

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **Wednesday, February 11, 2026, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202.**

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

Phone: **1-844-621-3956**

Participant Code: **2536 634 0209**

<https://pfmccd.webex.com/join/carvalho>

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 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

Business Matters

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

- 1) Fernandes
- 2) Vitti

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: March 11, 2026
- Field Services Operation Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



North River Ranch Improvement Stewardship District

Consent Agenda



North River Ranch Improvement Stewardship District

Minutes of the January 14, 2026,
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, January 14, 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)
Kristin Lasky	PFM Group Consulting LLC – Admin	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseny	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Jeff Ramer	Field Services Operation Manager	(via phone)
Andy Richardson	Neal Land & Neighborhoods- Developer	
(via phone)		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

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

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

Public Comment Period

There were no public comments at this time.

Consent Agenda

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

The Board reviewed the items.

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

SECOND ORDER OF BUSINESS

Business Matters

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

Ms. Carvalho noted the current limit for Ms. Morgan’s credit card is \$3,500.00.

Ms. Snow noted the current limit for Bryan’s is \$1,500.00. She also noted that many items are reimbursed to the District by the developer’s marketing department’s contributions. An increase is needed based on the purchases needed for the events. Ms. Snow recommended an increase to \$6,500.00.

There was lengthy discussion regarding the limit and increase.

Mr. Williams noted receipts need to be supplied in a timely manner to District Management for reconciliation.

Mr. Williams recommended an increase to \$6,000.00 and to have Ms. Morgan provide a three-month report to the Board on how the funds are being used. This increase can be revisited if needed.

Ms. Snow gave an overview of the programming budget.

It was noted that Ms. Lane does the reconciliation for the credit card charges and verifies the charges are legitimate with Ms. Morgan.

There was continued discussion regarding the increase. It was noted only Ms. Morgan’s limit will change, not Bryan’s.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Increase to the Credit Card Limit for the Lifestyle Director, to the amount of \$10,000.00.

Consideration of RIPA Change Orders 2 & 11

Mr. Engel gave an overview of Change Order 2 and noted it is for Phase 4F1 project for additional utility work to the water and reclaimed line. It is for an increase of \$60,870.00.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved the RIPA Change Order #2 Related to 4F1 utility work.

Mr. Engel gave an overview of Change Order 11 and noted it is for Phase 4E and F project for removal and replacement of over 300 feet of curb and sidewalk. It is for an increase of \$22,752.50.

There was brief discussion regarding the types of curbs and timeline listed in the change orders. It was noted Change Order 11 has an increase of 40 days, but this will be corrected as no additional days have been requested.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the RIPA Change Order #11 Related to 4E/4F curb and sidewalk, with day adjustment removed.

It was noted the change order will be amended prior to signature execution.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager –

- **Consideration of Off-Duty Sheriff to Monitor the Riverfield Shell Path to Address the E-bikes and Motorcycle Issues**

- **Consideration of Request to Proceed with Landscape Maintenance RFP for Zones 3 and 7**

Ms. Carvalho gave an overview and noted there have been several issues with electric bikes (e-bikes) on the Riverfield Shell Path which causes damage to the path and is a safety hazard. It was recommended to hire an off-duty sheriff to patrol, and the Board reassess in a couple of months.

There was discussion regarding the path and the enforcement. It was noted that only pedestrians are allowed on the path and there are bollards in place. Trespass warrants could be issued, but signs have to be placed every 500 feet.

Ms. Carvalho recommended hiring a security company. It was noted these are most likely not residents causing the issues.

Mr. Weidemiller recommended placing cameras.

Mr. Williams recommended authorizing District Management to hire the off-duty sheriff and to verify the enforcement. The patrol schedule could be three four-hour shifts.

Ms. Snow requested that District Management reach out to the neighboring communities regarding the issue.

There was brief discussion regarding an Interlocal Agreement. Mr. Johnson noted an Interlocal Agreement was recently delivered to the County regarding parking. District Counsel will follow up with County officials on recommendations regarding the e-bike issues.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board authorized District Management to hire an Off-Duty Sheriff to Monitor the Riverfield Shell Path to address the E-bikes and Motorcycle issues.

Ms. Carvalho gave a historical overview of the landscaping and irrigation RFP process. It was noted that Zone 7 is now completed and needs a vendor. The vendor in Zone 3 was not providing satisfactory work.

Mr. Jackson noted the previous vendor for Zone 3 was Sunrise Landscaping. They were terminated after unsatisfactory performance, and an interim agreement was done with Impact Landscaping.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Request to Proceed with Landscape Maintenance RFP for Zones 3 and 7.

Ms. Carvalho stated the next Board Meeting will be on February 11, 2026.

Field Manager – No report.

Lifestyle Director – Ms. Snow gave an overview of the report.

**Audience Comments and
Supervisor Requests**

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

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the January 14th, 2026, Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:52 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Clean Sweep Proposal for
Brightwood Pavilion HVAC and Duct Cleaning

NRR O/M



Clean Sweep Duct Cleaning & Air Conditioning

515 27th Street East | STE 4 | Bradenton, Florida 34208
(727) 289-1644 | info@cleansweepductsac.com | www.cleansweepductsac.com

RECIPIENT:

North River Ranch ISD

11510 Little River Way
Parrish, Florida 34219

Quote #8982	
Sent on	Feb 05, 2026
Total	\$778.78

Remove vent grills

Product/Service	Description	Qty.	Unit Price	Total
Commercial Duct Cleaning	Commercial Vent Cleaning including sanitizing	1	\$778.78	\$778.78*

* Non-taxable

Total	\$778.78
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Clean Sweep Duct Cleaning & Air Conditioning Contract

Scope of Work:

Clean Sweep Duct Cleaning & Air Conditioning agrees to utilize state-of-the-art equipment and materials for duct cleaning and HVAC system maintenance, including air conditioning projects.

Liability:

Clean Sweep Duct Cleaning & Air Conditioning shall not be liable for damages resulting from improper installations or pre-existing conditions affecting ductwork, cables, or wiring.

Condensate Drain Line Maintenance:

The customer acknowledges and accepts full responsibility for ensuring the ongoing maintenance, cleanliness, and functionality of all condensate drain lines associated with their HVAC system(s). Clean Sweep Duct Cleaning & Air Conditioning expressly disclaims any and all liability for damages, including but not limited to water damage, leaks, or equipment malfunctions, arising from blocked, improperly maintained, or malfunctioning condensate drain lines.

Payment Terms: Payment is due upon completion of the work.

License #CAC1822654

Approved and accepted by:
Pete Williams, Chairman
Date: 2/5/26



North River Ranch Improvement Stewardship District

Clearview Proposal for
Miscellaneous Engineering Services



PROPOSAL / AUTHORIZATION FOR WORK

Date: June 10, 2025

To: Mr. Tom Panaseny
Mr. Andy Richardson
North River Ranch Improvement Stewardship District
5800 Lakewood Ranch Blvd. N.
Sarasota, FL 34240

Project Name: North River Ranch

We hereby propose to do the following work:

- Miscellaneous engineering services and permit extensions

FEE SUMMARY:

Table with 4 columns: Description, Job No., Billing Type, Amount. Row 1: Miscellaneous Engineering Services & Permit Extension, CDD-NR-103, Hourly Not to Exceed, \$5,000

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

ACCEPTANCE:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

CLEARVIEW LAND DESIGN, P.L.

By: [Signature]

[Signature]

Chris Fisher, P.E.
Project Manager

Date: 2/4/26

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

cc: Peyton Ryan, Mary Robin Thiele, Ann Stuck, Tiffany Crews, Trevon Lincoln

P:\North River Ranch\Master Plan\Contracts\Drafted\2025.06.10_CDD-NR-103_N River Ranch Misc Eng Svcs Permit Exts_WO.docx

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.

2025 Hourly Fee Schedule	
Effective 1/1/25	
Employee Type	2025 Hourly Rate
Principal	\$ 280.00
Senior Professional Engineer	\$ 225.00
Professional Engineer	\$ 200.00
Design Engineer	\$ 185.00
Senior Field Engineer	\$ 170.00
Field Engineer	\$ 140.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 180.00
Landscape Designer	\$ 160.00
Senior Environmental Scientist	\$ 210.00
Environmental Scientist	\$ 145.00
Senior Entitlement Planner	\$ 200.00
Entitlement Planner	\$ 145.00
Senior Professional Surveyor & Mapper	\$ 195.00
GIS Specialist	\$ 185.00
Senior CADD Designer	\$ 165.00
CADD Designer	\$ 145.00
Senior Project Coordinator	\$ 160.00
Project Coordinator	\$ 140.00
Graphic Designer	\$ 135.00
Project CPA	\$ 200.00
Administrative Assistant	\$ 100.00



North River Ranch Improvement Stewardship District

Geopoint Proposal for Phase 2 Signage Staking



PROPOSAL/AUTHORIZATION FOR WORK

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

Date: January 23rd, 2026

Attn: Andy Richardson YORKCDD - SURVEY


Re: North River Ranch, Phase 2

We hereby propose to do the following work:


Task	Description:	Hourly Budget Not To Exceed
1	Signage Staking <u>NOTE: GeoPoint will perform Signage Staking on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum or Hourly NTE work order to cover the remaining balance & future cost needed to complete the task at hand.</u>	\$5,000

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, January 23rd, 2026.

GeoPoint Surveying, Inc.

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

ACCEPTANCE: North River Ranch ISD

By: 
(Authorized Signature)

Date: 1/24/24

Pete Wikians CWAIA
(Print Name & Title)

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

File Name: J:\North River Ranch\Contracts\Nealland\Phase 2 Signage Staking aw.JOB 01.23.2026

Attachment "A" Terms and Conditions

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

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

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

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

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

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

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

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

Attachment "A"

Terms and Conditions

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

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

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

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

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

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

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



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

Personnel Hourly Rate

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

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



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Creating Shell Areas
in Phases 4E & 4F



PROPOSAL

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

FORCDD - Landscaping

DATE	1/30/2026
PAYMENT TERMS	NET 30
PO NUMBER	01302026SidewalkApproaches

BILL TO
North River Ranch

JOB
Phase 4E/F Future Sidewalk Approaches

SCOPE	QUANTITY	RATE	AMOUNT
Supply and spread shell to an approximate depth of 1.5 inches in future sidewalk approach areas for Phase 4E/F.	1	1	\$1,450.00

Total : \$1,450.00

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 \$1450. Upon execution, it constitutes a binding purchase order.

 Signiture of Acceptance

 Signiture of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Longmeadow Sidewalk Repair



PROPOSAL

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

DATE	1/30/2026
PAYMENT TERMS	NET 30
PO NUMBER	013026LongmeadowSidewalk

BILL TO
North River Ranch

JOB
Longmeadow Sidewalk Panels

SCOPE	QUANTITY	RATE	AMOUNT
Demo, remove and form and repour (2) broken sidewalk panels at corner of Longmeadow and Camp Creek Trail. Equipment used : Pick-up / Dump Trailer Mini excavator Demo saw	1	1	\$2,600.00

Total : \$2,600.00

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

TERMS

Bid price (as shown) for work described above is \$2600. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Regrading &
Replenishing Dog Park Shell Driveway



PROPOSAL

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

DATE	1/30/2026
PAYMENT TERMS	NET 30
PO NUMBER	013026DogParkRegrade

NRR - O&M

BILL TO
North River Ranch

JOB
Dog Park Parking Lot Regrade


SCOPE	QUANTITY	RATE	AMOUNT
Provide approximately 1/3 load of shell, spread evenly and regrade the dog park parking lot, ensuring all potholes are properly filled and the surface is leveled.	1	1	\$1,850.00

Total : \$1,850.00

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 \$1850. Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Removing Shell Trail
at Weymouth Terrace



PROPOSAL

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

DATE	1/30/2026
PAYMENT TERMS	NET 30
PO NUMBER	013026WeymouthRelocation

Area 203 - Sidewalks and Walks

BILL TO
North River Ranch

JOB
Weymouth Terrace Shell Trail Relocation


SCOPE	QUANTITY	RATE	AMOUNT
Utilize skid steer to strip and remove existing shell from the fork in the trail at Weymouth Terrace. Reuse removed shell to re-form and fine-grade the trail to properly match the newly poured golf cart access ramp. Install Bahia sod in the former shell area (approximately 1,500 square feet). Material : 1500 sq ft of Bahia Sod	1	1	\$1,850.00

Total : \$1,850.00

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 \$1850 . Upon execution, it constitutes a binding purchase order.



Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Riverfield Gate Motor Replacement

NRR O/M



PROPOSAL

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

DATE	2/3/2026
PAYMENT TERMS	NET 30
PO NUMBER	020326ArrowCreek

BILL TO
North River Ranch ISD

JOB
Arrow Creek Gate Pad Repair

SCOPE	QUANTITY	RATE	AMOUNT
Demo and remove existing damaged automatic gate opener pad. Form and repour new gate opener pad approx. 3x3 36" depth. Install #5 rebar cage to ensure concrete stability. Install (2) conduit sleeves through slab to ensure electric is stubbed out.	1	1	\$1,150.00

Total: \$1,150.00

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 \$1150. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Riverfield
Shell Trail Repairs and Deterrence Measures



PROPOSAL

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

DATE	2/3/2026
PAYMENT TERMS	NET 30
PO NUMBER	2032026ScooterTrail

BILL TO
North River Ranch ISD

JOB
Scooter Trail Block-Off

SCOPE	QUANTITY	RATE	AMOUNT
Cut and transport on site railroad ties and utilize skid steer to tote in and place the railroad ties to block off scooter trail. Use rebar stakes to pin railroad ties together to make it harder to disturb them.	1	1	\$650.00
Provide and plant (5) 7 gallon silver buttonwood to extend landscape hedge in front of railroad ties. Repair irrigation to ensure watering of newly planted foliage	1	1	\$325
Total :			\$975.00

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 \$975. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Rolling Fork Trail Concrete Sidewalk



PROPOSAL

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

Area 203 - Sidewalks and Walk

DATE	12/24/2025
PAYMENT TERMS	NET 30
PO NUMBER	122425SidewalkRollingFork

BILL TO
North River Ranch ISD

JOB
Sidewalk - Rolling Fork Trail

SCOPE	QUANTITY	RATE	AMOUNT
Form and pour apporx 205 LF of 8' wide 4" thick sidewalk. Saw cut exisiting curb to be modified at Weymouth Terrance into access ramp. Pour ramp and apron on back side of sidewalk. 3000 PSI concrete with fiber mesh to be used. Equipment to be used : Skid steer for fine grading / earth work as needed	1	1	\$14,960.00

Total : \$14,960.00

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 \$14,960. Upon execution, it constitutes a binding purchase order.

Signiture of Acceptance

Signiture of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Shell Trail Extension



PROPOSAL

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

DATE	1/30/2026
PAYMENT TERMS	NET 30
PO NUMBER	13026ShellTrailExtension

Area 204 - Sidewalks and Walks

BILL TO
North River Ranch

JOB
Shell Trail Extension

SCOPE	QUANTITY	RATE	AMOUNT
Utilize skid steer to remove existing grass and haul all material off-site. Furnish and deliver one (1) load of shell. Install, spread, and fine-grade shell trail to tie into the existing Moccasin Wallow sidewalk.	1	1	\$2,490.00

Total : \$2,490.00

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 \$2490. Upon execution, it constitutes a binding purchase order.

Signiture of Acceptance

Signiture of Acceptance



North River Ranch Improvement Stewardship District

MDS Handyman Proposal for
Camp Creek Pool Restroom Repair

ESTIMATE



MDS Handyman & Pressure Cleaning Co.,LLC

104 12th Street SW
Ruskin, FL 33570

813-260-7322
Fax:813-641-0256
Mdshandyman2017@gmail.com

BILL TO

North River Ranch Improvement Stewardship District
Jeff Ramer @ nealland
Email: jramer@nealland.com

ESTIMATE DATE

01/21/2026

DESCRIPTION	AMOUNT
Fix in in woman's bathroom handicap stall	450.00
A. Chip out and clean up tiles to prep for install	
B. Install a screen to scim coat thin set wait to set	
C. build out thin set to install new tiles between 9 and 12 tiles	
D. After tile is set grout	
E. Set clips to set sink and install all plumbing \$450.00	
If you want the cavity filled completely would be \$600.00 most of the cost will be wait time	
TOTAL	\$450.00

 1/26/26



North River Ranch Improvement Stewardship District

Safetouch Proposal for
Arrow Creek Internet Conduit

NRR O and M



NRR Arrow Creek Internet Conduit

North River Ranch Improvement Stewardship

3501 Quadrangle Blvd Ste. 270
Orlando, 32817
941-328-1984

Prepared by:

Christopher Beck
Sales Project Manager
cbeck@safetouch.com
813-930-7899



Florida = EF-20002049/ EC-13005007
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701



North River Ranch Improvement Stewardship NRR Arrow Creek Internet Conduit

0.25	24/4 Cat6 Black, Direct Burial
15	1 PVC Conduit - 10FT
4	SCH40 1 Inch 90 degree Elbow
1	Misc. Cable and Hardware

Project Summary

TOTAL: \$2,863.00

Internet service required for remote connection

**50% down and balance upon substantial completion or
Finance / Lease options available upon request.**

*****Installation and/or service taxes not included, if applicable.*****

** Recurring service charges not included in the total install price.*



24/4 Cat6 Black, Direct Burial

23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial



1 PVC Conduit - 10FT

1 in. Schedule 40 PVC conduit, length 10 ft., weight 34 per 100 ft. Schedule 40 Pipe is perfect for water-supply applications and features a solvent-weld joint to provide a rigid joint connection. This pipe is corrosion resistance.

SCH40 1 Inch 90 degree Elbow

90 degree elbow for 1 inch PVC conduit



Misc. Cable and Hardware



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Riverfield Verandah Center Median Plantings



NRR O/M

Proposal #: 654386

Date: 1/26/2026

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

Verandah Entrance Center Median

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Bed Prep and Install	4	\$70.00	\$280.00
Dwarf Ixora , 3 GAL	32	\$19.00	\$608.00

Note: This Proposal is to remove the fire bush in the center median and replace it with Dwarf Ixora Red.

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 2/4/24

North River Ranch Stewardship District - Zone Two

Subtotal	\$888.00
Sales Tax	\$0.00
Proposal Total	\$888.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Riverfield Verandah
Entrance and Exit Plantings



NRR O/M

Proposal #: 653155

Date: 1/26/2026

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
 Carvahov@pfm.com

LOCATION OF PROPERTY

8400 Arrowcreek Drive
 Parish, FL 34219

Verandah Entrance and Exit

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$70.00	\$280.00
Dwarf Ixora Red, 3 GAL	100	\$19.00	\$1,900.00

Note: This Proposal is to remove the Walters on the Verandah Entrance and Exit side of Zone Two and replace them with Dwarf Ixora Red.

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 2/4/26
 North River Ranch Stewardship District - Zone Two

Subtotal	\$2,180.00
Sales Tax	\$0.00
Proposal Total	\$2,180.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Silver Buttonwood Replacement



NRR O/M

Proposal #: 652975

Date: 1/23/2026

From: Rafael Garcia

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

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail
 Parrish, FL 34219

Silver Buttonwood Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	2	\$70.00	\$140.00
Silver Buttonwood 25gal Std	1	\$550.00	\$550.00

Note: This Proposal is to replace a Silver Buttonwood in the center median of Zone One Entrance.

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 2/4/26

North River Ranch Stewardship District - Zone One

Subtotal	\$690.00
Sales Tax	\$0.00
Proposal Total	\$690.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Sod Replacement
at Arrow Creek Dr



NRR O/M

Proposal #: 652998

Date: 1/22/2026

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

St. Augustine Sod


DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	8	\$70.00	\$560.00
St. Augustine	2	\$600.00	\$1,200.00

Note: This Proposal is for Zone Two Ft. Hammer Burm East Side to Replace the damage turf.

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 2/4/26
 North River Ranch Stewardship District - Zone Two

Subtotal	\$1,760.00
Sales Tax	\$0.00
Proposal Total	\$1,760.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Yellowstone Proposal for Sod Replacement
at Canyon Creek Trail



NRR O/M

Proposal #: 652985

Date: 1/22/2026

From: Rafael Garcia

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

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

LOCATION OF PROPERTY

8400 Canyon Creek Trail
 Parrish, FL 34219

St. Augustine Sod


DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	10	\$70.00	\$700.00
St. Augustine	2	\$600.00	\$1,200.00

Note: This Proposal is to remove the Juniper and replace it with St. Augustine Sod by the Bar Park.

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 2/14/26
 North River Ranch Stewardship District - Zone One

Subtotal	\$1,900.00
Sales Tax	\$0.00
Proposal Total	\$1,900.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Payment Authorization
Nos. 160 – 163

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 160 - 163

PA #	Description	Amount	Total
160	AlSCO Uniforms	\$ 62.07	
	Ballenger Landscape	\$ 750.00	
	Bogart & Daugherty Consulting	\$ 180.00	
	David Kersey	\$ 1,350.00	
	Frontier	\$ 141.42	
		\$ 99.94	
		\$ 837.75	
		\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	Impact Landscaping & Irrigation	\$ 1,031.50	
		\$ 641.50	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 128.75	
		\$ 200.85	
		\$ 1,766.35	
		\$ 1,814.84	
	Jones & Sons	\$ 25.00	
		\$ 20.00	
		\$ 20.00	
		\$ 75.00	
	KS StateBank	\$ 2,227.85	
	Lewis Consulting Services	\$ 300.00	
	McClatchy	\$ 105.73	
	Media Lab Printing	\$ 242.40	
	PFM Group Consulting	\$ 3.73	
	Peace River Electric Cooperative	\$ 630.62	

	Southern Land Services of Southwest Florida	\$ 1,900.00	
		\$ 3,150.00	
		\$ 1,075.00	
	Steadfast Alliance	\$ 13,240.00	
		\$ 1,521.41	
	United Rentals	\$ 701.96	
	WTS International	\$ 30.00	
		\$ 8,605.16	
		\$ 1,287.00	
		\$ 29.77	
		\$ 8,692.09	
	Yellowstone Landscape	\$ 9,021.00	
		\$ 12,250.00	
			\$78,098.63
161	Alsco Uniforms	\$ 62.07	
	Aqua Plumbing & Air	\$ 1,401.94	
	Clearview Land Design	\$ 453.29	
	Daystar Exterior Cleaning	\$ 800.00	
		\$ 800.00	
		\$ 1,250.00	
	Florida State Fence	\$ 570.00	
	Impact Landscaping & Irrigation	\$ 21,375.00	
		\$ 10,812.50	
		\$ 10,000.00	
		\$ 49,250.00	
	Jan-Pro of Manasota	\$ 263.57	
		\$ 422.48	
		\$ 85.09	
	MCUD	\$ 5,998.00	
		\$ 293.28	
	PFM Group Consulting	\$ 6,708.33	
	United Rentals	\$ 1,583.00	
	WTS International	\$ 283.81	

	Yellowstone Landscape	\$ 770.00	
			\$113,182.36
162	AlSCO Uniforms	\$ 62.07	
	Daystar Exterior Cleaning	\$ 8,520.95	
		\$ 315.00	
	FitRev	\$ 95.00	
	Frontier	\$ 1,443.48	
		\$ 130.98	
	GreatAmerica Financial Services	\$ 416.30	
	Impact Landscaping & Irrigation	\$ 700.00	
	Southern Automated Access Services	\$ 230.00	
	Stantec Consulting Services	\$ 8,220.50	
	Steadfast Alliance	\$ 23,264.00	
	Supervisor Fees - 1/14/2026 Meeting	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Vglobal Tech	\$ 300.00	
	WTS International	\$ 2,460.11	
			\$47,158.39
163	AlSCO Uniforms	\$ 62.07	
	Frontier	\$ 787.32	
		\$ 202.01	
	Jones & Sons	\$ 125.00	
		\$ 200.00	
		\$ 80.00	
		\$ 150.00	
		\$ 125.00	
		\$ 200.00	
		\$ 80.00	
		\$ 25.00	

		\$ 125.00	
	MCUD	\$ 464.14	
		\$ 1,399.21	
		\$ 177.19	
		\$ 257.23	
		\$ 222.55	
		\$ 502.15	
		\$ 182.31	
		\$ 453.52	
		\$ 919.04	
		\$ 722.01	
		\$ 465.54	
		\$ 42.77	
		\$ 51.84	
		\$ 167.04	
		\$ 100.30	
		\$ 221.65	
		\$ 54.29	
		\$ 73.88	
		\$ 89.86	
		\$ (249.59)	
		\$ 283.60	
		\$ 53.96	
		\$ (530.00)	
		\$ 13.87	
	Peace River Electric Cooperative	\$ 1,206.04	
		\$ 1,502.34	
		\$ 30.62	
		\$ 68.13	
		\$ 1,155.76	
		\$ 42.18	
		\$ 49.87	
		\$ 61.43	
		\$ 93.34	
		\$ 42.80	
		\$ 679.54	
		\$ 43.53	
		\$ 761.34	
		\$ 2,457.05	
		\$ 34.61	
		\$ 795.95	
		\$ 1,384.26	
		\$ 1,695.71	
		\$ 31.35	
		\$ 30.62	
		\$ 37.79	
		\$ 31.95	
		\$ 61.30	

		\$ 4,408.80	
		\$ 1,695.71	
		\$ 30.01	
		\$ 30.01	
		\$ 30.86	
		\$ 231.82	
		\$ 882.09	
		\$ 288.62	
		\$ 30.62	
		\$ 597.08	
		\$ 1,661.11	
		\$ 39.50	
		\$ 29.39	
		\$ 830.55	
		\$ 212.92	
		\$ 34.39	
		\$ 30.49	
	Southern Land Services of Southwest Florida	\$ 1,900.00	
		\$ 2,850.00	
		\$ 1,075.00	
		\$ 1,800.00	
	Steadfast Alliance	\$ 9,600.00	
	Tyree Brown, Arborist	\$ 500.00	
		\$ 700.00	
	Verizon Business	\$ 229.92	
	Vglobal Tech	\$ 200.00	
	WTS International	\$ 9,843.00	
	Yellowstone Landscape	\$ 3,323.14	
		\$ 1,066.39	
			\$64,748.69
		Total	\$303,188.07



North River Ranch Improvement Stewardship District

Funding Requests Nos. 635 – 643



North River Ranch Improvement Stewardship District

Series 2023 Neighborhood Infrastructure
Requisition Nos. 191 – 199

North River Ranch ISD
Series 2023 - Neighborhood Infrastructure
Summary of Requisition(s): 191

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
191	Southern Land Services of Southwest Florida	\$ 375.00	- Please reference invoice(s) 110725 2 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
Total		\$ 375.00		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 192-195

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
192	Cornerstone Solutions Group	\$ 1,000.00	Please reference invoice(s) 10 198932 and 10-200434 on the payment.	Cornerstone Solutions Group 14620 Bellamy Brothers Blvd Dade City, FL 33525
193	Southern Land Services of Southwest Florida	\$ 375.00	Please reference invoice(s) 112125 17 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
194	Southern Land Services of Southwest Florida	\$ 750.00	Please reference invoice(s) 091225 13 and 120525-14 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
195	The Baldwin Group	\$ 1,292.00	Please reference invoice(s) 378910 and 378912 on the payment.	The Baldwin Group PO Box 931266 Atlanta, GA 31193-1266
Total		\$ 3,417.00		

North River Ranch ISD
 Series 2023 - Neighborhood Infrastructure
 Summary of Requisition(s): 196-199

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
196	Driggers Engineering Services	\$ 3,042.00	Please reference invoice(s) SAL17067 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
197	GeoPoint Surveying	\$ 11,949.67	Please reference invoice(s) 113226-7 and 113878-1 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
198	Southern Land Services of Southwest Florida	\$ 1,125.00	Please reference invoice(s) 121925-3, 122625-1 and 012626-1 on the payment.	Southern Land Services of Southwest Florida, Inc. 144 Whitaker Road Lutz, FL 33549
199	Steadfast Alliance	\$ 1,908.00	Please reference invoice(s) SA-18565 on the payment.	Steadfast Alliance 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Total		\$ 18,024.67		



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

December 2025 Financial Package

December 31, 2025

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



North River Ranch Improvement SD
 Statement of Financial Position
 As of 12/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$ 456,163.01										\$ 456,163.01
Accounts Receivable	969.89										969.89
On-Roll Assessments Receivable	2,025,794.12										2,025,794.12
Off-Roll Assessments Receivable	772,494.13										772,494.13
Prepaid Expenses	721.28										721.28
Deposits	12,108.28										12,108.28
Assessments Receivable		\$ 862,505.11									862,505.11
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		88,906.25									88,906.25
Revenue (Series 2019)		185,747.11									185,747.11
Revenue (Series 2019-MG)		83,780.89									83,780.89
Prepayment A1 (Series 2019)		1.73									1.73
Prepayment A1 (Series 2019-MG)		7,779.16									7,779.16
Assessments Receivable			\$ 197,155.98								197,155.98
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			294,636.04								294,636.04
On-Roll Assessments Receivable				\$ 590,917.97							590,917.97
Off-Roll Assessments Receivable				366,002.58							366,002.58
Due From Other Funds				101,273.90							101,273.90
Debt Service Reserve A1 (Series 2023-1)				738,150.00							738,150.00
Debt Service Reserve A2 (Series 2023-1)				769,062.50							769,062.50
Debt Service Reserve A (Series 2023-2)				637,827.50							637,827.50
Revenue (Series 2023-1)				404,630.03							404,630.03
Interest A2 (Series 2023-1)				14,210.24							14,210.24
Prepayment A1 (Series 2023-1)				8,655.14							8,655.14
Prepayment A2 (Series 2023-1)				1,456,940.24							1,456,940.24
Prepayment A (Series 2023-2)				16,992.40							16,992.40
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)				120,741.80							120,741.80
Debt Service Reserve (Series 2023B)					\$ 778,514.68						778,514.68
Prepayment (Series 2023B)					389.17						389.17
Capitalized Interest (Series 2023B)					91,846.59						91,846.59
Accounts Receivable - Due from Developer						\$ 798,090.24					798,090.24
Due From Other Funds						7,286.50					7,286.50
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							\$ 42,939.96				42,939.96
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infrs								\$ 38,109.26			38,109.26
Acquisition/Constr - Master Infrastructu								453.79			453.79
Acquisition/Constr (Series 2023-2)								1,501.62			1,501.62
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									\$ 709.72		709.72
Total Current Assets	\$ 3,268,250.71	\$ 1,394,777.13	\$ 715,842.02	\$ 5,225,404.51	\$ 870,750.44	\$ 805,602.50	\$ 43,318.41	\$ 40,617.44	\$ 709.72	\$ -	\$ 12,365,272.88



North River Ranch Improvement SD
Statement of Financial Position
As of 12/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Investments											
Amount Available in Debt Service Funds										\$ 6,088,918.56	\$ 6,088,918.56
Amount To Be Provided										57,896,081.44	57,896,081.44
Total Investments	\$	\$	\$	\$	\$ -	\$	\$	\$	\$	\$ 63,985,000.00	\$ 63,985,000.00
Total Assets	<u>\$ 3,268,250.71</u>	<u>\$ 1,394,777.13</u>	<u>\$ 715,842.02</u>	<u>\$ 5,225,404.51</u>	<u>\$ 870,750.44</u>	<u>\$ 805,602.50</u>	<u>\$ 43,318.41</u>	<u>\$ 40,617.44</u>	<u>\$ 709.72</u>	<u>\$ 63,985,000.00</u>	<u>\$ 76,350,272.88</u>
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	\$ 283,622.32										\$ 283,622.32
Due To Other Funds	7,286.50										7,286.50
Deferred Revenue	969.89										969.89
Deferred Revenue - On-Roll	2,025,794.12										2,025,794.12
Deferred Revenue - Off-Roll	772,494.13										772,494.13
Deferred Revenue		\$ 862,505.11									862,505.11
Deferred Revenue			\$ 197,155.98								197,155.98
Deferred Revenue				\$ 956,920.55							956,920.55
Accounts Payable						\$ 814,960.74					814,960.74
Retainage Payable						79,798.25					79,798.25
Deferred Revenue						798,090.24					798,090.24
Retainage Payable								\$ 124,504.44			124,504.44
Retainage Payable									\$ 206,437.53		206,437.53
Total Current Liabilities	<u>\$ 3,090,166.96</u>	<u>\$ 862,505.11</u>	<u>\$ 197,155.98</u>	<u>\$ 956,920.55</u>	<u>\$ -</u>	<u>\$ 1,692,849.23</u>	<u>\$ -</u>	<u>\$ 124,504.44</u>	<u>\$ 206,437.53</u>	<u>\$ -</u>	<u>\$ 7,130,539.80</u>
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										\$ 63,985,000.00	\$ 63,985,000.00
Total Long Term Liabilities	\$	\$	\$	\$	\$ -	\$	\$	\$	\$	\$ 63,985,000.00	\$ 63,985,000.00
Total Liabilities	<u>\$ 3,090,166.96</u>	<u>\$ 862,505.11</u>	<u>\$ 197,155.98</u>	<u>\$ 956,920.55</u>	<u>\$ -</u>	<u>\$ 1,692,849.23</u>	<u>\$ -</u>	<u>\$ 124,504.44</u>	<u>\$ 206,437.53</u>	<u>\$ 63,985,000.00</u>	<u>\$ 71,115,539.80</u>



North River Ranch Improvement SD
 Statement of Financial Position
 As of 12/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Net Assets											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted	403,770.55										403,770.55
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(309,366.09)									(309,366.09)
Net Assets, Unrestricted			\$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(606,696.60)								(606,696.60)
Net Assets, Unrestricted				\$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,222,084.42)							(1,222,084.42)
Net Assets, Unrestricted					\$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(386,517.87)						(386,517.87)
Net Assets, Unrestricted						\$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(710,401.30)					(710,401.30)
Net Assets, Unrestricted							\$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							14,850.69				14,850.69
Net Assets, Unrestricted								\$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								6,642.08			6,642.08
Net Assets, Unrestricted									\$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									(1,972.11)		(1,972.11)
Total Net Assets	<u>\$ 178,083.75</u>	<u>\$ 532,272.02</u>	<u>\$ 518,686.04</u>	<u>\$ 4,268,483.96</u>	<u>\$ 870,750.44</u>	<u>\$ (887,246.73)</u>	<u>\$ 43,318.41</u>	<u>\$ (83,887.00)</u>	<u>\$ (205,727.81)</u>	<u>\$ -</u>	<u>\$ 5,234,733.08</u>
Total Liabilities and Net Assets	<u>\$ 3,268,250.71</u>	<u>\$ 1,394,777.13</u>	<u>\$ 715,842.02</u>	<u>\$ 5,225,404.51</u>	<u>\$ 870,750.44</u>	<u>\$ 805,602.50</u>	<u>\$ 43,318.41</u>	<u>\$ 40,617.44</u>	<u>\$ 709.72</u>	<u>\$ 63,985,000.00</u>	<u>\$ 76,350,272.88</u>



North River Ranch Improvement SD
Statement of Activities
As of 12/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Revenues											
On-Roll Assessments	\$ 534,825.68										\$ 534,825.68
Off-Roll Assessments	794,015.29										794,015.29
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	13,136.83										13,136.83
Sales Tax Collection Allowance Revenue	0.18										0.18
On-Roll Assessments		\$ 136,924.40									136,924.40
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 247,151.37								247,151.37
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				\$ 60,454.35							60,454.35
Off-Roll Assessments				366,002.53							366,002.53
Other Assessments				1,475,987.12							1,475,987.12
Developer Contributions						\$ 1,126,200.45					1,126,200.45
Inter-Fund Transfers In						(3.29)					(3.29)
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
Total Revenues	\$ 1,341,978.04	\$ 136,927.69	\$ 221,935.63	\$ 1,902,444.00	\$ -	\$ 1,126,197.16	\$ 28,543.49	\$ 36,080.23	\$ -	\$ -	\$ 4,794,106.24
Expenses											
Supervisor Fees	\$ 3,000.00										\$ 3,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	19,185.96										19,185.96
District Management	20,124.99										20,124.99
Field Management	5,000.00										5,000.00
Engineering	22,757.05										22,757.05
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	910.27										910.27
Telephone	458.06										458.06
Postage & Shipping	705.14										705.14
Copies	391.46										391.46
Legal Advertising	833.68										833.68
Miscellaneous	9,101.06										9,101.06
Office Supplies	1,212.11										1,212.11
Property Taxes	177.31										177.31
Web Site Maintenance	600.00										600.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	240.00										240.00
Dues, Licenses, and Fees	175.00										175.00
Maintenance Staff	18,500.00										18,500.00
Lifestyle Staff	61,076.98										61,076.98
Resident Services	37,028.24										37,028.24
Electric	906.71										906.71
Clubhouse Electric	13,803.21										13,803.21
Clubhouse Water	7,280.19										7,280.19
Water Reclaimed	2,588.93										2,588.93



North River Ranch Improvement SD
 Statement of Activities
 As of 12/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Wetlands Monitoring	\$ 375.00										\$ 375.00
Amenity - Cable TV / Internet / Wi-Fi	16,064.79										16,064.79
Amenity - Irrigation Repairs	2,187.15										2,187.15
Amenity - Pool Maintenance	16,822.80										16,822.80
Amenity - Janitorial	40,262.66										40,262.66
Amenity - Pest Control	2,505.00										2,505.00
Amenity - Fitness Equipment Leasing	11,304.25										11,304.25
Amenity - Security Monitoring	5,984.80										5,984.80
Amenity - Gate Access and Maintenance	9,511.16										9,511.16
Amenity - Miscellaneous	173.29										173.29
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	1,697.74										1,697.74
Amenity - Streetlight Leasing	28,277.62										28,277.62
Amenity - Canteen	1,398.49										1,398.49
Amenity - Repairs & Maintenance	1,495.18										1,495.18
Amenity - Operations	484.42										484.42
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	22,964.06										22,964.06
Lake Maintenance	25,303.00										25,303.00
Landscaping Maintenance & Material	249,566.89										249,566.89
Landscape Improvements	37,051.25										37,051.25
Contingency	10,859.48										10,859.48
Equipment Repair & Maintenance	2,194.14										2,194.14
Pest Control	205.00										205.00
Mulch	16,986.25										16,986.25
Monument Maintenance	14,991.15										14,991.15
Street, Sidewalk, Curb Maintenance	4,880.00										4,880.00
Streetlight Leasing	11,730.50										11,730.50
Dog Park	3,602.36										3,602.36
Principal Payments - Series 2019-MG A1		\$ 90,000.00									90,000.00
Interest Payments - Series 2019		233,988.75									233,988.75
Interest Payments - Series 2019-MG A1		126,455.00									126,455.00
Principal Payments - Series 2020 A2			\$ 675,000.00								675,000.00
Interest Payment - Series 2020 A1			144,362.50								144,362.50
Interest Payment - Series 2020 A2			14,175.00								14,175.00
Principal Payments - Series 2023 (1) A1				\$ 10,000.00							10,000.00
Principal Payments - Series 2023 (1) A2				2,025,000.00							2,025,000.00
Principal Payments - Series 2023 (2) A				100,000.00							100,000.00
Interest Payments - Series 2023 (1) A1				301,295.00							301,295.00
Interest Payments - Series 2023 (1) A2				442,750.00							442,750.00
Interest Payments - Series 2023 (2) A				273,847.50							273,847.50
Principal Payment - Series 2023B					\$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						\$ 83,223.50					83,223.50
Contingency						1,753,374.97					1,753,374.97
Contingency							\$ 13,863.73				13,863.73
Contingency								\$ 29,569.60			29,569.60
Contingency									\$ 1,976.67		1,976.67
Total Expenses	\$ 940,932.68	\$ 450,443.75	\$ 833,537.50	\$ 3,152,892.50	\$ 393,520.00	\$ 1,836,598.47	\$ 13,863.73	\$ 29,569.60	\$ 1,976.67	\$ -	\$ 7,653,334.90



North River Ranch Improvement SD
Statement of Activities
As of 12/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 2,725.19										\$ 2,725.19
Dividend Income		\$ 4,149.97									4,149.97
Dividend Income			\$ 4,905.27								4,905.27
Dividend Income				\$ 28,364.08							28,364.08
Dividend Income					\$ 7,002.13						7,002.13
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 170.93				170.93
Dividend Income								\$ 131.45			131.45
Dividend Income									\$ 4.56		4.56
Total Other Revenues (Expenses) & Gains (Losses)	\$ 2,725.19	\$ 4,149.97	\$ 4,905.27	\$ 28,364.08	\$ 7,002.13	\$ 0.01	\$ 170.93	\$ 131.45	\$ 4.56	\$ -	\$ 47,453.59
Change In Net Assets	\$ 403,770.55	\$ (309,366.09)	\$ (606,696.60)	\$ (1,222,084.42)	\$ (386,517.87)	\$ (710,401.30)	\$ 14,850.69	\$ 6,642.08	\$ (1,972.11)	\$ -	\$ (2,811,775.07)
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	\$ 178,083.75	\$ 532,272.02	\$ 518,686.04	\$ 4,268,483.96	\$ 870,750.44	\$ (887,246.73)	\$ 43,318.41	\$ (83,887.00)	\$ (205,727.81)	\$ -	\$ 5,234,733.08



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	\$ 534,825.68	\$ 640,154.84	\$ (105,329.16)	\$ 2,560,619.36	20.89%
Off-Roll Assessments	794,015.29	391,627.36	402,387.93	1,566,509.42	50.69%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	13,136.83	6,200.00	6,936.83	24,800.00	52.97%
Sales Tax Collection Allowance Revenue	0.18	-	0.18	-	
Net Revenues	\$ 1,341,978.04	\$ 1,037,982.20	\$ 303,995.84	\$ 4,151,928.78	32.32%
Expenditures					
General & Administrative Expenses					
Supervisor Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	25.00%
Public Officials' Liability Insurance	11,203.00	2,485.73	8,717.27	9,942.90	112.67%
Trustee Services	19,185.96	7,813.75	11,372.21	31,255.00	61.39%
District Management	20,124.99	20,125.00	(0.01)	80,500.00	25.00%
Field Management	5,000.00	18,750.00	(13,750.00)	75,000.00	6.67%
Engineering	22,757.05	15,000.00	7,757.05	60,000.00	37.93%
Disclosure	7,500.00	7,500.00	-	30,000.00	25.00%
District Counsel	6,338.90	5,500.00	838.90	22,000.00	28.81%
Assessment Administration	25,000.00	6,250.00	18,750.00	25,000.00	100.00%
Reamortization Schedules	-	625.00	(625.00)	2,500.00	0.00%
Audit	-	1,875.00	(1,875.00)	7,500.00	0.00%
Arbitrage Calculation	-	750.00	(750.00)	3,000.00	0.00%
Tax Preparation	-	38.13	(38.13)	152.52	0.00%
Travel and Per Diem	910.27	325.00	585.27	1,300.00	70.02%
Telephone	458.06	400.00	58.06	1,600.00	28.63%
Postage & Shipping	705.14	1,000.00	(294.86)	4,000.00	17.63%
Copies	391.46	250.00	141.46	1,000.00	39.15%
Legal Advertising	833.68	1,250.00	(416.32)	5,000.00	16.67%
Miscellaneous	9,101.06	9,784.99	(683.93)	39,140.00	23.25%
Office Supplies	1,212.11	1,000.00	212.11	4,000.00	30.30%
Property Taxes	177.31	25.00	152.31	100.00	177.31%
Web Site Maintenance	600.00	900.00	(300.00)	3,600.00	16.67%
Holiday Decorations	36,600.00	10,000.00	26,600.00	40,000.00	91.50%
Help Desk	240.00	312.50	(72.50)	1,250.00	19.20%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Maintenance Staff	18,500.00	32,500.00	(14,000.00)	130,000.00	14.23%
Lifestyle Staff	61,076.98	68,625.54	(7,548.56)	274,502.15	22.25%
Resident Services	37,028.24	11,050.00	25,978.24	44,200.00	83.77%
Developer Loan Repayment	-	26,949.15	(26,949.15)	107,796.61	0.00%
Total General & Administrative Expenses	\$ 288,119.21	\$ 254,128.54	\$ 33,990.67	\$ 1,016,514.18	28.34%



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric	\$ 906.71	\$ 1,250.00	\$ (343.29)	\$ 5,000.00	18.13%
Water Reclaimed	2,588.93	5,250.00	(2,661.07)	21,000.00	12.33%
Wetland Monitoring	375.00	125.00	250.00	500.00	75.00%
Stormwater - Repair and Maintenance	-	3,125.00	(3,125.00)	12,500.00	0.00%
Equipment Rental	-	625.00	(625.00)	2,500.00	0.00%
General Insurance	11,203.00	3,038.59	8,164.41	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	20,353.85	52,349.15	81,415.40	89.30%
Other Insurance	500.00	500.00	-	2,000.00	25.00%
Irrigation	22,964.06	20,000.00	2,964.06	80,000.00	28.71%
Lake Maintenance	25,303.00	23,750.00	1,553.00	95,000.00	26.63%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	27,063.00	27,063.00	-	108,252.00	25.00%
Zone 2 - Riverfield SF - Yellowstone	39,150.00	36,750.00	2,400.00	147,000.00	26.63%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	51,693.57	67,043.00	(15,349.43)	268,172.00	19.28%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	35,365.69	31,140.68	4,225.01	124,562.70	28.39%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	19,548.96	19,548.99	(0.03)	78,195.95	25.00%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	27,475.67	21,275.75	6,199.92	85,103.00	32.29%
Zone 7 - Crescent Creek - Steadfast Alliance	39,720.00	39,720.00	-	158,880.00	25.00%
Zone 8 - Phase 2 - Southern Land Services	9,550.00	-	9,550.00	-	
Landscape Improvements / Replacement	37,051.25	50,000.00	(12,948.75)	200,000.00	18.53%
Contingency	10,859.48	25,000.00	(14,140.52)	100,000.00	10.86%
Equipment Repair and Maintenance	2,194.14	2,100.00	94.14	8,400.00	26.12%
Pest Control	205.00	1,500.00	(1,295.00)	6,000.00	3.42%
Mulch (Zones 1 - 7)	16,986.25	40,000.00	(23,013.75)	160,000.00	10.62%
Monument Maintenance	14,991.15	2,000.00	12,991.15	8,000.00	187.39%
Bridge and Boardwalk Maintenance	-	1,000.00	(1,000.00)	4,000.00	0.00%
Storm Cleanup	-	25,000.00	(25,000.00)	100,000.00	0.00%
Storm Landscape Replacement	-	50,000.00	(50,000.00)	200,000.00	0.00%
Capital Expenditures	-	18,750.00	(18,750.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	4,880.00	11,250.00	(6,370.00)	45,000.00	10.84%
Lighting	-	3,750.00	(3,750.00)	15,000.00	0.00%
Streetlight Leasing	11,730.50	10,000.00	1,730.50	40,000.00	29.33%
Shared Bike Maintenance	-	3,750.00	(3,750.00)	15,000.00	0.00%
Dog Park	3,602.36	3,750.00	(147.64)	15,000.00	24.02%
Parks Maintenance & Repairs	-	3,125.00	(3,125.00)	12,500.00	0.00%
Trail Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Trailhead Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Mailbox Maintenance	-	125.00	(125.00)	500.00	0.00%
Total Field Operations	\$ 488,610.72	\$ 574,158.86	\$ (85,548.14)	\$ 2,296,635.40	21.28%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 3,273.79	\$ 3,750.00	\$ (476.21)	\$ 15,000.00	21.83%
Clubhouse Water	4,321.30	17,500.00	(13,178.70)	70,000.00	6.17%
Amenity - Cable TV / Internet / Wi-Fi	2,144.63	2,500.00	(355.37)	10,000.00	21.45%
Amenity - Irrigation Repairs	348.93	2,250.00	(1,901.07)	9,000.00	3.88%
Amenity - Pool Maintenance	4,950.00	5,321.25	(371.25)	21,285.00	23.26%
Amenity - Cleaning	6,052.66	6,750.00	(697.34)	27,000.00	22.42%
Amenity - Pest Control	490.00	625.00	(135.00)	2,500.00	19.60%
Amenity - Fitness Equipment Leasing	11,304.25	6,848.55	4,455.70	27,394.20	41.27%
Amenity - Security Monitoring	1,628.33	1,350.00	278.33	5,400.00	30.15%
Amenity - Firepits	-	1,500.00	(1,500.00)	6,000.00	0.00%
Amenity - Capital outlay	-	16,250.00	(16,250.00)	65,000.00	0.00%
Amenity - Miscellaneous	-	3,750.00	(3,750.00)	15,000.00	0.00%
Amenity - Pool equipment	650.00	1,750.00	(1,100.00)	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	375.00	(375.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	2,500.00	(2,500.00)	10,000.00	0.00%
Amenity - Streetlight Leasing	15,959.22	17,500.00	(1,540.78)	70,000.00	22.80%
Amenity - Access Control Maintenance	-	375.00	(375.00)	1,500.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	\$ 51,123.11	\$ 90,894.80	\$ (39,771.69)	\$ 363,579.20	14.06%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 1,712.57	\$ 2,250.00	\$ (537.43)	\$ 9,000.00	19.03%
Clubhouse Water	2,795.90	1,500.00	1,295.90	6,000.00	46.60%
Amenity - Cable TV / Internet / Wi-Fi	2,994.41	3,000.00	(5.59)	12,000.00	24.95%
Amenity - Irrigation Repairs	-	1,875.00	(1,875.00)	7,500.00	0.00%
Amenity - Pool Maintenance	3,847.80	4,137.50	(289.70)	16,550.00	23.25%
Amenity - Cleaning	5,441.17	5,750.00	(308.83)	23,000.00	23.66%
Amenity - Pest Control	560.00	500.00	60.00	2,000.00	28.00%
Amenity - Security Monitoring	1,628.33	2,600.00	(971.67)	10,400.00	15.66%
Amenity - Gate Access and Maintenance	9,511.16	1,500.00	8,011.16	6,000.00	158.52%
Amenity - Capital outlay	-	6,250.00	(6,250.00)	25,000.00	0.00%
Amenity - Miscellaneous	-	1,000.00	(1,000.00)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	1,500.00	2,800.00	6,000.00	71.67%
Amenity - Streetlight Leasing	9,475.41	10,250.00	(774.59)	41,000.00	23.11%
Amenity - Access Control Maintenance	-	250.00	(250.00)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 42,266.75	\$ 42,362.50	\$ (95.75)	\$ 169,450.00	24.94%



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Clubhouse Electric	\$ 8,816.85	\$ 7,500.00	\$ 1,316.85	\$ 30,000.00	29.39%
Clubhouse Water	162.99	5,000.00	(4,837.01)	20,000.00	0.81%
Amenity - Cable TV / Internet / Wi-Fi	10,925.75	6,500.00	4,425.75	26,000.00	42.02%
Amenity - Irrigation Repairs	1,838.22	5,000.00	(3,161.78)	20,000.00	9.19%
Amenity - Pool Maintenance	8,025.00	5,000.00	3,025.00	20,000.00	40.13%
Amenity - Cleaning	28,768.83	13,250.00	15,518.83	53,000.00	54.28%
Amenity - Pest Control	1,455.00	1,500.00	(45.00)	6,000.00	24.25%
Amenity - Security Monitoring	2,728.14	3,000.00	(271.86)	12,000.00	22.73%
Amenity - Fire Pits	-	750.00	(750.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	625.00	(625.00)	2,500.00	0.00%
Amenity - Capital Outlay	-	5,000.00	(5,000.00)	20,000.00	0.00%
Amenity - Miscellaneous	173.29	2,000.00	(1,826.71)	8,000.00	2.17%
Amenity - Pool Equipment	-	3,500.00	(3,500.00)	14,000.00	0.00%
Amenity - Office Equipment Leasing	1,697.74	3,000.00	(1,302.26)	12,000.00	14.15%
Amenity - Bike Pump Park Maintenance	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	312.50	(312.50)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	3,750.00	(3,750.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	2,842.99	2,500.00	342.99	10,000.00	28.43%
Amenity - Canteen	1,398.49	10,000.00	(8,601.51)	40,000.00	3.50%
Amenity - Repairs & Maintenance	1,495.18	250.00	1,245.18	1,000.00	149.52%
Amenity - Dumpster	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Amenity - Operations	484.42	3,750.00	(3,265.58)	15,000.00	3.23%
Total Camp Creek - Amenity Expenses	\$ 70,812.89	\$ 83,937.50	\$ (13,124.61)	\$ 335,750.00	21.09%
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	\$ 940,932.68	\$ 1,045,482.20	\$ (104,549.52)	\$ 4,181,928.78	22.50%
Other Income (Expenses)					
Interest Income	\$ 2,725.19	\$ 7,500.00	\$ (4,774.81)	\$ 30,000.00	9.08%
Total Other Income (Expenses)	\$ 2,725.19	\$ 7,500.00	\$ (4,774.81)	\$ 30,000.00	9.08%
Net Income (Loss)	\$ 403,770.55	\$ -	\$ 403,770.55	\$ -	



North River Ranch Improvement Stewardship District

Consideration of Suspension
or Termination of Access

– Rule Hearings for Resident
Violations

- 1) Fernandes
- 2) Vitti



North River Ranch Improvement Stewardship District

Staff Reports

February Story board

Field Operations and Maintenance

North River Ranch



Summary

- Addressed numerous homeowner inquiries
 - Main concerns are landscaping, lighting issues, electric bikes
- Continued to improve standard operating procedures and build relationships with existing as well as new vendors.
- Overall conditions continue to improve.
- Remained focus on proper use of budget and accounting practices



Minor Wind Damage

- Experienced wind damage to signs, exit gate motor, and landscaping



Sidewalk Pour

- Poured concrete sidewalk connecting Brightwood and Wildleaf



Mulch

- Mulch was completed in Zone 7 and started in Zones 3-6



Plant Replacements



- Plant replacements are being completed in Zones 1-2.
- Installed plant replacements from hurricane damage along Ft. Hamer



Community Photos

- Continued to work on landscape improvements and replacements, but there is still a significant amount to be done.



Community Photos



Community Photos



NORTH RIVER
RANCH

Monthly Summary Report

January 2026

FEATURED LIFESTYLE EVENTS



FIRST SATURDAYS

1.3.26 / 10AM - 2PM

January marked the launch of First Saturdays at North River Ranch with the start of our partnership with June Collective. This collaboration introduced a monthly public market at Camp Creek, featuring a curated selection of local vendors and small businesses. The event was designed to activate the amenity, increase foot traffic, and create a consistent, community-focused gathering that supports local entrepreneurs while enhancing the resident experience.



CHILDREN'S ENTREPRENEUR MARKET

1.25.26 / 10AM - 1PM

The Children's Entrepreneur Market was hosted as a public event featuring youth entrepreneurs selling their own products and goods. The market was well attended and received very positive feedback, successfully engaging families and highlighting North River Ranch's commitment to innovative, youth-focused programming.



ENGAGE LIFESTYLE PROGRAMMING

Every Friday	Food Truck Friday	Vaires
Every Wednesday Morning	Start with Coffee (Coffee Food Truck)	Vaires
Every Wednesday Evening	Wednesdays are for Tacos and Margs (Partnership with Poppo's Taqueria)	Ranges from 60-75 attendees
1.9.26	Sip & Play Bingo (Bingo Night for 21+ with complimentary batched cocktails)	50 attendees
1.10.26	Fairytales Friends at NRR (Monthly offering featuring a character. This month was Anna and Elsa)	50 attendees
1.10.26	Teen Takeover: Glow Mini Golf (event for teens featuring glow in the dark mini golf)	55 attendees
1.11.26	Crafternoon: Kid Edition (Kids made snowflake slime)	25 attendees
1.17.26	Family Game Night (Residents requested this quarterly)	5 attendees
1.23.26	Trivia & Tastings (Trivia Night for 21+ featuring wine tasting per round of trivia)	45 attendees
1.25.26	Crafternoon: Adult Edition (For ages 18+. This month we hosting DIY candle making)	32 attendees

*Programs and Events scheduled for the last week of January were postponed due to weather

EXCEED FITNESS PROGRAMMING

DATE(S)	PROGRAM DETAILS	PARTICIPATION
1.17.26	Body Bar & Spritz (pilattes partnership with Body Bar)	15 attendees
1.18.26	Glow Zumba Party (Zumba class combined with a glow party)	2 attendees
1.24.26	Yoga Zen & Intention Session (Yoga class combined with 2026 Vision Board making after)	13 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	1,582 ∨
Riverfield Verandah	120 ∨
Clubhouse	1,376 ∨
Headwaters Swim Center	1,500 ∨
Activities Outpost	436 ∨
Pickleball Courts	253 ∨
Pump Park	120 ∨
Dash's Bark Park	620 ∨

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	In Progress ▾
Clubhouse	Signage for Trash Can Location	In Progress ▾

CUSTOMER SERVICE & STAFFING

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	<p>Reported one side of the Headwaters Swim Center was not heated - the resident swims every morning. This was his response to us fixing it: "Thank you for having them fix (or adjust) the pool. When I swam today, it was really nice. Thanks again."</p>	<p>Cori Morgan responded to the resident thanking them for letting me know. She reached out to Jeff with Neal Land and Neighborhoods and he put in a service request with the vendor. The vendor came out within 5 business days and fixed the issue same day. Cori Morgan reached back out to the resident to notify them that the issue was resolved and the</p>
Negative ▾	<p><i>I reside on Lamine Way across from the Brightwood Amenity Center. I'm reaching out about the announcement over the loud speaker after hours. I'm requesting the volume be adjusted as we can hear it inside our home when it goes off. I understand the purpose of the announcement and it's role in surveillance and security. That being said, the announcements are not for residents enjoying the amenities of their personal home. Is there any way the volume can be lowered? Please take into account that it carries over the open space of the pond. Maybe the direction of the speakers can be adjusted in a more meaningful way.</i></p>	<p>Cori Morgan responded to the resident letting them know that she was aware of the issue and had reported this 3 months ago but she would report it again. After speaking with the team, we found out that the volume was lowered 30% but will be lowered to 50% and a tech would come out to review the volume. Cori Morgan reached out to the resident to let them know and they were pleased.</p>

COMMUNITY IN ACTION



COMMUNITY IN ACTION



COMMUNITY IN ACTION



FORECAST

PROGRAM	STATUS
NRR Day Out: Pirates Spring Training Game	COMPLETED ▾
Petals and Poses Yoga Session	COMPLETED ▾
NRR Mardi Gras FunDay	COMPLETED ▾

CURRENT ACTION ITEMS	DETAILS	DUE DATE
Finalize March Programs & Events	Finalize details, supply purchasing, setup plans, etc.	2.6.26
Finalize Parade of Homes	Finalize signage and model home balloons.	2.6.26
Book Event Vendors	Lock in high ticket vendors for all year.	2.28.26
Access Control Upgrade	Switch over all residents to Proptia 2.0.	3.31.26