - | $ 3,611,580.47 |
| **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** | $ 1,270,378.40 | $ 35,955.61 | $ 14,378.95 | $ 701,037.82 | $ - | $ 1,395,590.81 | $ | $ 142,556.80 | $ 51,682.08 | $ 63,985,000.00 | $ 67,596,580.47 |
| | - | - | - | - | | - | - | - | - | | |
| | | | | | | | - | | | | |

**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** | $ 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 |
| **Total Liabilities and Net 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 | $ 63,985,000.00 | $ 76,145,323.30 |

**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 |
| **Other Revenues (Expenses) & Gains (Losses)** | | | | | | | | | | | |
| 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 Statute*s; 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 Statute*s;, 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 | On-Roll Assessments | $ 2,111,424.71 | $ 2,560,619.36 | $ 2,560,619.36 | $ - |
| 001-032-5200-00-02 | Off-Roll Assessments | 822,295.92 | 1,566,509.42 | 1,566,509.42 | - |
| 001-036-6000-00-01 | Developer Contribution | 0.06 | - | - | - |
| 001-036-9900-00-01 | Other Income & Other Financing Sources | 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 | Supervisor Fees | $ 4,000.00 | $ 12,000.00 | $ 12,000.00 | $ - |
| 001-051-1000-45-01 | POL Insurance | 11,203.00 | 9,942.90 | 11,203.00 | 1,260.10 |
| 001-051-3000-31-01 | Trustee Services | 27,064.97 | 31,255.00 | 31,255.00 | - |
| 001-051-3000-31-02 | District Management | 26,833.32 | 80,500.00 | 80,500.00 | - |
| 001-051-3000-31-03 | Field Management | 5,000.00 | 75,000.00 | 75,000.00 | - |
| 001-051-3000-31-04 | Engineering | 30,977.55 | 60,000.00 | 60,000.00 | - |
| 001-051-3000-31-06 | Disclosure | 7,500.00 | 30,000.00 | 30,000.00 | - |
| 001-051-3000-31-08 | District Counsel | 6,338.90 | 22,000.00 | 22,000.00 | - |
| 001-051-3000-31-12 | Assessment Administration | 25,000.00 | 25,000.00 | 25,000.00 | - |
| 001-051-3000-31-19 | Reamortization Schedules | - | 2,500.00 | 2,500.00 | - |
| 001-051-3000-32-01 | Audit | - | 7,500.00 | 7,500.00 | - |
| 001-051-3000-32-02 | Arbitrage Calculation | - | 3,000.00 | 3,000.00 | - |
| 001-051-3000-32-03 | Tax Preparation | - | 152.52 | 152.52 | - |
| 001-051-3000-40-01 | Travel and Per Diem | 1,237.60 | 1,300.00 | 3,000.00 | 1,700.00 |
| 001-051-3000-41-01 | Telephone | 930.89 | 1,600.00 | 2,000.00 | 400.00 |
| 001-051-3000-42-01 | Postage & Shipping | 924.63 | 4,000.00 | 3,000.00 | (1,000.00) |
| 001-051-3000-47-01 | Copies | 456.79 | 1,000.00 | 1,000.00 | - |
| 001-051-3000-48-01 | Legal Advertising | 939.41 | 5,000.00 | 5,000.00 | - |
| 001-051-3000-49-02 | Miscellaneous | 11,452.49 | 39,140.00 | 39,140.00 | - |
| 001-051-3000-49-06 | Office Supplies | 1,087.62 | 4,000.00 | 3,000.00 | (1,000.00) |
| 001-051-3000-49-10 | Property Taxes | 177.31 | 100.00 | 300.00 | 200.00 |
| 001-051-3000-49-11 | Web Site Maintenance | 1,100.00 | 3,600.00 | 3,600.00 | - |
| 001-051-3000-49-12 | Holiday Decorations | 36,600.00 | 40,000.00 | 40,000.00 | - |
| 001-051-3000-49-13 | Help Desk | 420.00 | 1,250.00 | 1,250.00 | - |
| 001-051-3000-54-01 | Dues, Licenses, and Fees | 175.00 | 175.00 | 175.00 | - |
| 001-052-9000-34-01 | Security | 938.89 | | 2,000.00 | 2,000.00 |
| 001-052-9000-34-02 | Maintenance Staff | 18,500.00 | 130,000.00 | 130,000.00 | - |
| 001-052-9000-34-05 | Lifestyle Staff | 89,534.00 | 274,502.15 * | 274,502.15 | - |
| 001-052-9000-34-06 | Resident Services | 40,322.31 | 44,200.00 * | 80,000.00 | 35,800.00 |
| 001-057-9000-49-04 | Developer Loan Repayment | 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 & Irrigatio | 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 | - |
| | **Total Brightwood Pavilion - Amenity Expenses** | **$ 73,154.94** | **$ 363,579.20** | **$ 266,220.55** | **$ (97,358.65)** |
| | **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 | - |
| | **Total Riverfield Verandah - Amenity Expenses** | **$ 58,873.63** | **$ 169,450.00** | **$ 201,750.00** | **$ 32,300.00** |

* "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

**Stantec Consulting Services Inc.**
6920 Professional Parkway
Sarasota FL 34240-8414
Tel: (941) 907-6900

March 10, 2026

Via: E-Mail (carvalhov@pfm.com)

File: 215616746

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

Attn: **Mr. Pete Williams, Chairman**

Reference: **North River Ranch Phase IV-C2 Project**

Dear Mr. Williams:

On March 9, 2026, we received and opened two bids from pre-qualified firms for the North River Ranch Phase IV-C2 project. We received bids from Frederick Derr & Company and RIPA & Associates. Attached you will find the Summary of the Bid opening and a tabulation of the bids received.

Frederick Derr & Company submitted the lowest Base Bid for $5,582,622.90. We have reviewed the bid packages provided and determined that they are both complete packages and that both contractors are acceptable to perform the work on this project based on the information received. We do however want to further evaluate the contractor's excavation estimates done by both contractors due to the fact that they are significantly different.

If you have any questions or comments, please contact our office.

Sincerely,

**Stantec Consulting Services Inc.**

Robert A. Engel, P.E.
District Engineer
Tel: (941) 907-6900
E-Mail: rob.engel@stantec.com

Approved by NRRISD Board

_____

_____
Date

C: Vivian Carvalho, PFM Venessa Ripoli, PFM
Tom Panaseny, Neal Land
Andy Richardson, Neal Land
Chris Fischer, Clearview
Jeff Ramer, Neal Land

**BID TABULATION - 3/9/2026**

| | FREDERICK DERR AND COMPANY | RIPA AND ASSOCIATES |
|---|---|---|
| EARTHWORK & SITE PREP | $ 1,042,265.50 | $ 1,195,782.70 |
| ROAD CONSTRUCTION | $ 965,824.25 | $ 1,074,924.00 |
| STORM DRAINAGE | $ 1,203,065.25 | $ 1,075,361.70 |
| MISCELLANEOUS | $ 129,430.00 | $ 216,850.00 |
| WATER DISTRIBUTION | $ 716,991.75 | $ 686,709.50 |
| SANITARY SEWER | $ 1,018,722.30 | $ 866,712.35 |
| RECLAIMED DISTRIBUTION | $ 506,323.85 | $ 473,559.75 |
| | | |
| **TOTAL =** | **$ 5,582,622.90** | **$ 5,589,900.00** |

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2

IA Earthwork

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| LS | 1 | | Mobilization | $ 13,900.00 | $ 13,900.00 | $ 95,000.00 | $ 95,000.00 |
| LS | 1 | | General Requirements | $ 13,900.00 | $ 13,900.00 | $ 14,000.00 | $ 14,000.00 |
| EA | 1 | | Temporary Construction Entrance | $ 4,000.00 | $ 4,000.00 | $ 4,900.00 | $ 4,900.00 |
| LF | 8000 | | Silt Fence Installation and Maintenance | $ 3.65 | $ 29,200.00 | $ 1.65 | $ 13,200.00 |
| LS | 1 | | Clear and Grub | $ 70,815.00 | $ 70,815.00 | $ 73,000.00 | $ 73,000.00 |
| LS | 1 | | Site Excavation and Grading (1) (2) | $ 267,412.95 | $ 267,412.95 | $ 479,865.50 | $ 479,865.50 |
| | | | | ( 77,511 CY x 3.45$/CY) | | ( 131,470 CY x 3.65$/CY) | |
| LS | 1 | | Site Excavation to Stockpile | $ 388,380.30 | $ 388,380.30 | $ 340,427.00 | $ 340,427.00 |
| | | | | ( 168,861 CY x 2.30$/CY) | | ( 101,620 CY x 3.35$/CY) | |
| SY | 2845 | | Sod - Behind Curb | $ 3.00 | $ 8,535.00 | $ 3.35 | $ 9,530.75 |
| SY | 16320 | | Sod - Pond Slopes | $ 3.00 | $ 48,960.00 | $ 3.35 | $ 54,672.00 |
| SY | 127724 | | Seed and Mulch - Lots | $ 0.25 | $ 31,931.00 | $ 0.36 | $ 45,980.64 |
| SY | 8973 | | Seed and Mulch - Open Areas | $ 0.25 | $ 2,243.25 | $ 0.36 | $ 3,230.28 |
| SY | 13952 | | Seed and Mulch - Right of Way | $ 0.25 | $ 3,488.00 | $ 0.36 | $ 5,022.72 |
| LS | 1 | | Final Grading | $ 159,500.00 | $ 159,500.00 | $ 56,953.81 | $ 56,953.81 |
| | | | | **Subtotal =** | $ 1,042,265.50 | **Subtotal =** | $ 1,195,782.70 |

(1) Provide anticipated earthwork quantity for informational purposes

(2) Earthwork calculations shall assume detention ponds, floodplain ponds and/or mitigation ponds to be over-excavated to maximum useable depth per geotechnical recommendations and backfilled when necessary to reach plan grade in accordance with geotechnical recommendations. For example, mitigation ponds sahll be over-excavated to maximum usable depth and backfilled with appropriate material to mitigate design elevation.

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2
IB Road Construction

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| EA | 3 | | Connect to Existing Asphalt Pavement | $ 175.00 | $ 525.00 | $ 500.00 | $ 1,500.00 |
| SY | 140 | | Asphalt Restoration | $ 24.00 | $ 3,360.00 | $ 50.00 | $ 7,000.00 |
| LF | 120 | | Demo/Restore Curb | $ 19.00 | $ 2,280.00 | $ 26.50 | $ 3,180.00 |
| SY | 15122 | | 2", Type SP-9.5 | $ 20.15 | $ 304,708.30 | $ 21.65 | $ 327,391.30 |
| SY | 15122 | | 6" FDOT _____ Base (LBR 100) | $ 15.20 | $ 229,854.40 | $ 15.75 | $ 238,171.50 |
| SY | 15122 | | 6" Stabilized Subgrade (LBR 40 Min.) | $ 7.40 | $ 111,902.80 | $ 6.85 | $ 103,585.70 |
| LF | 11790 | | Type A Curb (Miami) | $ 14.85 | $ 175,081.50 | $ 20.65 | $ 243,463.50 |
| LF | 165 | | Drop Curb | $ 30.70 | $ 5,065.50 | $ 29.40 | $ 4,851.00 |
| LF | 765 | | Type F Curb | $ 34.55 | $ 26,430.75 | $ 29.40 | $ 22,491.00 |
| LF | 12720 | | 6" Stabilized Subgrade Under Curb (LBR40) | $ 2.45 | $ 31,164.00 | $ 2.50 | $ 31,800.00 |
| SY | 1240 | | 4" Sidewalk | $ 43.30 | $ 53,692.00 | $ 61.00 | $ 75,640.00 |
| EA | 9 | | ADA Ramps | $ 1,245.00 | $ 11,205.00 | $ 800.00 | $ 7,200.00 |
| EA | 3 | | Dead End Barricade (Install) | $ 1,020.00 | $ 3,060.00 | $ 800.00 | $ 2,400.00 |
| EA | 3 | | Dead End Barricade (Remove) | $ 115.00 | $ 345.00 | $ 250.00 | $ 750.00 |
| LS | 1 | | Pavement Marking | $ 7,150.00 | $ 7,150.00 | $ 5,500.00 | $ 5,500.00 |
| | | | | **Subtotal =** | $ 965,824.25 | **Subtotal =** | $ 1,074,924.00 |

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2

IC Storm Drainage

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| LF | 406 | | 15" Class III RCP | $ 68.05 | $ 27,628.30 | $ 62.00 | $ 25,172.00 |
| LF | 1217 | | 18" Class III RCP | $ 77.30 | $ 94,074.10 | $ 73.00 | $ 88,841.00 |
| LF | 1707 | | 24" Class III RCP | $ 107.05 | $ 182,734.35 | $ 97.00 | $ 165,579.00 |
| LF | 544 | | 30" Class III RCP | $ 154.45 | $ 84,020.80 | $ 170.00 | $ 92,480.00 |
| LF | 505 | | 36" Class III RCP | $ 194.55 | $ 98,247.75 | $ 180.00 | $ 90,900.00 |
| LF | 538 | | 42" Class III RCP | $ 265.30 | $ 142,731.40 | $ 240.00 | $ 129,120.00 |
| LF | 101 | | 48" Class III RCP | $ 311.55 | $ 31,466.55 | $ 295.00 | $ 29,795.00 |
| EA | 1 | | Mitered End Section (15" RCP) | $ 2,021.00 | $ 2,021.00 | $ 2,750.00 | $ 2,750.00 |
| EA | 1 | | Mitered End Section (18" RCP) | $ 3,397.00 | $ 3,397.00 | $ 2,950.00 | $ 2,950.00 |
| EA | 2 | | Mitered End Section (24" RCP) | $ 3,623.00 | $ 7,246.00 | $ 3,250.00 | $ 6,500.00 |
| EA | 1 | | Mitered End Section (30" RCP) | $ 5,155.00 | $ 5,155.00 | $ 5,750.00 | $ 5,750.00 |
| EA | 1 | | Mitered End Section (36" RCP) | $ 6,446.00 | $ 6,446.00 | $ 7,050.00 | $ 7,050.00 |
| EA | 1 | | Mitered End Section (48" RCP) | $ 9,560.00 | $ 9,560.00 | $ 9,500.00 | $ 9,500.00 |
| EA | 30 | | Manatee County Curb Inlet | $ 8,437.00 | $ 253,110.00 | $ 7,335.00 | $ 220,050.00 |
| EA | 30 | | Inlet Protection | $ 182.00 | $ 5,460.00 | $ 125.00 | $ 3,750.00 |
| EA | 11 | | Manhole | $ 5,821.00 | $ 64,031.00 | $ 4,300.00 | $ 47,300.00 |
| EA | 5 | | Manhole with J-Bottom | $ 9,018.00 | $ 45,090.00 | $ 7,900.00 | $ 39,500.00 |
| EA | 1 | | Control Structure (FDOT Type D Box) | $ 12,267.00 | $ 12,267.00 | $ 9,600.00 | $ 9,600.00 |
| EA | 1 | | Control Structure (FDOT Type C Box) | $ 10,849.00 | $ 10,849.00 | $ 8,050.00 | $ 8,050.00 |
| LF | 1020 | | 6" Underdrain | $ 24.55 | $ 25,041.00 | $ 28.00 | $ 28,560.00 |
| EA | 15 | | Underdrain Cleanout | $ 1,129.00 | $ 16,935.00 | $ 350.00 | $ 5,250.00 |
| EA | 2 | | Connect to Existing Pond | $ 3,552.00 | $ 7,104.00 | $ 5,500.00 | $ 11,000.00 |
| LS | 1 | | Storm Testing | $ 68,450.00 | $ 68,450.00 | $ 45,914.70 | $ 45,914.70 |
| | | | | **Subtotal =** | $ 1,203,065.25 | **Subtotal =** | $ 1,075,361.70 |

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2

ID Misc Items

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| LS | 1 | | Construction Staking | $ 53,600.00 | $ 53,600.00 | $ 120,000.00 | $ 120,000.00 |
| LS | 1 | | Record Drawings | $ 17,985.00 | $ 17,985.00 | $ 27,000.00 | $ 27,000.00 |
| LS | 1 | | Performance Bond | $ 53,550.00 | $ 53,550.00 | $ 66,000.00 | $ 66,000.00 |
| LF | 100 | | 2" PVC Sleeve | $ 7.80 | $ 780.00 | $ 6.50 | $ 650.00 |
| LF | 100 | | 4" PVC Sleeve | $ 9.40 | $ 940.00 | $ 8.25 | $ 825.00 |
| LF | 100 | | 6" PVC Sleeve | $ 11.55 | $ 1,155.00 | $ 10.50 | $ 1,050.00 |
| LF | 100 | | 8" PVC Sleeve | $ 14.20 | $ 1,420.00 | $ 13.25 | $ 1,325.00 |
| | | | | **Subtotal =** | $ 129,430.00 | **Subtotal =** | $ 216,850.00 |

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2

IIA Water Distribution

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| EA | 3 | | Connect to Exisitng 8" Main | $ 760.00 | $ 2,280.00 | $ 1,600.00 | $ 4,800.00 |
| EA | 1 | | Temporary Connection Water Service Assembly | $ 5,690.00 | $ 5,690.00 | $ 14,000.00 | $ 14,000.00 |
| LF | 6165 | | 8" PVC Water Main | $ 37.95 | $ 233,961.75 | $ 37.25 | $ 229,646.25 |
| LF | 550 | | 8" DIP Water Main | $ 81.10 | $ 44,605.00 | $ 105.00 | $ 57,750.00 |
| LS | 1 | | Pressure Test and Chlorination | $ 27,650.00 | $ 27,650.00 | $ 33,113.25 | $ 33,113.25 |
| EA | 3 | | Temporary Plug | $ 1,890.00 | $ 5,670.00 | $ 730.00 | $ 2,190.00 |
| EA | 27 | | 8" Gate Valve and Box | $ 3,062.00 | $ 82,674.00 | $ 2,950.00 | $ 79,650.00 |
| EA | 2 | | 8" x 8" Cross | $ 1,111.00 | $ 2,222.00 | $ 1,250.00 | $ 2,500.00 |
| EA | 4 | | 8" x 8" Tee | $ 943.00 | $ 3,772.00 | $ 1,050.00 | $ 4,200.00 |
| EA | 5 | | 8" 45º Bend | $ 619.00 | $ 3,095.00 | $ 680.00 | $ 3,400.00 |
| EA | 42 | | 8" 22-1/2º Bend | $ 614.00 | $ 25,788.00 | $ 680.00 | $ 28,560.00 |
| EA | 8 | | Fire Hydrant Assembly (8" Main) | $ 8,325.00 | $ 66,600.00 | $ 8,850.00 | $ 70,800.00 |
| EA | 7 | | Single Service - Short | $ 1,373.00 | $ 9,611.00 | $ 1,150.00 | $ 8,050.00 |
| EA | 6 | | Single Service - Long | $ 1,568.00 | $ 9,408.00 | $ 1,300.00 | $ 7,800.00 |
| EA | 40 | | Double Service - Short | $ 2,414.00 | $ 96,560.00 | $ 1,800.00 | $ 72,000.00 |
| EA | 35 | | Double Service - Long | $ 2,783.00 | $ 97,405.00 | $ 1,950.00 | $ 68,250.00 |
| | | | | **Subtotal =** | $ 716,991.75 | **Subtotal =** | $ 686,709.50 |

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2

IIB Sanitary Sewer

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| EA | 3 | | Connect to Existing Manhole | $ 250.00 | $ 750.00 | $ 14,500.00 | $ 43,500.00 |
| LF | 676 | | 8" PVC (6-8 FT) | $ 55.55 | $ 37,551.80 | $ 45.00 | $ 30,420.00 |
| LF | 1618 | | 8" PVC (8-10 FT) | $ 72.00 | $ 116,496.00 | $ 47.00 | $ 76,046.00 |
| LF | 1567 | | 8" PVC (10-12 FT) | $ 75.05 | $ 117,603.35 | $ 51.00 | $ 79,917.00 |
| LF | 934 | | 8" PVC (12-14 FT) | $ 82.10 | $ 76,681.40 | $ 56.00 | $ 52,304.00 |
| LF | 376 | | 8" PVC (14-16 FT) | $ 106.85 | $ 40,175.60 | $ 98.00 | $ 36,848.00 |
| LF | 0 | | 8" PVC (16-18 FT) | $ - | $ - | $ - | $ - |
| LF | 316 | | 8" PVC (18-20 FT) | $ 148.30 | $ 46,862.80 | $ 130.00 | $ 41,080.00 |
| LF | 385 | | 8" PVC (20-22 FT) | $ 178.70 | $ 68,799.50 | $ 145.00 | $ 55,825.00 |
| LF | 6549 | | Exfiltration/Infiltration Testing | $ 2.85 | $ 18,664.65 | $ 1.40 | $ 9,168.60 |
| LF | 6549 | | Televise Sanitary Sewer | $ 7.80 | $ 51,082.20 | $ 8.75 | $ 57,303.75 |
| EA | 4 | | 4' Sanitary Manhole (6-8 FT) | $ 7,500.00 | $ 30,000.00 | $ 6,650.00 | $ 26,600.00 |
| EA | 6 | | 4' Sanitary Manhole (8-10 FT) | $ 8,320.00 | $ 49,920.00 | $ 7,100.00 | $ 42,600.00 |
| EA | 7 | | 4' Sanitary Manhole (10-12 FT) | $ 9,135.00 | $ 63,945.00 | $ 7,700.00 | $ 53,900.00 |
| EA | 3 | | 4' Sanitary Manhole (12-14 FT) | $ 10,640.00 | $ 31,920.00 | $ 8,600.00 | $ 25,800.00 |
| EA | 1 | | 4' Sanitary Manhole (14-16 FT) | $ 12,015.00 | $ 12,015.00 | $ 9,950.00 | $ 9,950.00 |
| EA | 2 | | 4' Sanitary Manhole (18-20 FT) | $ 15,775.00 | $ 31,550.00 | $ 11,250.00 | $ 22,500.00 |
| EA | 1 | | 4' Sanitary Manhole (20-22 FT) | $ 17,925.00 | $ 17,925.00 | $ 12,000.00 | $ 12,000.00 |
| EA | 31 | | Single Service | $ 1,525.00 | $ 47,275.00 | $ 1,450.00 | $ 44,950.00 |
| EA | 73 | | Double Service | $ 2,185.00 | $ 159,505.00 | $ 2,000.00 | $ 146,000.00 |
| | | | | **Subtotal =** | $ 1,018,722.30 | **Subtotal =** | $ 866,712.35 |

**BID TABULATION - 3/9/2026**

**PROJECT**: North River Ranch PhIV-C2

IIC Reclaimed Water

| | | | | FREDERICK DERR AND COMPANY | | RIPA AND ASSOCIATES | |
|---|---|---|---|---|---|---|---|
| **Unit** | **QTY** | **CONTR. QTY** | **Description** | **Unit Price** | **Total Amount** | **Unit Price** | **Total Amount** |
| EA | 3 | | Connect to Exisitng 6" Main | $ 575.00 | $ 1,725.00 | $ 1,600.00 | $ 4,800.00 |
| EA | 3 | | Private Irrigation Meter Assembly (3/4") | $ 2,960.00 | $ 8,880.00 | $ 2,700.00 | $ 8,100.00 |
| LF | 6177 | | 6" PVC Reclaimed Main | $ 28.70 | $ 177,279.90 | $ 27.25 | $ 168,323.25 |
| LF | 400 | | 6" DIP Reclaimed Main | $ 65.55 | $ 26,220.00 | $ 89.00 | $ 35,600.00 |
| LF | 6577 | | Pressure Test | $ 1.35 | $ 8,878.95 | $ 4.50 | $ 29,596.50 |
| EA | 3 | | Temporary Plug | $ 1,880.00 | $ 5,640.00 | $ 730.00 | $ 2,190.00 |
| EA | 24 | | 6" Gate Valve and Box | $ 2,295.00 | $ 55,080.00 | $ 2,050.00 | $ 49,200.00 |
| EA | 2 | | 6" x 6" Cross | $ 840.00 | $ 1,680.00 | $ 915.00 | $ 1,830.00 |
| EA | 4 | | 6" x 6" Tee | $ 630.00 | $ 2,520.00 | $ 685.00 | $ 2,740.00 |
| EA | 7 | | 6" 45° Bend | $ 430.00 | $ 3,010.00 | $ 430.00 | $ 3,010.00 |
| EA | 24 | | 6" 45° Bend (Vertical Deflections) | $ 430.00 | $ 10,320.00 | $ 430.00 | $ 10,320.00 |
| EA | 23 | | 6" 22-1/2° bend | $ 415.00 | $ 9,545.00 | $ - | $ - |
| EA | 1 | | 6" 11-1/4° Bend | $ 405.00 | $ 405.00 | $ - | $ - |
| EA | 18 | | Single Service - Short | $ 1,240.00 | $ 22,320.00 | $ 1,100.00 | $ 19,800.00 |
| EA | 17 | | Single Service - Long | $ 1,460.00 | $ 24,820.00 | $ 1,250.00 | $ 21,250.00 |
| EA | 32 | | Double Service - Short | $ 2,220.00 | $ 71,040.00 | $ 1,750.00 | $ 56,000.00 |
| EA | 32 | | Double Service - Long | $ 2,405.00 | $ 76,960.00 | $ 1,900.00 | $ 60,800.00 |
| | | | | **Subtotal =** | $ 506,323.85 | **Subtotal =** | $ 473,559.75 |

# North River Ranch
# Improvement Stewardship District

Consideration of Clearview Land Design
Certification Regarding Improvements to
Phases IV-A & IV-B

**CLEARVIEW LAND DESIGN, P.L., CERTIFICATION TO NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT REGARDING IMPROVEMENTS**

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, personally appeared Christopher Fisher, P.E., of Clearview Land Design, P.L., who after being first duly sworn, deposes and says:

I, Christopher Fisher, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits. I, or my authorized agent, have conducted on-site observations of the Improvements and associated work product (the "Improvements"), as described in **Exhibit A**.

I hereby certify to the North River Ranch Improvement Stewardship District (the "District") the below listed matters:

1. The Improvements for the North River Ranch Phases IV-A & IV-B (2020 Series Bonds) have been completed and accepted by Manatee County on December 19, 2023. These improvements were completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.

2. The Improvements are free from obstruction and are functional for their intended purpose.

3. In my opinion, the construction of certain improvements described in the *Supplement Report for Phases IV-A and IV-B* dated October 2020 (the "Engineer's Report"), as may be amended, for the North River Ranch Improvement Stewardship District, (2) specifically benefits property within the boundaries of the District as described in the Engineer's Report, and (3) is fair and reasonable. Further, in my opinion, the costs do not exceed the value of the Improvements as installed and reflects the fair market value of the Improvements – given competitive bids were obtained.

FURTHER AFFIANT SAYETH NOT.

_____
Christopher Fisher, P.E.,
Clearview Land Design, P.L.
Florida Registration No. _____

The foregoing instrument was acknowledged and subscribed before me this ____ day of _____, 2025, by Chris Fisher, P.E., who has produced _____ as identification and has taken an oath.

_____
Notary Public

_____
Name of officer taking acknowledgment

Commission Expires: _____

# EXHIBIT "A"

## Improvement Description

All subdivision infrastructure described in the Engineer's Report, and all associated work product, located on portions of the real property described in the legal description attached hereto as **Exhibit A-1** (the "**Improvements**").

**EXHIBIT A-1**

# LEGAL DESCRIPTION

## NORTH RIVER RANCH PHASE IV-A
## (PLAT)

**DESCRIPTION**: A parcel of land being A portion of Lot 8, Block 3;
A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lot 8, Block 3, (said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida); Lying in Section 17, Township 33 South, Range 19 East, Manatee County, Florida;
A portion of Lots 1 through 4 inclusive, Block 3; A portion of Lots 13, 14 and 16, Block 3; A portion of Lots 1 through 15 inclusive, Block 4;
A portion of the 30 foot wide half right-of-way lying East of and adjacent to said Lot 1, Block 4, (said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida); Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

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

**COMMENCE** at the Southwest corner of said Section 18, run thence along the West boundary of the Southwest 1/4 of said Section 18, N.00°08'41"E., 700.56 feet to the Northwest corner of the Gulfstream Natural Gas System, LLC Easement, as recorded in Official Records Book 1681, Page 225, of the Public Records of Manatee County, Florida, also being the Southwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 2469, Page 3527, (the **NMI Property**), of the Public Records of Manatee County, Florida; thence along the North boundary of said Gulfstream Natural Gas System, LLC Easement, as recorded in Official Records Book 1681, Page 225 and the Southerly boundary of said NMI Property, the following three (3) courses: 1) N.89°29'36"E., 2.97 feet; 2) S.89°30'48"E., 2402.18 feet; 3) S.89°31'53"E., 375.40 feet to the **POINT OF BEGINNING**; thence N.21°00'00"W., 643.86 feet; thence N.67°01'44"W., 50.00 feet; thence N.64°18'40"W., 61.27 feet; thence N.62°07'00"W., 44.16 feet; thence N.59°55'20"W., 44.16 feet; thence N.57°43'40"W., 44.16 feet; thence N.55°32'00"W., 44.16 feet; thence N.53°20'20"W., 44.16 feet; thence N.51°08'40"W., 44.16 feet; thence N.48°57'00"W., 44.16 feet; thence N.46°45'20"W., 61.27 feet; thence S.46°26'00"W., 99.82 feet to a point of curvature; thence Southerly, 40.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°17'06" (chord bearing S.00°17'27"W., 36.05 feet); thence S.47°11'55"W., 50.07 feet to a point on a curve; thence Westerly, 38.97 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°18'47" (chord bearing S.89°36'24"W., 35.14 feet) to a point of tangency; thence S.44°57'00"W., 202.01 feet to a point of curvature; thence Southerly, 39.53 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°35'52" (chord

bearing S.00°20'56"E., 35.54 feet); thence S.45°31'46"W., 50.01 feet to a point on a curve; thence Westerly, 39.02 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°26'18" (chord bearing S.89°40'09"W., 35.18 feet) to a point of tangency; thence S.44°57'00"W., 41.07 feet to a point of curvature; thence Southwesterly, 77.52 feet along the arc of a curve to the right having a radius of 1025.00 feet and a central angle of 04°20'00" (chord bearing S.47°07'00"W., 77.50 feet); thence S.40°43'00"E., 125.00 feet; thence S.50°16'30"W., 39.81 feet; thence S.52°15'30"W., 39.81 feet; thence S.54°14'30"W., 39.81 feet; thence S.56°13'30"W., 39.81 feet; thence S.58°12'30"W., 39.81 feet; thence S.60°11'30"W., 39.81 feet; thence N.28°49'00"W., 125.00 feet to a point on a curve; thence Southwesterly, 5.11 feet along the arc of a curve to the right having a radius of 1025.00 feet and a central angle of 00°17'08" (chord bearing S.61°19'34"W., 5.11 feet); thence N.28°31'52"W., 50.00 feet; thence N.30°30'00"W., 61.60 feet; thence N.59°30'00"E., 100.00 feet; thence N.34°40'00"W., 66.24 feet; thence N.53°28'00"E., 55.31 feet; thence N.49°44'00"E., 55.31 feet; thence N.47°05'23"E., 56.24 feet; thence N.44°57'00"E., 342.00 feet; thence N.45°32'36"E., 66.50 feet; thence N.46°25'59"E., 64.00 feet; thence N.46°26'00"E., 57.00 feet; thence N.08°12'24"E., 22.28 feet; thence N.54°36'00"E., 176.00 feet to a point on a curve; thence Southeasterly, 87.92 feet along the arc of a curve to the left having a radius of 977.00 feet and a central angle of 05°09'22" (chord bearing S.37°58'41"E., 87.89 feet) to a point of compound curvature; thence Easterly, 40.58 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 93°00'38" (chord bearing S.87°03'41"E., 36.27 feet) to a point of tangency; thence N.46°26'00"E., 202.35 feet to a point of curvature; thence Northerly, 37.60 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 86°10'39" (chord bearing N.03°20'41"E., 34.16 feet); thence N.50°15'21"E., 50.00 feet; thence N.63°01'07"E., 734.52 feet to a point on the Northerly boundary of the aforesaid NMI Property; thence along said Northerly boundary of the NMI Property, S.89°49'09"E., 1753.96 feet to a point on a curve; thence Easterly, 224.27 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 10°58'58" (chord bearing S.70°50'06"E., 223.93 feet); thence N.13°40'25"E., 96.00 feet to a point on a curve; thence Easterly, 262.98 feet along the arc of a curve to the left having a radius of 1152.00 feet and a central angle of 13°04'47" (chord bearing S.82°51'58"E., 262.41 feet) to a point of tangency; thence S.89°24'22"E., 59.86 feet to a point of curvature; thence Northeasterly, 54.98 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 89°59'58" (chord bearing N.45°35'39"E., 49.50 feet) to a point on the Westerly boundary of the right-of-way for Fort Hamer Road, according to Official Records Book _____, Page _____, of the Public Records of Manatee County, Florida; thence along said Westerly boundary of the right-of-way for Fort Hamer Road, the following six (6) courses: 1) S.00°30'30"W., 190.73 feet to a point on a curve; 2) Southwesterly, 567.14 feet along the arc of a curve to the right having a radius of 675.00 feet and a central angle of 48°08'25" (chord bearing S.24°40'03"W., 550.60 feet) to a point of tangency; 3) S.48°44'16"W., 213.94 feet to a point of curvature; 4) Southwesterly, 795.15 feet along the arc of a curve to the left having a radius of 1475.00 feet and a central angle of 30°53'15" (chord

bearing S.33°17'39"W., 785.56 feet); 5) N.72°08'58"W., 15.00 feet to a point on a curve; 6) Southerly, 181.02 feet along the arc of a curve to the left having a radius of 1490.00 feet and a central angle of 06°57'39" (chord bearing S.14°22'12"W., 180.91 feet) to a point on the aforesaid Southerly boundary of NMI Property; thence along said Southerly boundary of the NMI Property, the following two (2) courses: 1) N.89°39'16"W., 1485.29 feet; 2) N.00°50'53"E., 54.26 feet to the Northeast corner of the aforesaid Gulfstream Natural Gas System, LLC Easement, as recorded in Official Records Book 1681, Page 225; thence continue along said Southerly boundary of the NMI Property, also being the aforesaid North boundary of the Gulfstream Natural Gas System, LLC Easement, as recorded in Official Records Book 1681, Page 225, N.89°31'53"W., 299.80 feet to the **POINT OF BEGINNING.**

Containing 97.768 acres, more or less.

**NORTH RIVER RANCH PHASE IV-B**
**(PLAT)**

**DESCRIPTION**: A parcel of land being a portion of Lots 1 through 16 inclusive, Block 3; A portion of the 30 foot wide half right-of-way lying West of and adjacent to said Lots 8 and 9, Block 3, (said right-of-way now vacated by Book 286, Page 26, of the Public Records of Manatee County, Florida);A portion of Lot 9, Block 4;Lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida; ALL of the above according to the plat of MANATEE RIVER FARMS UNIT NO. 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, said parcel being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 18, run thence along the West boundary of the Southwest 1/4 of said Section 18, the following two (2) courses: 1) N.00°08'41"E., 700.56 feet to the Northwest corner of the Gulfstream Natural Gas System, LLC Easement, as recorded in Official Records Book 1681, Page 225, of the Public Records of Manatee County, Florida, also being the Southwest corner of the property described in Special Warranty Deed, as recorded in Official Records Book 2469, Page 3527, (the **NMI Property**), of the Public Records of Manatee County, Florida for a **POINT OF BEGINNING**; 2) continue N.00°08'41"E., 1244.00 feet; thence S.80°50'37"E., 70.87 feet; thence S.78°03'00"E., 176.00 feet to a point on a curve; thence Southerly, 62.96 feet along the arc of a curve to the left having a radius of 1475.00 feet and a central angle of 02°26'45" (chord bearing S.10°43'38"W., 62.96 feet) to a point of compound curvature; thence Southeasterly, 42.13 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 96°33'15" (chord bearing S.38°46'22"E., 37.32 feet); thence S.02°57'00"W., 50.00 feet; thence S.87°03'00"E., 292.02 feet to a point of curvature; thence Easterly, 102.38 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 06°01'00" (chord bearing S.84°02'30"E., 102.34 feet) to a point of tangency; thence S.81°02'00"E., 104.79 feet to a point of curvature; thence Southeasterly, 37.95 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 86°58'13" (chord bearing S.37°32'54"E., 34.41 feet) to a point of reverse curvature; thence

Southerly, 93.56 feet along the arc of a curve to the left having a radius of 921.00 feet and a central angle of 05°49'13" (chord bearing S.03°01'36"W., 93.52 feet) to a point of tangency; thence S.00°07'00"W., 78.85 feet; thence S.89°53'00"E., 50.00 feet; thence N.00°07'00"E., 78.85 feet to a point of curvature; thence Northeasterly, 807.45 feet along the arc of said curve to the right having a radius of 871.00 feet and a central angle of 53°06'55" (chord bearing N.26°40'27"E., 778.85 feet); thence S.32°01'00"E., 148.10 feet; thence S.41°55'00"E., 78.00 feet; thence S.51°49'00"E., 78.00 feet; thence S.61°43'00"E., 78.00 feet; thence S.71°37'00"E., 78.00 feet; thence S.81°31'00"E., 78.00 feet; thence N.88°35'00"E., 78.00 feet; thence N.80°21'51"E., 65.38 feet; thence N.80°44'00"E., 135.00 feet; thence S.41°03'43"E., 24.41 feet; thence S.19°29'00"E., 66.40 feet; thence S.23°03'00"E., 77.13 feet; thence S.26°53'00"E., 77.13 feet; thence S.30°27'00"E., 66.40 feet; thence S.33°45'00"E., 66.40 feet to a point on the Westerly boundary of NORTH RIVER RANCH PHASE IV-A, according to the plat thereof, as recorded in Plat Book 75, Pages 28 through 52 inclusive, of the Public Records of Manatee County, Florida; thence along said Westerly boundary of NORTH RIVER RANCH PHASE IV-A, the following forty-two (42) courses: 1) S.08°12'24"W., 22.28 feet; 2) S.46°26'00"W., 57.00 feet; 3) S.46°25'59"W., 64.00 feet; 4) S.45°32'36"W., 66.50 feet; 5) S.44°57'00"W., 342.00 feet; 6) S.47°05'23"W., 56.24 feet; 7) S.49°44'00"W., 55.31 feet; 8) S.53°28'00"W., 55.31 feet; 9) S.34°40'00"E., 66.24 feet; 10) S.59°30'00"W., 100.00 feet; 11) S.30°30'00"E., 61.60 feet; 12) S.28°31'52"E., 50.00 feet to a point on a curve; 13) Northeasterly, 5.11 feet along the arc of a curve to the left having a radius of 1025.00 feet and a central angle of 00°17'08" (chord bearing N.61°19'34"E., 5.11 feet); 14) S.28°49'00"E., 125.00 feet; 15) N.60°11'30"E., 39.81 feet; 16) N.58°12'30"E., 39.81 feet; 17) N.56°13'30"E., 39.81 feet; 18) N.54°14'30"E., 39.81 feet; 19) N.52°15'30"E., 39.81 feet; 20) N.50°16'30"E., 39.81 feet; 21) N.40°43'00"W., 125.00 feet to a point on a curve; 22) Northeasterly, 77.52 feet along the arc of a curve to the left having a radius of 1025.00 feet and a central angle of 04°20'00" (chord bearing N.47°07'00"E., 77.50 feet) to a point of tangency; 23) N.44°57'00"E., 41.07 feet to a point of curvature; 24) Easterly, 39.02 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°26'18" (chord bearing N.89°40'09"E., 35.18 feet); 25) N.45°31'46"E., 50.01 feet to a point on a curve; 26) Northerly, 39.53 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°35'52" (chord bearing N.00°20'56"W., 35.54 feet) to a point of tangency; 27) N.44°57'00"E., 202.01 feet to a point of curvature; 28) Easterly, 38.97 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°18'47" (chord bearing N.89°36'24"E., 35.14 feet); 29) N.47°11'55"E., 50.07 feet to a point on a curve; 30) Northerly, 40.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 92°17'06" (chord bearing N.00°17'27"E., 36.05 feet) to a point of tangency; 31) N.46°26'00"E., 99.82 feet; 32) S.46°45'20"E., 61.27 feet; 33) S.48°57'00"E., 44.16 feet; 34) S.51°08'40"E., 44.16 feet; 35) S.53°20'20"E., 44.16 feet; 36) S.55°32'00"E., 44.16 feet; 37) S.57°43'40"E., 44.16 feet; 38) S.59°55'20"E., 44.16 feet; 39) S.62°07'00"E., 44.16 feet; 40) S.64°18'40"E., 61.27 feet; 41) S.67°01'44"E., 50.00 feet; 42) S.21°00'00"E., 643.86 feet to a point on the North boundary of the aforesaid Gulfstream Natural Gas System, LLC Easement, as

recorded in Official Records Book 1681, Page 225 and the Southerly boundary of the aforesaid NMI Property; thence along said North boundary of Gulfstream Natural Gas System, LLC Easement, as recorded in Official Records Book 1681, Page 225 and said Southerly boundary of the NMI Property, the following three (3) courses: 1) N.89°31'53"W., 375.40 feet; 2) N.89°30'48"W., 2402.18 feet; 3) S.89°29'36"W., 2.97 feet to the **POINT OF BEGINNING**.

Containing 64.284 acres, more or less.

# North River Ranch
# Improvement Stewardship District

Consideration of Clearview Land Design
Change Orders

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

Clearview
LAND DESIGN, P.L.

# 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

P:\North River Ranch\Master Plan\Contracts\Drafted\2026.02.24_CDD-NR-102_CO1_NRR Weir Revisions_WO.docx

Clearview
LAND DESIGN, P.L.

# 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<br>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 |

Clearview
LAND DESIGN, P.L.

# 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~~<br>~~10/22/2024 Increase to $30,000~~<br>**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: 2/26/25

P:\North River Ranch\Master Plan\Contracts\Drafted\2026.02.25_ Change Order to CDD-NR-073 Amenity Center Eng Sup.doc

Clearview
LAND DESIGN, P.L.

# 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<br>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 |

# North River Ranch
# Improvement Stewardship District

Consideration of Clearview Land Design
Proposal for Engineering Design &
Permitting Services – Phase IV-D

Clearview
LAND DESIGN, P.L.

# PROPOSAL / AUTHORIZATION FOR WORK

March 5, 2026

North River Ranch Improvement Stewardship District
Ms. Vivian Carvalho
District Manager
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
cc: TPanaseny@nealland.com; arichardson@nealland.com

**RE: North River Ranch Phases IV-D – 180 Lots**
**Extension of North River Ranch Trail**

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

**PROJECT DESCRIPTION:**

This project will consist of design & permitting Phases IV-D (180 +/- lots). We have also included the design of the remaining North River Ranch Trail (3,500± LF) from the school site to the western property line. The project located immediately north of the existing Phases IV-C2 west of Fort Hamer Road and south of the future North River Ranch Trail with access through the existing phases. The project is generally located on property owned by Citadel Asset Group, LLC.

**PROJECT ASSUMPTIONS:**

1. The project will be designed and permitted in set of construction plans with one construction/plat phase.

2. The CDD will contract with additional consultants as required. Including but not limited to the following:
    a. Survey
    b. Environmental Services
    c. Geotechnical Engineering Services.
    d. Landscape, Hardscape & Irrigation Services
    e. Traffic Engineering
    f. SUE (if needed)

3. **This proposal excludes any off-site roadway, extensions of North River Ranch Trail, and/or Fort Hamer intersection improvements**. Any required intersection improvements on Fort Hamer shall be under separate contract.

4. This proposal excludes any off-site utility extensions. This proposal assumes the utilities available in Fort Hamer or any other off-site utility extensions needed to serve these units will be sufficient or designed by others.

## A. UPDATE MASTER UTILITY PLANS

1. Coordinate with Manatee County Utilities to update the Master Utility Plans (MUP's):

    a. **Potable Water:** Update the Master Water Plan and process through MCU. This contract excludes any detailed WaterCAD modeling.
    b. **Wastewater:** Update the Master Wastewater Plan and process through MCU. This contract excludes any detailed wastewater and/or pump station analysis.
    c. **Reclaimed:** Update the Master Reclaimed Water Plan and process through MCU. This contract excludes any hydraulic modeling.

2. Consult with the Client as needed in conjunction with Plans and Submittals.

3. Meet with Staff reviewers as needed for submittals and responses through to final approvals.

4. This contract assumes MCU will accept a simple graphic revision to the Master Utility Plans without any detailed hydraulic modeling and/or detailed wastewater analysis.

## B. FINAL SITE PLAN, DESIGN & PERMITTING SERVICES

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

1. Prepare grading and drainage plans, including street sections and necessary details, and process for approval by the Manatee County Building and Development Services Department.

2. Prepare flexible pavement calculations as required by Manatee County Land Development regulations.

3. Prepare a SWFWMD Environmental Resource Permit application package and submit to SWFWMD for approval.

4. Prepare Manatee County Final Site Plans with details to be processed through Manatee County for approval as a simultaneous submittal.

5. Prepare on-site sewage collection system plans, including a pump station, and necessary details and process for approval by the Manatee County Building and Development Services Department and the State of Florida Department of Environmental Protection.

6. Prepare on-site water distribution system plans, including necessary details and process for approval by the Manatee County Building and Development Services Department and the Florida Department of Health and Rehabilitative Services.

7. Supply appropriate prints to Peace River Electrical Cooperative (PRECO), Frontier Communications and TECO-Peoples Gas Company, to aid in their distribution system design.

8. Coordinate and attend a pre-construction meeting with Client, contractor and other necessary consultants and utility representatives.

9. Consult, as required, with Client and governmental agencies in connection with the above listed services, including follow-up on submittals to governmental agencies to secure necessary approvals.

**C. EXTENSION OF NORTH RIVER RANCH TRAIL (3,500± LF)**

If this is necessary or requested by the client

1. Design North River Ranch Trail from the existing terminus at the School Site west to the Improvement Stewardship boundary and connect to the existing North River Ranch Trail on The Oakfield Trails Property.

2. The roadway will be designed as a county thoroughfare Roadway and will match the existing cross section of previous phases of the roadway.

3. This roadway will be separated out as a subphase of the plans.

**D. NORTH RIVER RANCH OVERSIZING AGREEMENT**

1. Coordinate with Manatee County on North River Ranch Trail oversizing agreement

2. Assist owner with reimbursement agreement.

3. Work with project attorney on LDA for the project.

**E. FDEP PERMITTING**

**F. LANDSCAPE/HARDSCAPE COORDINATION**
IF LANDSCAPE CONSULTANT OTHER THAN CLEARVIEW IS SELECTED

1. Coordinate landscape/hardscape details with the project Landscape Architect and provide assistance with preparation of final landscape plans to be processed through Manatee County for approval.

**G. REVISIONS/MISC. (IF REQUIRED)**

1. The following revisions will be performed on an hourly basis at prevailing hourly rates, after verbal authorization by Client, so the project scheduling and permitting will not be interrupted as the result of Work Order preparation/execution. Generally, the cost of each individual revision may be quoted.

2. Revisions covered may include:

   a. Revisions requested by the Client, including, but not limited to, revisions resulting from aesthetic considerations, parcel configuration changes or parcel related revisions, market driven revisions, fill requirements, revisions to the site plan, etc.

   b. Revisions required by reviewing agencies and as approved by Client, resulting from evolving standards or standards not found in the application technical/regulation manuals at the time of design and not specified in pre-design meetings, or resulting from a reviewing agency not accepting a design element agreed to by Client during the design stage.

## H. WORK SPECIFICALLY EXCLUDED FROM THIS CONTRACT

1. Any work not specifically included in this contract shall be presumed extra to this contract.
2. Landscape/Hardscape/Irrigation Design & Permitting Services
3. Zoning Modifications
4. FEMA LOMR's
5. Traffic studies
6. Structural Engineering
7. Environmental Engineering
8. Wetland setback encroachment variances or waivers.
9. Request for waivers from Manatee Land Development Code.
10. In the event the Client or contractor desires changes to the approved plans or specifications, all work connected therewith is extra to this contract.
11. Determination, report and/or permitting of invasive plant species.
12. Wetland survey or re-establishment of the SWFWMD/EPC line, if DEP does not accept the approved SWFWMD/EPC lines.
13. Offsite Improvements along Fort Hamer, Moccasin Wallow Roads and extensions to North River Ranch Trail other than the 3,500± LF as shown in this contract.

**FEE SUMMARY:**

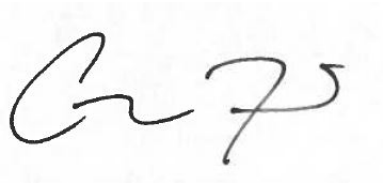
| Description | Job No. | Billing Type | Amount |
|---|---|---|---|
| Update Master Utility Plan | CDD-NR-115 | Lump Sum | $15,000 |
| Design/Permitting | CDD-NR-116 | Lump Sum | $185,000 |
| North River Ranch Trail Design | CDD-NR-117 | Lump Sum | $125,000 |
| Oversizing Agreement Assistance | CDD-NR-118 | Hourly Not to Exceed | $10,000 |
| FDEP Permitting | CDD-NR-119 | Lump Sum | $5,000 |
| Landscape/Hardscape Coordination | CDD-NR-120 | Hourly Not to Exceed | $15,000 |
| Revisions/Miscellaneous | CDD-NR-121 | Hourly Not to Exceed | $10,000 |

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

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.

Sincerely,

**CLEARVIEW LAND DESIGN, P.L.**



Christopher Fisher, P.E.
Project Manager

**ACCEPTANCE:**

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**

By:_____

Date:_____

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Clearview
LAND DESIGN, P.L.

# ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, postage, and mileage. 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.

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The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate nd 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. Clearview Land Design shall be entitled to rely on the accuracy and completeness of services and information furnished by the Client and Client's consultants. Clearview Land Design shall provide prompt written notice to the Client if Clearview Land Design becomes aware of any error, omission or inconsistency in such services or information.

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.

<u>Limitation of Liability</u>
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.

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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 03/03/2026

Clearview
LAND DESIGN, P.L.

| 2026 CDD Fee Schedule<br>Effective 1/1/26 | |
|---|---|
| **Employee Type** | **2026 Hourly CDD Rate** |
| **Principal** | $ 310.00 |
| **Senior Professional Engineer** | $ 250.00 |
| **Professional Engineer** | $ 225.00 |
| **Design Engineer** | $ 205.00 |
| **Senior Field Engineer** | $ 190.00 |
| **Field Engineer** | $ 160.00 |
| **Senior Landscape Architect** | $ 225.00 |
| **Landscape Architect** | $ 200.00 |
| **Landscape Designer** | $ 180.00 |
| **Senior Environmental Scientist** | $ 225.00 |
| **Environmental Scientist** | $ 165.00 |
| **Senior Entitlement Planner** | $ 225.00 |
| **Entitlement Planner** | $ 175.00 |
| **Senior Professional Surveyor & Mapper** | $ 220.00 |
| **GIS Specialist** | $ 205.00 |
| **Senior CADD Designer** | $ 190.00 |
| **CADD Designer** | $ 170.00 |
| **Senior Project Coordinator** | $ 180.00 |
| **Project Coordinator** | $ 160.00 |
| **Graphic Designer** | $ 160.00 |
| **Project CPA** | $ 230.00 |
| **Administrative Assistant** | $ 120.00 |

# North River Ranch
# Improvement Stewardship District

Staff Reports

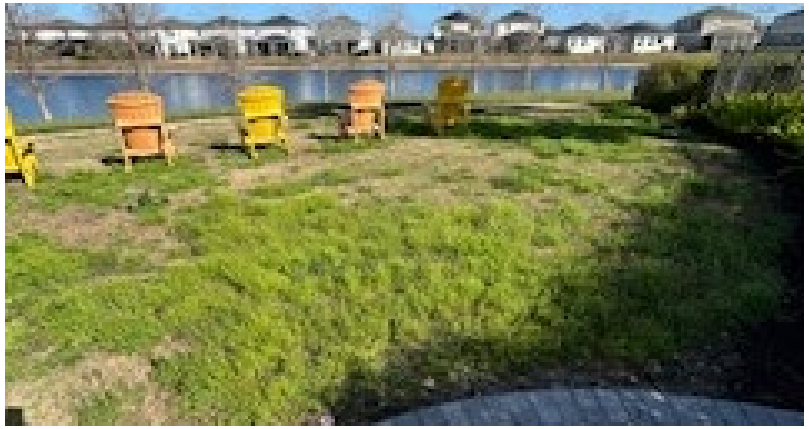
# March Story board
# Field Operations and Maintenance

North River Ranch

# Summary

- Worked with Frontier to get everything caught up on access gates.
- Continued to work mulch and landscape.
- Homeowner inquiries continue to be down. Main issues still revolve around landscape, parking, bikes on trails etc.
- Numerous electrical repairs completed this month.
- Repairing all monument and landscaping lighting.
- Repaired AC unit at Brightwood Amenity.
- Continued to monitor budget.

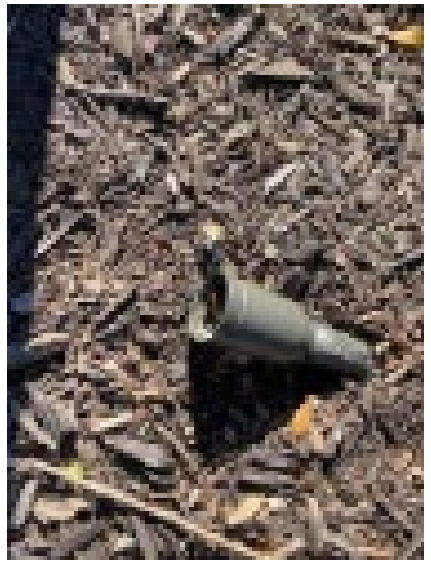
# Community Photos

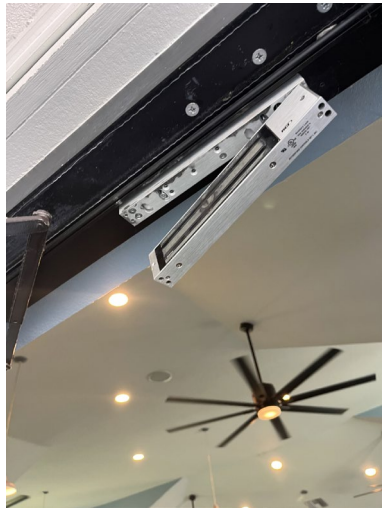


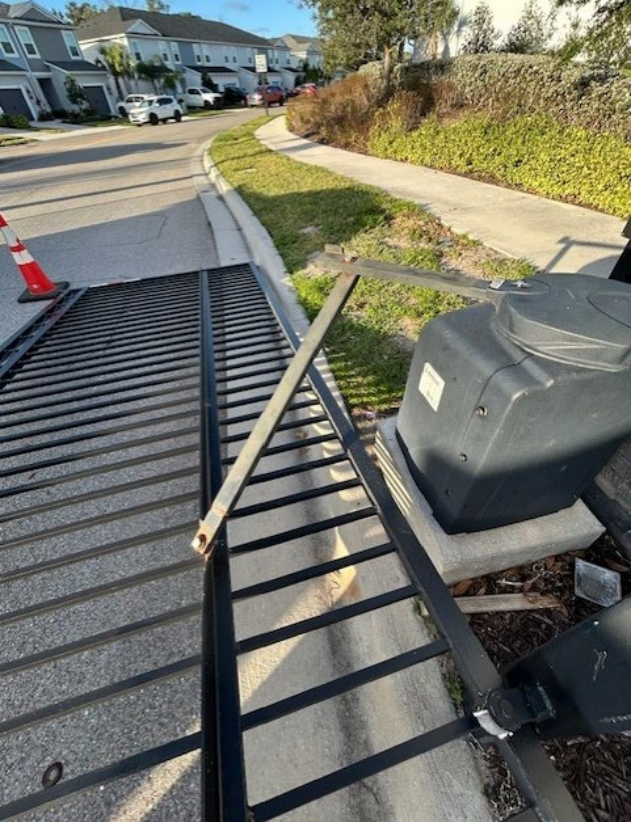
Bike park repairs, missing mulch, weeds, missed areas from landscapers.

# Uplighting, amenity repairs, sign repairs, chair replacements

- Repair and replacing chairs
- HVAC repairs
- Working on repairing all monument lighting in the community
- Signs
- Chair replacements







# Some Issues we have resolved over the month

- Drainage ditch maintenance.
- Landscaping around monument lights is being adjusted.
- Riverfield town home gate came off its hinge and has been repaired.
- Continue to straighten trees throughout NRR.

NORTH RIVER
RANCH

# Monthly Summary Report

February 2026

# NAHB NATIONALS AWARDS

## NAHB NATIONALS AWARDS
for Best Lifestyle Program for a Community

This month, the North River Ranch team attended The Nationals Awards Gala, hosted by the National Association of Home Builders (NAHB) during the International Builders' Show. The Nationals is the largest and most prestigious awards competition in the home building industry, recognizing excellence in new-home sales, marketing, and community innovation across the country.

North River Ranch was honored to receive Silver for Best Lifestyle Program for a Community. This recognition highlights the strength of the programming, events, and resident experiences that help make North River Ranch such a vibrant and connected community. Competing at a national level and earning this distinction is a significant accomplishment and reflects the continued effort to deliver exceptional lifestyle programming for our residents.

# FEATURED LIFESTYLE EVENTS

## FIRST SATURDAYS

2.7.26 / 10AM - 2PM

February marked the second First Saturdays at North River Ranch in partnership with June Collective. The event saw a larger turnout than our inaugural market, with increased resident participation and several prospective homebuyers attending as well. The monthly market continues to activate Camp Creek, bringing together a curated group of local vendors and small businesses while creating a vibrant community gathering space. Notably, every non-resident who attended expressed strong interest in the community and indicated they would love to live at North River Ranch, highlighting the event's value not only as a resident amenity but also as a meaningful prospect engagement opportunity.

# ENGAGE LIFESTYLE PROGRAMMING

| | | |
|---|---|---|
| Every Friday | Food Truck Friday | Vaires between 75-150 attendees |
| Every Wednesday Morning | Start with Coffee (Coffee Food Truck) | Vaires between 30-50 attendees |
| Every Wednesday Evening | Wednesdays are for Tacos and Margs (Partnership with Poppos Taqueria) | Ranges from 75-100 attendees |
| 2.8.26 | Crafternoon: Kid Edition | 14 attendees |
| 2.13.26 | Sweet Treat Bingo (All Ages) | 45 attendees |
| 2.14.26 | XOXO Candy Bar | 75 attendees |
| 2.15.26 | FL Studio Theatre Presents: Snow White | 65 attendees |
| 2.21.26 | Fairytales Friends at NRR (Monthly offering featuring a character. This month was Anna and Elsa) | 45 attendees |
| 2.22.26 | NRR Day Out: Pirates Spring Training | 2 residents purchased tickets |
| 2.27.26 | Music Bingo (all Ages) | 35 attendees |

# EXCEED FITNESS PROGRAMMING

| DATE(S) | PROGRAM DETAILS | PARTICIPATION |
|---|---|---|
| 2.14.26 | Body Bar & Spritz (pilattes partnership with Body Bar) | 14 attendees |
| 2.28.26 | Petals and Poses Yoga Session | 3 attendees |
| Every Sunday | Fuel Your Week: Recipe of the Week | Varies |

# FACILITY UTILIZATION

Amenity usage at North River Ranch remains high year-round, with a consistent dip during the winter months. Utilization increases notably during school breaks, holidays, and summer months when children are out of school and families are more active within the community.

| SPACE | TOTAL VISITS |
|---|---|
| Brightwood Pavilion | 2,157 |
| Riverfield Verandah | 300 |
| Clubhouse | 1,171 |
| Headwaters Swim Center | 1,144 |
| Activities Outpost | 313 |
| Pickleball Courts | 182 |
| Pump Park | 275 |
| Dash's Bark Park | 350 |

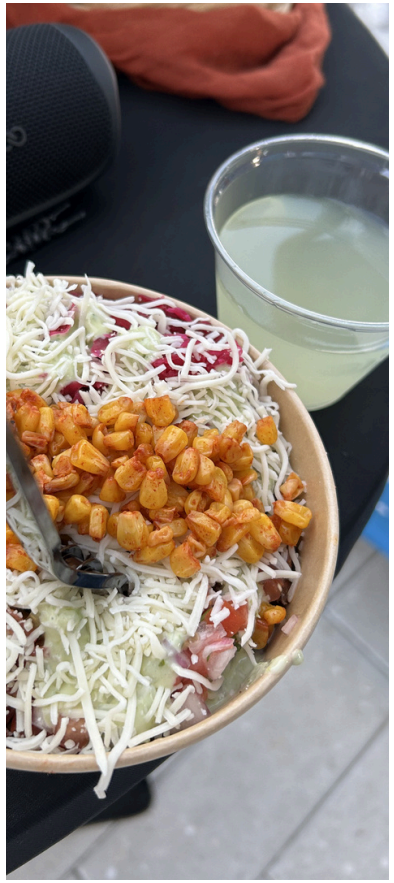
# FACILITY OPERATIONS & MAINTENANCE

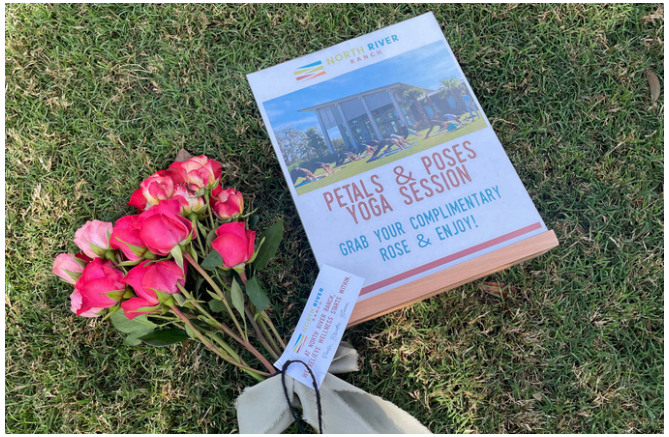
| SPACE | ITEM | STATUS |
|---|---|---|
| Brightwood Fitness Center | Cubbies | In Progress |
| Clubhouse | Canteen | In Progress |
| Headwaters Swim Center | Slide Hour Signage | Completed |
| Clubhouse | Concierge Desk | Completed |
| Clubhouse | Signage for Trash Can Location | In Progress |

# CUSTOMER SERVICE & STAFFING

| FEEDBACK | COMMENT | ACTION TAKEN |
|---|---|---|
| Positive | Hello,<br>Just wanted to say how much I enjoyed yoga this morning and loved getting the flowers, that was such a fun surprise! I'll be attending a lot more of the fitness classes now that I know about them!<br>Thanks for putting on a great event!<br>Best,<br>Emily Mikkelsen | Cori Morgan responded Hi Emily,<br>This made my morning — thank you so much for taking the time to share! I'm so glad you enjoyed yoga and the little flower surprise. We thought it would be a fun way to brighten everyone's day. 🌸<br>I'm even more excited to hear you'll be coming to more fitness classes! We have some great things planned, and I love seeing new faces get involved.<br>Looking forward to seeing you at the next class! 💙 |

# COMMUNITY IN ACTION





# COMMUNITY IN ACTION

# COMMUNITY IN ACTION

# FORECAST

| PROGRAM | STATUS |
|---|---|
| NRR Day Out: Orioles Spring Training | COMPLETED |
| Movie On The Lawn | COMPLETED |
| Spring Saturday | COMPLETED |

| CURRENT ACTION ITEMS | DETAILS | DUE DATE |
|---|---|---|
| Use Food Truck Booking Agency | Switch from booking Food Trucks in house to using an agency | 3.31.26 |
| Access Control Upgrade | Switch over all residents to Proptia 2.0. | 3.31.26 |