

# 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, April 8, 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://pfmcd.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 March 11, 2026, Board of Supervisors' Meeting
    - 2) Florida Environmental Proposal for Phase 2 Lake 3 Littoral Plantings
    - 3) Impact Proposal for Fort Hamer Berm Gap Plantings
    - 4) Impact Proposal for Little River Way Berm Plantings
    - 5) Lewis Consulting Proposal for Surveillance Camera Rental
    - 6) Maddtraxx Proposal for 4C-1 Model Row Sidewalk
    - 7) Maddtraxx Proposal for Phase 2 Tree Removal at Little River Way
    - 8) Maddtraxx Proposal for Riverfield Ditch Clearing
    - 9) Maddtraxx Proposal for Wildleaf Wetland Tree Work
    - 10) Premier Outdoor Lighting Proposal for Monument Repairs
    - 11) S&G Pools Proposal for Brightwood Pool Phosphate and Filter Replacement
    - 12) S&G Pools Proposal for Riverfield Pool Phosphate and Filter Replacement
    - 13) Stantec Letter of Recommendation for Contractor for Phase IV-C2
    - 14) Symbiont Service Proposal for Pool Heater Maintenance Plan
    - 15) Yellowstone Proposal for Fort Hamer Median Plant Replacements
    - 16) Yellowstone Proposal for Richmond Trail Sabal Palm Replacement
    - 17) Yellowstone Proposal for Vibernum Replanting on Wappinger Way
    - 18) Yellowstone Proposal for Additional Vibernum Replanting on Wappinger Way
    - 19) Payment Authorizations Nos. 168 – 170
    - 20) Funding Requests Nos. 657 – 669
    - 21) District Financial Statements

## **Business Matters**

2. Consideration of Including Street Sweeping on O&M Budget for Remaining FY 2026 and Future Budgets
3. Consideration of Stantec Letter of Recommendation for Zones 3 and 7 Landscape & Irrigation Maintenance Services Vendors
4. Driggers Engineering Proposal for Phase 4-C2 Testing, Engineering & Inspection Services

## **Other Business**

### **Staff Reports**

- District Counsel
- District Engineer
- District Manager
  - Next meeting: May 13, 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 March 11, 2026,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

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

**Wednesday, March 11, 2026, at 10:00 a.m.**

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

Board Members present via phone or in person:

Pete Williams	Chairperson	
Janice Snow	Vice Chairperson	(via phone)
John Blakley	Assistant Secretary	(via phone)
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)
Johnathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	
Chris Fisher	Clearview Land Design	(via phone 10:09 a.m.)
Jeff Ramer	Field Services Operation Manager	
Cori Morgan	Lifestyle Director	

Various audience members present

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting of the North River Ranch ISD was called to order at 10:02 a.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 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 Myrtle 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

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 – 15.

**SECOND ORDER OF BUSINESS**

**Business Matters**

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

Ms. Carvalho reviewed the resolution and noted this will aid in easier tracking of line items.

Mr. Williams gave an overview of the revisions.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-02, Adopting a Revised Fiscal Year 2026 O&M Budget.

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

Mr. Engel gave an overview. He noted two bids have been received and Frederick Derr & Company submitted the lower bid. However, the scope of work within the contracts needs to be clarified prior to awarding a contract. Mr. Engel is not recommending an award to a specific contractor at this time.

There was brief discussion regarding authorization for the Chair to execute the contract outside of a meeting and bringing back for Board ratification.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Contractor for Phase IV-C-2 (Longmeadow Phase 2) Site Development, based on the District Engineer's recommendation, and authorized the Chair to execute outside of a meeting.

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

Ms. Lane gave an overview and noted this is for completion of the Series 2020 bonds.

Mr. Fisher noted this is to certify that all improvements for North River Ranch IV-A and IV-B have been completed in compliance with the approved plans, and the county has accepted all the infrastructure improvements.

There was brief discussion regarding approving an additional resolution.

Ms. Lane noted certifying the project as complete will close the construction account. Any further charges will have to be paid for by the Developer.

Ms. Carvalho gave an overview of the process.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Clearview Land Design Certification Regarding Improvements to Phases IV-A and IV-B.

**Consideration of Clearview Land Design Change Orders**

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

Mr. Fisher gave an overview of the change orders. He noted Change Order #1 is regarding modifying control structures within the wetlands and Change Order #3 is regarding Amenity Center field visits.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Clearview Land Design Change Orders #1 and #3.

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

Mr. Fisher gave an overview and noted this is the next phase to be designed.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Clearview Land Design Proposal for Engineering Design and Permitting Services – Phase IV-D.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

- District Counsel –** No report.
- District Engineer –** Mr. Engel noted bid proposals for landscape and irrigation contractors will open this Friday.
- District Manager –** Ms. Carvalho noted the next meeting is scheduled for April 8, 2026, at 1:15 p.m., at the normal location. The budget process will be reviewed and completed over the next few meetings.
- Field Manager –** No report.
- Mr. Williams commented on the monument and landscape lighting.
- It was noted there have been various electrical issues.
- Lifestyle Director –** No report.

**Audience Comments and Supervisor Requests**

It was noted that Ms. Morgan and North River Ranch was awarded the National Award for Best Lifestyle Program.

Ms. Snow noted digital access to amenities has been approved and should be implemented by March 31<sup>st</sup>. However, the policy’s language has to be updated to reflect the digital access credentials instead of physical fobs.

There was brief discussion regarding the policy update.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the policy update regarding access to amenities based on review by District Counsel, and authorized the Chair to have final approval and execution.

Mr. Williams noted the facility is awesome.

There was brief discussion regarding holding a mobile workshop to view the facilities. Ms. Carvalho will follow up.

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 Mr. Leinaweaver, seconded by Mr. Williams, with all in favor, the March 11<sup>th</sup>, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 10:26 a.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson



---

# **North River Ranch Improvement Stewardship District**

Florida Environmental Proposal  
for Phase 2 Lake 3 Littoral Plantings

PROPOSAL NO.	4442
SHEET NO.	
DATE	3/23/26

YORKCCC - LANDSCAPING

PROPOSAL SUBMITTED TO: Att.Andy Richardson

WORK TO BE PERFORMED AT:

NAME	ADDRESS
North River Ranch Improvement Stewardship District	Lake 3 located at Ft.Hamer Ext. and Little River Way
ADDRESS	Parrish Florida
Parrish Florida	DATE OF PLANS
PHONE NO.	To be determined upon approval
	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of the littoral shelf planting in Lake 3. The scope of work and cost is as follows. Floridian Environmental will order, purchase, pickup and install 410 bareroot bulrush and 410 bareroot pickerelweed. A row of each species will be planted at staggered 2 ft. centers. Dead plants will be replaced after planting within a 30 day warranty window. Unless due to circumstances out of our control. The above detailed scope of work can be done for a set fee of \$1,600. The proposal is for the littoral zone planting. Any preplanting herbicide treatment will be charged accordingly. 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 (\$ \$1,600 ) 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 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 *[Signature]*

Date 3/25/26

Signature \_\_\_\_\_



---

# **North River Ranch Improvement Stewardship District**

Impact Proposal for  
Fort Hamer Berm Gap Plantings



**PROPOSAL**

Name <u>Jeff Ramer</u>	Pref Vendor & PO _____
Address <u>4791 Willow Bend Ave.</u>	Sales Rep <u>Ruben</u>
Community <u>NRR Zone 3 Fort Hamer Rd</u>	Date <u>3/26/2026</u>
Email <a href="mailto:jramer@nealland.com">jramer@nealland.com</a>	Approved By _____
Phone <u>(941) 376-8496</u>	Billable to <u>HOA</u>
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

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

**Scope of Work:**

Proposal to install the following plant material on the Fort Hammer berm to create privacy for the houses facing the street.

QUANTITY	MATERIAL	SIZE	UNIT COST	EXTENDED
7	red cedar tree	25g	\$ 512.50	\$ 3,587.50
12	sweet virburum	7g	\$ 54.50	\$ 654.00
15	muhly grass	3g	\$ 15.50	\$ 232.50
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>ADDITIONAL CHARGES</b>				
6	Labor @ \$75 hour		\$ 75.00	\$ 450.00
1	Irrigation Labor		\$ 250.00	\$ 250.00
1	heavy equipment		\$ 500.00	\$ 500.00
<b>TOTAL</b>				<b>\$ 5,674.00</b>

**Pete Williams** \_\_\_\_\_  
**Accepted**

4/1/26  
**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  
Little River Way Berm Plantings



**PROPOSAL14**

Name <u>Jeff Ramer/ Charles V</u>	Pref Vendor & PO _____
Address <u>North River Zone 3</u>	Sales Rep <u>Ruben/TIM</u>
Community <u>Little River Way Berm</u>	Date <u>3/26/2026</u>
Email _____	Approved By _____
Phone _____	Billable to _____
Send To _____	Budget Limit _____
Job # or Name _____	Warranty _____

Irrigation: Open Call      Estimate      Technician for same day install

**Scope of Work:**

Proposal to remove and replace dead/dying plant material to fill in open areas.

QUANTITY	MATERIAL	SIZE	UNIT COST	EXTENDED
58	#3 Sweet Viburnum	3G	\$ 17.00	\$ 986.00
16	#3 Awabuki Viburnum	3G	\$ 17.00	\$ 272.00
33	#3 Wax Myrtles	3G	\$ 21.00	\$ 693.00
3	#3 Anise Forest Green	3G	\$ 21.00	\$ 63.00
6	#3 Yupon Holly	3G	\$ 21.00	\$ 126.00
8	#3 Yellow Thyrallis	3G	\$ 19.00	\$ 152.00
15	#3 Firebush	3G	\$ 18.00	\$ 270.00
2	#3 White Fountain Grass	3G	\$ 17.00	\$ 34.00
20	#3 Variegated Arbicola	3G	\$ 18.00	\$ 360.00
29	#3 Fakahtchee Grasses	3G	\$ 18.00	\$ 522.00
73	#3 Calusia	3G	\$ 22.00	\$ 1,606.00
15	#3 Apostle Iris - By Lift Station	3G	\$ 19.00	\$ 285.00
15	#3 Star Jasmine By Lift Station	3G	\$ 18.00	\$ 270.00
1	Irrigation Augment		\$ 500.00	\$ 500.00
				\$ -
				\$ -
<b>ADDITIONAL CHARGES</b>				
41	Labor @ \$75 hour		\$ 75.00	\$ 3,075.00
	Irrigation Labor			\$ -
	Dump Fees			\$ -
<b>TOTAL</b>				<b>\$ 9,214.00</b>

Pete Williams

4/1/26

Accepted \_\_\_\_\_

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**

Lewis Consulting Proposal  
for Surveillance Camera Rental

**LCSCAM.COM**

**Active Crime Deterrent  
&  
Surveillance Camera Proposal**

**Prepared by:  
Steve Lewis Owner  
& Operator 03/20/26**

**Proposal For:  
North River  
Ranch ISD**

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

## **Executive Summary**

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

## **Key Benefits:**

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

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

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

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

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

## **Team Expertise:**

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

## **Project Focus:**

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

## Pricing and Budget

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

## Terms and Conditions

PO required (or signed proposal)

Net 30 days

3 Month Minimum Rental

Free installs and removal upon request

## Supplementary Information

Visit [Lcscam.com](http://Lcscam.com) for additional information

## Contact Details

For questions or clarifications, don't hesitate to reach out anytime. We would also appreciate formal feedback on our proposal by 04/20/2026. Thank you and we look forward to working with you!

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

APPROVED AND ACCEPTED BY: Pete Williams



DATE: 3/20/26





---

# **North River Ranch Improvement Stewardship District**

**Maddtraxx Proposal for 4C-1 Model Row  
Sidewalk**



# PROPOSAL

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

<b>DATE</b>	3/23/2026
<b>PAYMENT TERMS</b>	NET 30
<b>PO NUMBER</b>	032326PulteSidewalk

**FORCDD - Sidewalks and Walks**

<b>BILL TO</b>
North River Ranch

<b>JOB</b>
Broken Sidewalk Panel

<b>SCOPE</b>	<b>QUANTITY</b>	<b>RATE</b>	<b>AMOUNT</b>
Saw cut, demo and remove broken sidewalk panel in front of the Pulte model. Form and repour new sidewalk panel. Expansion joint to be reinstalled alongside existing curb.	1	1	\$1,600.00

**Total : \$1,600.00**

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

**TERMS**

Bid price (as shown) for work described above is \$1600.00. Upon execution, it constitutes a binding purchase order.

\_\_\_\_\_  
**Signature of Acceptance**

\_\_\_\_\_  
**Signature of Acceptance**



---

# **North River Ranch Improvement Stewardship District**

Maddtraxx Proposal for Phase 2 Tree Removal  
at Little River Way



# PROPOSAL

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

<b>DATE</b>	3/25/2026
<b>PAYMENT TERMS</b>	NET 30
<b>PO NUMBER</b>	032526LittleRiverTrees

**FORCDD - Landscaping**

<b>BILL TO</b>
North River Ranch

<b>JOB</b>
Little River Way Tree Removal

<b>SCOPE</b>	<b>QUANTITY</b>	<b>RATE</b>	<b>AMOUNT</b>
Utilize a man lift and saw crew to safely remove limbs that may interfere with overhead power lines. Saw cut, lower, and remove the remaining large oak tree as well as the smaller oak. All debris, including the tree trunks, will be hauled off-site and transported to the North River Ranch burn pile. Stumps to be saw cut as close to ground level as possible.  Equipment : Man lift Skid Steer	1	1	\$3,860.00

**Total : \$3,860.00**

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

<b>TERMS</b>
--------------

Bid price (as shown) for work described above is \$3860.00 Upon execution, it constitutes a binding purchase order.

\_\_\_\_\_  
**Signature of Acceptance**

\_\_\_\_\_  
**Signature of Acceptance**



---

# **North River Ranch Improvement Stewardship District**

Maddtraxx Proposal for Riverfield Ditch Clearing



# PROPOSAL

<b>DATE</b>	1/29/2026
<b>PAYMENT TERMS</b>	NET 30
<b>PO NUMBER</b>	012926Clearing

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

**AREA 204 - Earthwork**

<b>BILL TO</b>
North River Ranch

<b>JOB</b>
Brazilian Pepper Clearing


<b>SCOPE</b>	<b>QUANTITY</b>	<b>RATE</b>	<b>AMOUNT</b>
Saw cut and remove all Brazilian pepper along the ditch slope down to the waterline. All debris will be hauled off site to an approved burn pile. Upon completion, the ditch slope will be weed-eaten down to the waterline to allow for easier long-term maintenance following treatment. Stumps to be sprayed with Garlon 4 herbicide to prevent regrowth of Brazilian Pepper. Pile of dirt left over from previous construction to be loaded and hauled away.  Equipment to be utilized : Mini Excavator Pick Up and Dump Trailer Chainsaws Weed-Eaters	1	1	\$4,760.00

**Total : \$4,760.00**

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

<b>TERMS</b>
--------------

Bid price (as shown) for work described above is \$4760. Upon execution, it constitutes a binding purchase order.

  
 \_\_\_\_\_  
**Signature of Acceptance**

\_\_\_\_\_  
**Signature of Acceptance**



---

# **North River Ranch Improvement Stewardship District**

**Maddtraxx Proposal  
for Wildleaf Wetland Tree Work**



# PROPOSAL

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

<b>DATE</b>	3/16/2026
<b>PAYMENT TERMS</b>	NET 30
<b>PO NUMBER</b>	031626LongmeadowTree

<b>BILL TO</b>
North River Ranch ISD

<b>JOB</b>
Wildleaf Wetland Tree Work

SCOPE	QUANTITY	RATE	AMOUNT
Cut and drop two (2) large dead trees.  Cut down two (2) additional oak trees to the stump and attempt to reposition them upright using a skid steer for aesthetic purposes.  Provide all necessary equipment and labor, including a skid steer, chainsaws, and a two-man crew	1	1	\$1,650.00

**Total : \$1,650.00**

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

**TERMS**

Bid price (as shown) for work described above is \$1650.00 Upon execution, it constitutes a binding purchase order.

**Pete Williams 3/24/26**

Signature of Acceptance

Signature of Acceptance



---

# **North River Ranch Improvement Stewardship District**

Premier Outdoor Lighting Proposal  
for Monument Repairs



NRR O/M


SERVICE DATE	INVOICE NO.
2/13/2026	PROPOSAL

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

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

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

DESIGNER
4/3/2026

DESCRIPTION	QUANTITY	PRICE
2/13/26 Labor - 2 man crew: replaced 7 RS fixtures at Brightwood amenity center; repaired lights at Camp Creek entrance; need to return with 4 fixtures and 7 tops for lights; located and repaired multiple wire cuts.	5.25	997.50
Trip Charge		40.00
MR-16 LAMP	7	181.93
RS LIGHT	7	769.93
12/2 LANDSCAPE CABLE /FT	80	151.20
MISC SUPPLIES (Wire connection hardware, wire tape, etc.)		32.11
Technicians: Andrew, Rick and John		
<p>Approved and accepted            by:             Pete Williams, Chairman            Date: 3/5/26</p>		

Thank you for your business!

3% processing fee for all credit/debit card payments.

Zelle: office@premieroutdoorlighting.com

<b>Total</b>	\$2,172.67
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,172.67



---

# **North River Ranch Improvement Stewardship District**

S&G Pools Proposal for Brightwood Pool  
Phosphate and Filter Replacement

# ESTIMATE

S & G Pools  
P.O. Box 52124  
Sarasota, FL 34232

sgpools1@gmail.com  
+1 (941) 447-6839

NRR O/M



## North River Ranch Brightwood

### Bill to

North Rich Ranch Brightwood  
Fieldstone CDD  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 31287

### Ship to

North Rich Ranch Brightwood  
Fieldstone CDD  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 31287

### Estimate details

Estimate no.: 1052  
Estimate date: 03/11/2026  
Expiration date: 04/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Phosphate Treatment		1	\$175.00	\$175.00
2.	Replacement	DE Grids	60	\$30.00	\$1,800.00
3.	Labor		1	\$250.00	\$250.00
				<b>Total</b>	<b>\$2,225.00</b>

Expiry date 04/11/2026

Accepted date **3/11/26**

Accepted by **Pete Williams**



---

# **North River Ranch Improvement Stewardship District**

S&G Pools Proposal for Riverfield Pool  
Phosphate and Filter Replacement

# ESTIMATE

S & G Pools  
P.O Box 52124  
Sarasota, FL 34232

sgpools1@gmail.com  
+1 (941) 447-6839



**Bill to**  
North River Ranch -Riverfeild  
Fieldstone CDD  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 32817

**Ship to**  
North River Ranch -Riverfeild  
Fieldstone CDD  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 32817

### Estimate details

Estimate no.: 1053  
Estimate date: 03/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Phosphate Treatment</b>		1	\$175.00	\$175.00
2.	<b>Replacement</b>	DE Grides	38	\$30.00	\$1,140.00
3.	<b>Labor</b>		1	\$250.00	\$250.00
				<b>Total</b>	<b>\$1,565.00</b>

Accepted date 3/11/26

Accepted by Pete Williams



---

# **North River Ranch Improvement Stewardship District**

**Stantec Letter of Recommendation  
for Contractor for Phase IV-C2**



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

April 1, 2026

Via: E-Mail ([carvalhov@pfm.com](mailto: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 have evaluated the difference in the contractor's excavation estimates and now feel comfortable recommending award. During our evaluation we saw that the total amount of excavation (lot fill plus stock pile) was similar for both contractors. Furthermore, the pay items are "Lump Sum" items, so any difference in the estimate will not be the responsibility of the District.

Therefore, we recommend that North River Ranch Improvement Stewardship District award the contract to Fredrick Derr & Company for the total amount of \$5,582,622.90.

If you have any questions or comments, please contact our office. Otherwise please affirm the award based on the power delegated to you in this matter during the March 11<sup>th</sup>, 2026 Board of Supervisors meeting by signing on the line provided below.

Sincerely,

**Stantec Consulting Services Inc.**

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

**Design with community in mind**

04/01/2026 - AMCCARTNEY  
\\Us0227-ppfs01\workgroup\2156\active\215616746\civil\construction\_phase\_documents\contract\_docs\nrr\_ph\_4\_c2\contract\_docs\working\let\_p-williams\_nrrsd\_nrr-ph-4-c2\_rcmndtn-letter\_fred-derr\_rae\_202603XX.docx



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

Approved by **Mr. Pete Williams, Chairman**, NRRISD Board

A handwritten signature in blue ink, appearing to be "Pete Williams", written over a horizontal line.

, Date 4/3/24

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
<b>TOTAL =</b>	<b>\$ 5,582,622.90</b>	<b>\$ 5,589,900.00</b>

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

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

Unit	QTY	CONTR. QTY	Description	FREDERICK DERR AND COMPANY		RIPA AND ASSOCIATES	
				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
			<b>Subtotal =</b>	\$	1,042,265.50	<b>Subtotal =</b>	\$ 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 shall 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
				<b>Subtotal =</b>	<b>\$ 965,824.25</b>	<b>Subtotal =</b>	<b>\$ 1,074,924.00</b>

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

**PROJECT:** North River Ranch PhIV-C2  
IC Storm Drainage

Unit	QTY	CONTR. QTY	Description	FREDERICK DERR AND COMPANY		RIPA AND ASSOCIATES	
				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
<b>Subtotal =</b>				\$	1,203,065.25	<b>Subtotal =</b>	\$ 1,075,361.70

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

**PROJECT:** North River Ranch PhIV-C2  
ID Misc Items

Unit	QTY	CONTR. QTY	Description	FREDERICK DERR AND COMPANY		RIPA AND ASSOCIATES	
				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
<b>Subtotal =</b>				\$	129,430.00	<b>Subtotal =</b>	\$ 216,850.00

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

**PROJECT:** North River Ranch PhIV-C2  
IIA Water Distribution

Unit	QTY	CONTR. QTY	Description	FREDERICK DERR AND COMPANY		RIPA AND ASSOCIATES	
				Unit Price	Total Amount	Unit Price	Total Amount
EA	3		Connect to Existing 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" 45° Bend	\$ 619.00	\$ 3,095.00	\$ 680.00	\$ 3,400.00
EA	42		8" 22-1/2° 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
				<b>Subtotal =</b>	<b>\$ 716,991.75</b>	<b>Subtotal =</b>	<b>\$ 686,709.50</b>

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

**PROJECT:** North River Ranch PhIV-C2  
IIB Sanitary Sewer

Unit	QTY	CONTR. QTY	Description	FREDERICK DERR AND COMPANY		RIPA AND ASSOCIATES	
				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
<b>Subtotal =</b>				<b>\$</b>	<b>1,018,722.30</b>	<b>\$</b>	<b>866,712.35</b>

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

**PROJECT:** North River Ranch PhIV-C2  
IIC Reclaimed Water

Unit	QTY	CONTR. QTY	Description	FREDERICK DERR AND COMPANY		RIPA AND ASSOCIATES	
				Unit Price	Total Amount	Unit Price	Total Amount
EA	3		Connect to Existing 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
<b>Subtotal =</b>				<b>\$</b>	<b>506,323.85</b>	<b>Subtotal =</b>	<b>\$ 473,559.75</b>



---

# **North River Ranch Improvement Stewardship District**

Symbiont Service Proposal  
for Pool Heater Maintenance Plan



Symbiont Service Corp.  
 4372 North Access Road  
 Englewood, FL 34224

Phone: (941) 474-9306  
 Fax: (941) 473-9306  
<https://symbiontservice.com/>

**NRR O/M**

Bill to  
**NRR ISD C/O PFM Group Consulting  
 LLC**  
 3501 Quadrangle Blvd  
 Suite 270  
 Orlando, FL 32817

Ship to  
**Camp Creek Amenity**  
 11615 Camp Creek Trail  
 Parrish, FL 34219

**Invoice #: SA 3546-  
 0226-Q11**

Invoice Due Date: 3/30/2026

Item	Description	Quantity	Price	Amount
000037	PM1 WS PH - PH215/PH250/PH300 Agreement - 1st Unit	1	\$230.00	\$230.00
000038	PM1 WS PH - PH215/PH250/PH300 Agreement - Additional Units	4	\$200.00	\$800.00
000048	Additional charge required for PM - Difficult Access/Additional tech required for large job and/or lake screen pull.	1	\$200.00	\$200.00
PM-Quote-1	<p>SA-Payment of this invoice will activate your planned maintenance agreement for one (1) visit per year.</p> <p>The contract is valid for the term of 1 year with discounts on parts and labor throughout that year.</p> <p>*Additional Service Calls not included during the term of this year if unrelated to maintenance contract.</p> <p>*Filters are not included in contract pricing.</p> <p>*Agreement is activated upon payment received and automatically renewed by payment of invoice each year.</p>	1	\$0.00	\$0.00

Billing Schedule Notes  
 Pool Heater Maintenance 1x/year on 5 Symbiont geothermal units- ( 5x: PH215) - 2 Technicians required due to size

Subtotal: \$1,230.00  
 Tax: \$0.00  
 Total: \$1,230.00



Symbiont Service Corp.  
4372 North Access Road  
Englewood, FL 34224

Phone: (941) 474-9306  
Fax: (941) 473-9306  
<https://symbiontservice.com/>

Payments:	\$0.00
Balance Due:	\$1,230.00

Approved and accepted by:   
Pete Williams, Chairman  
Date: 3/25/26

---



---

# **North River Ranch Improvement Stewardship District**

Yellowstone Proposal for Fort Hamer Median  
Plant Replacements



Proposal #: 677879

Date: 3/19/2026

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

**Ft. Hamer Rd. Median Plant Replacements Revised**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Plant Installation	16	\$70.00	\$1,120.00
Downy Jasmine 3g	40	\$19.00	\$760.00
Dwarf Walters Viburnum 3g	45	\$19.00	\$855.00
Blue Daze 1g	39	\$7.00	\$273.00
Variegated Confederate Jasmine 1g	83	\$6.00	\$498.00
Dwarf Podocarpus 7g	3	\$85.00	\$255.00
Thryallis	22	\$19.00	\$418.00
Mulch Coco Brown	50	\$7.50	\$375.00


**Note: Price went up a little due to new prices on material.**

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

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

**AUTHORIZATION TO PERFORM WORK:**

By Pete Williams

  
Print Name/Title

Date 3/24

North River Ranch Stewardship District - Zone One

Subtotal	\$4,554.00
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$4,554.00</b>

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

Yellowstone Proposal for Richmond Trail  
Sabal Palm Replacement



NRR O/M

Proposal #: 674911

Date: 3/13/2026

From: Rafael Garcia

Proposal for North River Ranch Stewardship District - Zone Two

LOCATION OF PROPERTY
8400 Arrowcreek Drive
Parish, FL 34219

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

Replant Sabal Palm

Table with 3 columns: DESCRIPTION, QTY, AMOUNT. Rows include Palm - Sabal (Cabbage) - 10 ft B&B - 10 ft B&B Tree Installation, Palm Tree Brace, and 2x4 Tree Stakes.

This Proposal is to install one sabal palm and any irrigation adjustments.

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.

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...

AUTHORIZATION TO PERFORM WORK:

By [Signature]

Pete Williams

Print Name/Title

Date 3/13/26

North River Ranch Stewardship District - Zone Two

Summary table with Subtotal (\$720.00), Sales Tax (\$0.00), and Proposal Total (\$720.00).

THIS IS NOT AN INVOICE



---

# **North River Ranch Improvement Stewardship District**

Yellowstone Proposal for Viburnum Replanting  
on Wappinger Way



NRR O/M Zone 2

Proposal #: 677769

Date: 3/19/2026

From: Rafael Garcia

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

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

**LOCATION OF PROPERTY**

8400 Arrowcreek Drive  
 Parish, FL 34219

**Viburnum Sweet Replanting Shell Path**

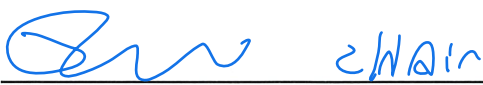
DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	8	\$70.00	\$560.00
Viburnum - Sweet (Odoratissimum) - 3 gal	30	\$19.00	\$570.00

This Proposal is to remove dead Viburnum Sweet and replace them with 3gal along the Shell Path on Zone Two.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By Pete Williams  
  
 Print Name/Title

Date 3/24/26  
 North River Ranch Stewardship District - Zone Two

Subtotal	\$1,130.00
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$1,130.00</b>

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

Yellowstone Proposal for Additional Viburnum  
Replanting on Wappinger Way



NRR O/M

**Proposal #: 684090**

Date: 4/1/2026

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

**Viburnum Sweet Replanting Shell Path**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	3	\$70.00	\$210.00
Sweet Odoratissimun Viburnum	8	\$19.00	\$152.00

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

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

**AUTHORIZATION TO PERFORM WORK:**

By Pete Williams 4/6/26

Print Name/Title

Date 4/1/26

**North River Ranch Stewardship District - Zone Two**

<b>Subtotal</b>	<b>\$362.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$362.00</b>

**THIS IS NOT AN INVOICE**



---

# **North River Ranch Improvement Stewardship District**

Payment Authorizations Nos. 168 – 170

## NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

### Payment Authorizations 168 - 170

PA #	Description	Amount	Total
168	Advanced Aquatic Services	\$ 8,529.00	
	Alsco Uniforms	\$ 62.07	
	Aqua Plumbing & Air	\$ 189.00	
	Ballenger Landcare	\$ 750.00	
	Clean Sweep Parking Lot Maintenance	\$ 180.00	
	David Kersey	\$ 1,625.00	
	Doody Free 941	\$ 1,092.00	
	Frontier	\$ 141.42	
		\$ 99.94	
		\$ 859.73	
		\$ 202.01	
	Impact Landscaping & Irrigation	\$ 17,231.19	
		\$ 10,380.23	
		\$ 6,516.32	
		\$ 7,091.89	
		\$ 664.00	
		\$ 299.50	
	Jan-Pro of Manasota	\$ 3,595.00	
		\$ 128.75	
		\$ 200.85	
		\$ 1,766.35	
		\$ 1,814.84	
	KS StateBank	\$ 2,227.85	
	Kutak Rock	\$ 3,390.50	
	Lewis Consulting Services	\$ 300.00	
	Neal Land & Neighborhoods	\$ 13,500.00	

	<b>PFM Group Consulting</b>	<b>\$ 28.24</b>	
	<b>Peace River Electric Cooperative</b>	<b>\$ 1,182.49</b>	
	<b>Rayco Electric</b>	<b>\$ 1,176.26</b>	
		<b>\$ 199.80</b>	
	<b>Safetouch</b>	<b>\$ 2,449.80</b>	
		<b>\$ 2,697.00</b>	
		<b>\$ 450.00</b>	
		<b>\$ 2,507.00</b>	
		<b>\$ 450.00</b>	
		<b>\$ 1,617.00</b>	
		<b>\$ 18,000.00</b>	
	<b>S&amp;G Pools</b>	<b>\$ 2,675.00</b>	
		<b>\$ 1,650.00</b>	
		<b>\$ 1,282.60</b>	
	<b>Southern Automated Access Services</b>	<b>\$ 230.00</b>	
	<b>Steadfast Alliance</b>	<b>\$ 13,240.00</b>	
	<b>TieTechnology</b>	<b>\$ 85.30</b>	
	<b>Tropic Oil Company</b>	<b>\$ 1,262.42</b>	
	<b>United Rentals</b>	<b>\$ 708.00</b>	
	<b>Valley National Bank</b>	<b>\$ 10,432.02</b>	
	<b>Verizon Business</b>	<b>\$ 229.92</b>	
	<b>Vglobal Tech</b>	<b>\$ 200.00</b>	
	<b>WTS International</b>	<b>\$ 2,924.25</b>	
		<b>\$ 1,287.00</b>	
	<b>Yellowstone Landscape</b>	<b>\$ 9,021.00</b>	
		<b>\$ 12,250.00</b>	
			<b>\$171,072.54</b>
<b>169</b>	<b>AlSCO Uniforms</b>	<b>\$ 62.07</b>	
	<b>Clearview Land Design</b>	<b>\$ 250.00</b>	
		<b>\$ 1,848.87</b>	
		<b>\$ 240.00</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 800.00</b>	

		\$ 1,250.00	
		\$ 35.00	
	<b>Dex Imaging</b>	\$ 427.53	
	<b>Frontier</b>	\$ 114.98	
		\$ 114.98	
		\$ 114.98	
	<b>Impact Landscaping &amp; Irrigation</b>	\$ 3,307.65	
		\$ 428.05	
		\$ 1,067.80	
		\$ 33,750.00	
		\$ 825.00	
		\$ 825.00	
		\$ 2,811.00	
	<b>Jan-Pro of Manasota</b>	\$ 222.02	
		\$ 120.78	
		\$ 290.95	
	<b>Jones &amp; Sons</b>	\$ 250.00	
		\$ 340.00	
		\$ 80.00	
		\$ 80.00	
		\$ 25.00	
		\$ 75.00	
		\$ 20.00	
		\$ 20.00	
	<b>MaddTraxx</b>	\$ 3,400.00	
	<b>PFM Group Consulting</b>	\$ 96.30	
		\$ 6,708.33	
	<b>Rayco Electric</b>	\$ 200.00	
	<b>Stand Out Pool + Patio</b>	\$ 1,498.00	
	<b>Supervisor Fees</b>	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	<b>United Rentals</b>	\$ 1,583.00	
	<b>WTS International</b>	\$ 7,891.51	
		\$ 29.77	

			<b>\$72,203.57</b>
<b>170</b>	<b>AlSCO Uniforms</b>	<b>\$ 62.07</b>	
	<b>Daystar Exterior Cleaning</b>	<b>\$ 8,520.95</b>	
	<b>GreatAmerica Financial Services</b>	<b>\$ 416.30</b>	
	<b>Jones &amp; Sons</b>	<b>\$ 125.00</b>	
		<b>\$ 80.00</b>	
		<b>\$ 150.00</b>	
		<b>\$ 80.00</b>	
		<b>\$ 125.00</b>	
		<b>\$ 25.00</b>	
	<b>Premier Outdoor Lighting</b>	<b>\$ 2,172.67</b>	
	<b>Spectrum Business</b>	<b>\$ 148.02</b>	
	<b>WTS International</b>	<b>\$ 3,889.57</b>	
	<b>Yellowstone Landscape</b>	<b>\$ 725.00</b>	
		<b>\$ 690.00</b>	
		<b>\$ 1,760.00</b>	
		<b>\$ 87.65</b>	
		<b>\$ 1,900.00</b>	
		<b>\$ 595.00</b>	
			<b>\$21,552.23</b>
		<b>Total</b>	<b>\$264,828.34</b>



---

# **North River Ranch Improvement Stewardship District**

Funding Requests Nos. 657 – 669

Funding Requests 657 - 669

FR #	Description	Amount	Total
657			
Phase Deer Park	Frederick Derr and Company	\$216,588.33	
			\$216,588.33
658			
Phase Amenity	GeoPoint Surveying	\$ 2,850.00	
			\$2,850.00
659			
Phase Morgan's Glen	Southern Land Services of Southwest FL	\$ 375.00	
			\$375.00
660			
Neighborhood Infrastructure (Phases4C-1, 4E/f, IIIA Townhomes)	Southern Land Services of Towhomes of SW FL	\$ 375.00	
			\$375.00
661			
Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)	Clearview Land Design	\$ 975.00	
		\$ 15,317.50	
		\$ 506.25	
		\$ 2,810.00	
		\$ 2,000.00	
		\$ 105.00	
		\$ 735.00	
	Southern Landscap Services of SW Florida	\$ 375.00	
			\$22,823.75
662			
Phase Jones Buckeye	Clearview Land Design	\$ 15,510.00	
			\$15,510.00
663			
Phase Morgan's Glen	Southern Land Services of Southwest FL	\$ 375.00	
			\$375.00
664			
Phase Amenity	Clearview Land Design	\$ 1,529.50	
		\$ 6,805.00	
			\$8,334.50
665			
Phase Ft Hamer	Baldwin Group	\$ 905.41	
		\$ 811.59	
		\$ 42.08	
		\$ 57.92	
	Booth Design Group	\$ 3,000.00	
			4,817.00
666			
Phase 1	Baldwin Group	\$ 139.28	
		\$ 148.72	
		\$ 838.77	
		\$ 1,056.23	
		\$ 55.33	
		\$ 69.67	
		\$ 164.43	
		\$ 175.57	
			\$2,648.00
667			
Phase 2	Stantec Consulting Services	\$ 3,524.00	

	<b>Steadfast Alliance</b>	<b>\$ 60,943.80</b>	
			<b>\$64,467.80</b>
<b>668</b>			
<b>Phase Jones Buckeye</b>	<b>Stantec Consulting Services</b>	<b>\$ 1,850.00</b>	
			<b>\$1,850.00</b>
<b>669</b>			
<b>Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes)</b>	<b>Amerritt</b>	<b>\$ 3,000.00</b>	
		<b>\$ 1,800.00</b>	
			<b>\$4,800.00</b>
		<b>Grand Total</b>	<b>\$345,814.38</b>



---

# **North River Ranch Improvement Stewardship District**

## **District Financial Statements**



# North River Ranch Improvement Stewardship District

## February 2026 Financial Package

February 28, 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 2/28/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$ 1,704,816.00										\$ 1,704,816.00
Accounts Receivable	205.88										205.88
On-Roll Assessments Receivable	88,692.79										88,692.79
Off-Roll Assessments Receivable	484,490.04										484,490.04
Prepaid Expenses	2,302.27										2,302.27
Deposits	12,108.28										12,108.28
Assessments Receivable		\$ 30,818.93									30,818.93
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,447.89									89,447.89
Revenue (Series 2019)		732,992.14									732,992.14
Revenue (Series 2019-MG)		372,705.33									372,705.33
Prepayment A1 (Series 2019)		1.75									1.75
Prepayment A1 (Series 2019-MG)		2,819.15									2,819.15
Assessments Receivable			\$ 9,863.98								9,863.98
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			485,133.58								485,133.58
On-Roll Assessments Receivable				\$ 33,220.90							33,220.90
Off-Roll Assessments Receivable				233,638.25							233,638.25
Debt Service Reserve A1 (Series 2023-1)				742,608.93							742,608.93
Debt Service Reserve A2 (Series 2023-1)				773,975.95							773,975.95
Debt Service Reserve A (Series 2023-2)				641,697.57							641,697.57
Revenue (Series 2023-1)				1,199,038.87							1,199,038.87
Interest A2 (Series 2023-1)				6,427.97							6,427.97
Prepayment A1 (Series 2023-1)				3,688.70							3,688.70
Prepayment A2 (Series 2023-1)				918,097.94							918,097.94
Prepayment A (Series 2023-2)				2,061.48							2,061.48
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				121,219.39							121,219.39
Capitalized Interest A (Series 2023-2)					\$ 783,197.93						783,197.93
Debt Service Reserve (Series 2023B)					391.51						391.51
Prepayment (Series 2023B)					92,399.10						92,399.10
Capitalized Interest (Series 2023B)						\$ 1,176,335.44					1,176,335.44
Accounts Receivable - Due from Developer						69,816.02					69,816.02
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							\$ 26,119.22				26,119.22
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infr								\$ 389.21			389.21
Acquisition/Constr - Master Infrastructu								456.52			456.52
Acquisition/Constr (Series 2023-2)								12.52			12.52
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									\$ 713.99		713.99
<b>Total Current Assets</b>	<b>\$ 2,292,615.26</b>	<b>\$ 1,394,842.07</b>	<b>\$ 719,047.56</b>	<b>\$ 4,675,676.04</b>	<b>\$ 875,988.54</b>	<b>\$ 1,246,377.22</b>	<b>\$ 26,497.67</b>	<b>\$ 1,411.02</b>	<b>\$ 713.99</b>	<b>\$ -</b>	<b>\$ 11,233,169.37</b>



**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 2/28/2026

	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
<b>Investments</b>											
Amount Available in Debt Service Funds										\$ 7,358,012.15	\$ 7,358,012.15
Amount To Be Provided										55,406,987.85	55,406,987.85
Total Investments	\$	\$	\$	\$	\$ -	\$	\$	\$	\$	\$ 62,765,000.00	\$ 62,765,000.00
<b>Total Assets</b>	<u>\$ 2,292,615.26</u>	<u>\$ 1,394,842.07</u>	<u>\$ 719,047.56</u>	<u>\$ 4,675,676.04</u>	<u>\$ 875,988.54</u>	<u>\$ 1,246,377.22</u>	<u>\$ 26,497.67</u>	<u>\$ 1,411.02</u>	<u>\$ 713.99</u>	<u>\$ 62,765,000.00</u>	<u>\$ 73,998,169.37</u>
<b>Liabilities and Net Assets</b>											
<b>Current Liabilities</b>											
Accounts Payable	\$ 55,902.73										\$ 55,902.73
Deferred Revenue	69,816.02										69,816.02
Deferred Revenue - On-Roll	205.88										205.88
Deferred Revenue - Off-Roll	88,692.79										88,692.79
Deferred Revenue	484,490.04										484,490.04
Deferred Revenue		\$ 30,818.93									30,818.93
Deferred Revenue			\$ 9,863.98								9,863.98
Accounts Payable				\$ 266,859.15							266,859.15
Retainage Payable						\$ 1,246,151.46					1,246,151.46
Deferred Revenue						107,721.88					107,721.88
Accounts Payable						1,176,335.44					1,176,335.44
Accounts Payable							\$ 375.00				375.00
Retainage Payable								\$ 127,547.94			127,547.94
Retainage Payable									\$ 51,682.08		51,682.08
Total Current Liabilities	\$ 699,107.46	\$ 30,818.93	\$ 9,863.98	\$ 266,859.15	\$ -	\$ 2,530,208.78	\$ 375.00	\$ 127,547.94	\$ 51,682.08	\$ -	\$ 3,716,463.32
<b>Long Term Liabilities</b>											
Revenue Bonds Payable - Long-Term										\$ 62,765,000.00	\$ 62,765,000.00
Total Long Term Liabilities	\$	\$	\$	\$	\$ -	\$	\$	\$	\$	\$ 62,765,000.00	\$ 62,765,000.00
<b>Total Liabilities</b>	<u>\$ 699,107.46</u>	<u>\$ 30,818.93</u>	<u>\$ 9,863.98</u>	<u>\$ 266,859.15</u>	<u>\$ -</u>	<u>\$ 2,530,208.78</u>	<u>\$ 375.00</u>	<u>\$ 127,547.94</u>	<u>\$ 51,682.08</u>	<u>\$ 62,765,000.00</u>	<u>\$ 66,481,463.32</u>



**North River Ranch Improvement SD**  
 Statement of Financial Position  
 As of 2/28/2026

	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
<b>Net Assets</b>											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted	1,819,194.60										1,819,194.60
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		522,385.03									522,385.03
Net Assets, Unrestricted			\$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(416,199.06)								(416,199.06)
Net Assets, Unrestricted				\$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,081,751.49)							(1,081,751.49)
Net Assets, Unrestricted					\$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(381,279.77)						(381,279.77)
Net Assets, Unrestricted						\$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(1,106,986.13)					(1,106,986.13)
Net Assets, Unrestricted							\$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(2,345.05)				(2,345.05)
Net Assets, Unrestricted								\$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								(35,607.84)			(35,607.84)
Net Assets, Unrestricted									\$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,787.61		152,787.61
<b>Total Net Assets</b>	<u>\$ 1,593,507.80</u>	<u>\$ 1,364,023.14</u>	<u>\$ 709,183.58</u>	<u>\$ 4,408,816.89</u>	<u>\$ 875,988.54</u>	<u>\$ (1,283,831.56)</u>	<u>\$ 26,122.67</u>	<u>\$ (126,136.92)</u>	<u>\$ (50,968.09)</u>	<u>\$ -</u>	<u>\$ 7,516,706.05</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 2,292,615.26</u>	<u>\$ 1,394,842.07</u>	<u>\$ 719,047.56</u>	<u>\$ 4,675,676.04</u>	<u>\$ 875,988.54</u>	<u>\$ 1,246,377.22</u>	<u>\$ 26,497.67</u>	<u>\$ 1,411.02</u>	<u>\$ 713.99</u>	<u>\$ 62,765,000.00</u>	<u>\$ 73,998,169.37</u>



**North River Ranch Improvement SD**  
Statement of Activities  
As of 2/28/2026

	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
<b>Revenues</b>											
On-Roll Assessments	\$ 2,471,927.01										\$ 2,471,927.01
Off-Roll Assessments	1,082,019.38										1,082,019.38
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	92,184.13										92,184.13
Sales Tax Collection Allowance Revenue	\$0.18										0.18
Inter-Fund Transfers In	(9,584.00)										(9,584.00)
On-Roll Assessments		\$ 968,610.58									968,610.58
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 434,443.37								434,443.37
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				\$ 618,151.42							618,151.42
Off-Roll Assessments				498,366.86							498,366.86
Other Assessments				2,133,909.09							2,133,909.09
Developer Contributions						\$ 2,288,709.74					2,288,709.74
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
<b>Total Revenues</b>	<b>\$ 3,636,546.76</b>	<b>\$ 968,613.87</b>	<b>\$ 409,227.63</b>	<b>\$ 3,250,427.37</b>	<b>\$ -</b>	<b>\$ 2,298,290.45</b>	<b>\$ 28,543.49</b>	<b>\$ 36,080.23</b>	<b>\$ 154,755.45</b>	<b>\$ -</b>	<b>\$ 10,782,485.25</b>
<b>Expenses</b>											
Supervisor Fees	\$ 5,000.00										\$ 5,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	27,064.97										27,064.97
District Management	33,541.65										33,541.65
Field Management	15,000.00										15,000.00
Engineering	37,899.55										37,899.55
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	1,766.80										1,766.80
Telephone	930.89										930.89
Postage & Shipping	1,073.88										1,073.88
Copies	540.72										540.72
Legal Advertising	1,050.32										1,050.32
Miscellaneous	14,133.82										14,133.82
Office Supplies	1,126.78										1,126.78
Property Taxes	177.31										177.31
Web Site Maintenance	1,300.00										1,300.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	420.00										420.00
Dues, Licenses, and Fees	175.00										175.00
Security	5,252.89										5,252.89
Maintenance Staff	35,500.00										35,500.00
Lifestyle Staff	114,133.35										114,133.35
Resident Services	43,029.13										43,029.13
Electric	1,875.77										1,875.77
Clubhouse Electric	27,140.22										27,140.22
Clubhouse Water	21,069.63										21,069.63



**North River Ranch Improvement SD**  
 Statement of Activities  
 As of 2/28/2026

	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	\$ 15,014.88										\$ 15,014.88
Wetlands Monitoring	750.00										750.00
Amenity - Cable TV / Internet / Wi-Fi	24,386.80										24,386.80
Amenity - Irrigation Repairs	3,650.27										3,650.27
Amenity - Pool Maintenance	28,038.00										28,038.00
Amenity - Janitorial	73,461.09										73,461.09
Amenity - Pest Control	3,640.00										3,640.00
Amenity - Fitness Equipment Leasing	16,232.95										16,232.95
Amenity - Security Monitoring	12,684.40										12,684.40
Amenity - Firepits	995.09										995.09
Amenity - Gate Access and Maintenance	17,647.46										17,647.46
Amenity - Miscellaneous	862.84										862.84
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - AC Maintenance and Equipment	2,903.78										2,903.78
Amenity - Office Equipment Leasing	2,530.34										2,530.34
Amenity - Streetlight Leasing	50,041.68										50,041.68
Amenity - Canteen	3,495.23										3,495.23
Amenity - Repairs & Maintenance	3,179.19										3,179.19
Amenity - Operations	1,509.19										1,509.19
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	43,342.04										43,342.04
Lake Maintenance	41,658.00										41,658.00
Landscaping Maintenance & Material	420,603.15										420,603.15
Landscape Improvements	122,236.85										122,236.85
Contingency	17,778.40										17,778.40
Equipment Repair & Maintenance	2,945.05										2,945.05
Pest Control	410.00										410.00
Mulch	198,898.75										198,898.75
Monument Maintenance	15,250.02										15,250.02
Capital Expenditures	497.32										497.32
Street, Sidewalk, Curb Maintenance	12,335.00										12,335.00
Streetlight Leasing	22,555.47										22,555.47
Dog Park	6,067.65										6,067.65
Trailhead Maintenance	240.00										240.00
Developer Loan Repayment	107,796.61										107,796.61
Principal Payments - Series 2019-MG A1		\$ 95,000.00									95,000.00
Interest Payments - Series 2019		233,988.75									233,988.75
Interest Payments - Series 2019-MG A1		126,517.50									126,517.50
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				\$ 15,000.00							15,000.00
Principal Payments - Series 2023 (1) A2				3,220,000.00							3,220,000.00



**North River Ranch Improvement SD**  
Statement of Activities  
As of 2/28/2026

	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 Payments - Series 2023 (2) A				\$ 115,000.00							\$ 115,000.00
Interest Payments - Series 2023 (1) A1				301,370.00							301,370.00
Interest Payments - Series 2023 (1) A2				459,928.13							459,928.13
Interest Payments - Series 2023 (2) A				274,096.25							274,096.25
Principal Payment - Series 2023B					\$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						\$ 189,973.51					189,973.51
Contingency						3,215,303.08					3,215,303.08
Engineering							\$ 232.50				232.50
Contingency							31,073.73				31,073.73
Engineering								\$ 4,462.00			4,462.00
Contingency								67,523.13			67,523.13
Contingency									\$ 1,976.67		1,976.67
<b>Total Expenses</b>	<b>\$ 1,838,838.08</b>	<b>\$ 455,506.25</b>	<b>\$ 833,537.50</b>	<b>\$ 4,385,394.38</b>	<b>\$ 393,520.00</b>	<b>\$ 3,405,276.59</b>	<b>\$ 31,306.23</b>	<b>\$ 71,985.13</b>	<b>\$ 1,976.67</b>	<b>\$ -</b>	<b>\$ 11,417,340.83</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>											
Interest Income	\$ 21,485.92										\$ 21,485.92
Dividend Income		\$ 9,277.41									9,277.41
Dividend Income			\$ 8,110.81								8,110.81
Dividend Income				\$ 53,215.52							53,215.52
Dividend Income					\$ 12,240.23						12,240.23
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 417.69				417.69
Dividend Income								\$ 297.06			297.06
Dividend Income									\$ 8.83		8.83
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 21,485.92</b>	<b>\$ 9,277.41</b>	<b>\$ 8,110.81</b>	<b>\$ 53,215.52</b>	<b>\$ 12,240.23</b>	<b>\$ 0.01</b>	<b>\$ 417.69</b>	<b>\$ 297.06</b>	<b>\$ 8.83</b>	<b>\$ -</b>	<b>\$ 105,053.48</b>
<b>Change In Net Assets</b>	<b>\$ 1,819,194.60</b>	<b>\$ 522,385.03</b>	<b>\$ (416,199.06)</b>	<b>\$ (1,081,751.49)</b>	<b>\$ (381,279.77)</b>	<b>\$ (1,106,986.13)</b>	<b>\$ (2,345.05)</b>	<b>\$ (35,607.84)</b>	<b>\$ 152,787.61</b>	<b>\$ -</b>	<b>\$ (529,802.10)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ (225,686.80)</b>	<b>\$ 841,638.11</b>	<b>\$ 1,125,382.64</b>	<b>\$ 5,490,568.38</b>	<b>\$ 1,257,268.31</b>	<b>\$ (176,845.43)</b>	<b>\$ 28,467.72</b>	<b>\$ (90,529.08)</b>	<b>\$ (203,755.70)</b>	<b>\$ -</b>	<b>\$ 8,046,508.15</b>
<b>Net Assets At End Of Year</b>	<b>\$ 1,593,507.80</b>	<b>\$ 1,364,023.14</b>	<b>\$ 709,183.58</b>	<b>\$ 4,408,816.89</b>	<b>\$ 875,988.54</b>	<b>\$ (1,283,831.56)</b>	<b>\$ 26,122.67</b>	<b>\$ (126,136.92)</b>	<b>\$ (50,968.09)</b>	<b>\$ -</b>	<b>\$ 7,516,706.05</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Revenues</b>					
On-Roll Assessments	\$ 2,471,927.01	\$ 1,066,924.73	\$ 1,405,002.28	\$ 2,560,619.36	96.54%
Off-Roll Assessments	1,082,019.38	652,712.26	429,307.12	1,566,509.42	69.07%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	92,184.13	10,333.33	81,850.80	24,800.00	371.71%
Sales Tax Collection Allowance Revenue	0.18	-	0.18	-	
<b>Net Revenues</b>	<b>\$ 3,646,130.76</b>	<b>\$ 1,729,970.32</b>	<b>\$ 1,916,160.44</b>	<b>\$ 4,151,928.78</b>	<b>87.82%</b>
<b>Expenditures</b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 12,000.00	41.67%
Public Officials' Liability Insurance	11,203.00	4,667.92	6,535.08	11,203.00	100.00%
Trustee Services	27,064.97	13,022.92	14,042.05	31,255.00	86.59%
District Management	33,541.65	33,541.67	(0.02)	80,500.00	41.67%
Field Management	15,000.00	31,250.00	(16,250.00)	75,000.00	20.00%
Engineering	37,899.55	25,000.00	12,899.55	60,000.00	63.17%
Disclosure	7,500.00	12,500.00	(5,000.00)	30,000.00	25.00%
District Counsel	6,338.90	9,166.67	(2,827.77)	22,000.00	28.81%
Assessment Administration	25,000.00	10,416.67	14,583.33	25,000.00	100.00%
Reamortization Schedules	-	1,041.67	(1,041.67)	2,500.00	0.00%
Audit	-	3,125.00	(3,125.00)	7,500.00	0.00%
Arbitrage Calculation	-	1,250.00	(1,250.00)	3,000.00	0.00%
Tax Preparation	-	63.55	(63.55)	152.52	0.00%
Travel and Per Diem	1,766.80	1,250.00	516.80	3,000.00	58.89%
Telephone	930.89	833.33	97.56	2,000.00	46.54%
Postage & Shipping	1,073.88	1,250.00	(176.12)	3,000.00	35.80%
Copies	540.72	416.67	124.05	1,000.00	54.07%
Legal Advertising	1,050.32	2,083.33	(1,033.01)	5,000.00	21.01%
Miscellaneous	14,133.82	16,308.29	(2,174.47)	39,140.00	36.11%
Office Supplies	1,126.78	1,250.00	(123.22)	3,000.00	37.56%
Property Taxes	177.31	125.00	52.31	300.00	59.10%
Web Site Maintenance	1,300.00	1,500.00	(200.00)	3,600.00	36.11%
Holiday Decorations	36,600.00	16,666.67	19,933.33	40,000.00	91.50%
Help Desk	420.00	520.83	(100.83)	1,250.00	33.60%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Security	5,252.89	833.33	4,419.56	2,000.00	262.64%
Maintenance Staff	35,500.00	54,166.67	(18,666.67)	130,000.00	27.31%
Lifestyle Staff	114,133.35	114,375.90	(242.55)	274,502.15	41.58%
Resident Services	43,029.13	33,333.33	9,695.80	80,000.00	53.79%
Developer Loan Repayment	107,796.61	44,915.25	62,881.36	107,796.61	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 533,555.57</b>	<b>\$ 439,947.59</b>	<b>\$ 93,607.98</b>	<b>\$ 1,055,874.28</b>	<b>50.53%</b>



**North River Ranch Improvement SD**  
 Budget to Actual  
 For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Field Operations</b>					
Electric	\$ 1,875.77	\$ 2,083.33	\$ (207.56)	\$ 5,000.00	37.52%
Water Reclaimed	15,014.88	16,666.67	(1,651.79)	40,000.00	37.54%
Wetland Monitoring	750.00	208.33	541.67	500.00	150.00%
Stormwater - Repair and Maintenance	-	2,604.17	(2,604.17)	6,250.00	0.00%
Equipment Rental	-	1,041.67	(1,041.67)	2,500.00	0.00%
General Insurance	11,203.00	4,667.92	6,535.08	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	30,292.92	42,410.08	72,703.00	100.00%
Other Insurance	500.00	208.33	291.67	500.00	100.00%
Irrigation	43,342.04	39,583.33	3,758.71	95,000.00	45.62%
Lake Maintenance	41,658.00	41,666.67	(8.67)	100,000.00	41.66%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	45,105.00	45,105.00	-	108,252.00	41.67%
Zone 2 - Riverfield SF - Yellowstone	63,650.00	64,250.00	(600.00)	154,200.00	41.28%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	86,155.95	89,583.33	(3,427.38)	215,000.00	40.07%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	70,001.15	70,833.33	(832.18)	170,000.00	41.18%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	32,581.60	32,581.65	(0.05)	78,195.95	41.67%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	41,659.45	43,750.00	(2,090.55)	105,000.00	39.68%
Zone 7 - Crescent Creek - Steadfast Alliance	66,200.00	66,200.00	-	158,880.00	41.67%
Zone 8 - Phase 2 - Southern Land Services	15,250.00	16,666.67	(1,416.67)	40,000.00	38.13%
Landscape Improvements / Replacement	122,236.85	83,333.33	38,903.52	200,000.00	61.12%
Contingency	17,778.40	25,000.00	(7,221.60)	60,000.00	29.63%
Equipment Repair and Maintenance	2,945.05	3,500.00	(554.95)	8,400.00	35.06%
Pest Control	410.00	1,250.00	(840.00)	3,000.00	13.67%
Mulch (Zones 1 - 7)	198,898.75	125,000.00	73,898.75	300,000.00	66.30%
Monument Maintenance	15,250.02	10,416.67	4,833.35	25,000.00	61.00%
Bridge and Boardwalk Maintenance	-	1,666.67	(1,666.67)	4,000.00	0.00%
Storm Cleanup	-	20,833.33	(20,833.33)	50,000.00	0.00%
Storm Landscape Replacement	-	41,666.67	(41,666.67)	100,000.00	0.00%
Capital Expenditures	497.32	14,895.83	(14,398.51)	35,750.00	1.39%
Street, Sidewalk, and Curb Maintenance	12,335.00	12,500.00	(165.00)	30,000.00	41.12%
Streetlight Leasing	22,555.47	21,250.00	1,305.47	51,000.00	44.23%
Shared Bike Maintenance	-	6,250.00	(6,250.00)	15,000.00	0.00%
Dog Park	6,067.65	6,250.00	(182.35)	15,000.00	40.45%
Parks Maintenance & Repairs	-	5,208.33	(5,208.33)	12,500.00	0.00%
Trail Maintenance	240.00	2,083.33	(1,843.33)	5,000.00	4.80%
Trailhead Maintenance	-	2,083.33	(2,083.33)	5,000.00	0.00%
Mailbox Maintenance	-	208.33	(208.33)	500.00	0.00%
<b>Total Field Operations</b>	<b>\$ 1,006,864.35</b>	<b>\$ 951,389.14</b>	<b>\$ 55,475.21</b>	<b>\$ 2,283,333.95</b>	<b>44.10%</b>



**North River Ranch Improvement SD**  
 Budget to Actual  
 For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Brightwood Pavilion - Amenity</b>					
Clubhouse Electric	\$ 5,766.39	\$ 6,250.00	\$ (483.61)	\$ 15,000.00	38.44%
Clubhouse Water	12,050.57	14,583.33	(2,532.76)	35,000.00	34.43%
Amenity - Cable TV / Internet / Wi-Fi	4,529.24	5,000.00	(470.76)	12,000.00	37.74%
Amenity - Irrigation Repairs	617.40	2,916.67	(2,299.27)	7,000.00	8.82%
Amenity - Pool Maintenance	8,250.00	8,868.75	(618.75)	21,285.00	38.76%
Amenity - Cleaning	10,564.66	11,250.00	(685.34)	27,000.00	39.13%
Amenity - Pest Control	980.00	1,041.67	(61.67)	2,500.00	39.20%
Amenity - Fitness Equipment Leasing	16,232.95	11,414.25	4,818.70	27,394.20	59.26%
Amenity - Security Monitoring	2,528.33	2,708.33	(180.00)	6,500.00	38.90%
Amenity - Firepits	995.09	2,500.00	(1,504.91)	6,000.00	16.58%
Amenity - Capital outlay	-	8,975.56	(8,975.56)	21,541.35	0.00%
Amenity - Miscellaneous	64.86	2,083.33	(2,018.47)	5,000.00	1.30%
Amenity - Pool equipment	650.00	1,250.00	(600.00)	3,000.00	21.67%
Amenity - A/C Maintenance and Equipment	2,903.78	625.00	2,278.78	1,500.00	193.59%
Amenity - Playground Maintenance	-	2,916.67	(2,916.67)	7,000.00	0.00%
Amenity - Streetlight Leasing	28,238.42	27,916.67	321.75	67,000.00	42.15%
Amenity - Access Control Maintenance	-	625.00	(625.00)	1,500.00	0.00%
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 94,371.69</b>	<b>\$ 110,925.23</b>	<b>\$ (16,553.54)</b>	<b>\$ 266,220.55</b>	<b>35.45%</b>
<b>Riverfield Verandah - Amenity</b>					
Clubhouse Electric	\$ 3,105.13	\$ 3,333.33	\$ (228.20)	\$ 8,000.00	38.81%
Clubhouse Water	8,445.86	9,166.67	(720.81)	22,000.00	38.39%
Amenity - Cable TV / Internet / Wi-Fi	4,987.51	5,000.00	(12.49)	12,000.00	41.56%
Amenity - Irrigation Repairs	-	2,083.33	(2,083.33)	5,000.00	0.00%
Amenity - Pool Maintenance	6,413.00	6,895.83	(482.83)	16,550.00	38.75%
Amenity - Cleaning	9,144.50	9,583.33	(438.83)	23,000.00	39.76%
Amenity - Pest Control	810.00	916.67	(106.67)	2,200.00	36.82%
Amenity - Security Monitoring	2,528.33	2,916.67	(388.34)	7,000.00	36.12%
Amenity - Gate Access and Maintenance	17,647.46	16,666.67	980.79	40,000.00	44.12%
Amenity - Capital outlay	-	6,250.00	(6,250.00)	15,000.00	0.00%
Amenity - Miscellaneous	469.26	1,250.00	(780.74)	3,000.00	15.64%
Amenity - Pool Equipment	4,300.00	2,500.00	1,800.00	6,000.00	71.67%
Amenity - Streetlight Leasing	16,770.25	17,083.33	(313.08)	41,000.00	40.90%
Amenity - Access Control Maintenance	-	416.67	(416.67)	1,000.00	0.00%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 74,621.30</b>	<b>\$ 84,062.50</b>	<b>\$ (9,441.20)</b>	<b>\$ 201,750.00</b>	<b>36.99%</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Camp Creek - Amenity</b>					
Clubhouse Electric	\$ 18,268.70	\$ 16,666.67	\$ 1,602.03	\$ 40,000.00	45.67%
Clubhouse Water	573.20	2,083.33	(1,510.13)	5,000.00	11.46%
Amenity - Cable TV / Internet / Wi-Fi	14,870.05	16,666.67	(1,796.62)	40,000.00	37.18%
Amenity - Irrigation Repairs	3,032.87	4,166.67	(1,133.80)	10,000.00	30.33%
Amenity - Pool Maintenance	13,375.00	13,750.00	(375.00)	33,000.00	40.53%
Amenity - Cleaning	53,751.93	52,083.33	1,668.60	125,000.00	43.00%
Amenity - Pest Control	1,850.00	2,500.00	(650.00)	6,000.00	30.83%
Amenity - Security Monitoring	7,627.74	6,666.67	961.07	16,000.00	47.67%
Amenity - Fire Pits	-	1,250.00	(1,250.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	1,041.67	(1,041.67)	2,500.00	0.00%
Amenity - Capital Outlay	-	4,166.67	(4,166.67)	10,000.00	0.00%
Amenity - Miscellaneous	328.72	2,083.33	(1,754.61)	5,000.00	6.57%
Amenity - Pool Equipment	-	4,166.67	(4,166.67)	10,000.00	0.00%
Amenity - Office Equipment Leasing	2,530.34	3,125.00	(594.66)	7,500.00	33.74%
Amenity - Bike Pump Park Maintenance	-	416.67	(416.67)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	520.83	(520.83)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	5,833.33	(5,833.33)	14,000.00	0.00%
Amenity - Streetlight Leasing	5,033.01	5,000.00	33.01	12,000.00	41.94%
Amenity - Canteen	3,495.23	4,166.67	(671.44)	10,000.00	34.95%
Amenity - Repairs & Maintenance	3,179.19	4,166.67	(987.48)	10,000.00	31.79%
Amenity - Dumpster	-	416.67	(416.67)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,041.67	(1,041.67)	2,500.00	0.00%
Amenity - Operations	1,509.19	4,166.67	(2,657.48)	10,000.00	15.09%
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 129,425.17</b>	<b>\$ 156,145.86</b>	<b>\$ (26,720.69)</b>	<b>\$ 374,750.00</b>	<b>34.54%</b>
<b>Non-County Maintained Roads</b>					
Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	-
Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-	-
Riverfield Non-County Maintained Roads	-	-	-	-	-
<b>Total Non-County Maintained Roads</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenses</b>	<b>\$ 1,838,838.08</b>	<b>\$ 1,742,470.32</b>	<b>\$ 96,367.76</b>	<b>\$ 4,181,928.78</b>	<b>43.97%</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 21,485.92	\$ 12,500.00	\$ 8,985.92	\$ 30,000.00	71.62%
<b>Total Other Income (Expenses)</b>	<b>\$ 21,485.92</b>	<b>\$ 12,500.00</b>	<b>\$ 8,985.92</b>	<b>\$ 30,000.00</b>	<b>71.62%</b>
<b>Net Income (Loss)</b>	<b>\$ 1,828,778.60</b>	<b>\$ -</b>	<b>\$ 1,828,778.60</b>	<b>\$ -</b>	<b>-</b>



---

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

Consideration of Including Street Sweeping  
on O&M Budget for Remaining FY 2026  
and Future Budgets



---

# **North River Ranch Improvement Stewardship District**

Consideration of Stantec Letter of  
Recommendation for Zones 3 and 7 Landscape  
& Irrigation Maintenance Services Vendors



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

April 1, 2026

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

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: **NRRISD Landscape & Irrigation Maintenance Services RFP Zones 3 and 7  
 Letter of Recommendation of Award**

Dear Mr. Williams:

On March 13, 2026, Stantec received and opened seven proposals for the North River Ranch Improvement Stewardship District Landscape and Irrigation Maintenance Services RFP Zones 3 & 7. Proposals were received from **Impact Landscaping & Irrigation, Steadfast Alliance, United Land Services, Yellowstone Landscape, Down to Earth Landscape & Irrigation, BrightView Landscape Services and Juniper Landscaping.**

On Wednesday March 18<sup>th</sup> a meeting was held to evaluate the proposals and to score and rank them. The board appointed evaluators were Tyree Brown, Charles Varah and me. Attached you will find the results by zone.

It is the recommendation of the evaluating team to award the contracts as follows:

<b>ZONE</b>	<b>RECOMMENDED CONTRACTOR</b>	<b>CONTRACT AMOUNT</b>
<b>3</b>	<b>Impact Landscaping &amp; Irrigation</b>	<b>\$ 206,774.10</b>
<b>7</b>	<b>Steadfast Alliance</b>	<b>\$160,506.00</b>

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](mailto:rob.engel@stantec.com)

Approved by NRR ISD Board

**Design with community in mind**



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

- C: Vivian Carvalho, PFM  
Tom Panaseny, Neal Land  
Andy Richardson, Neal Land  
Charles Varah, Neal Land  
Kwame Jackson, PFM  
Jeff Ramer, Neal Land  
Timothy Ashcroft, Impact Landscaping & Irrigation  
Kyle Dubois, United Land Services  
Bill Simpson, Yellowstone Landscape  
Floyd Wyatt, Steadfast Alliance  
Jerei Parks, Juniper landscaping  
Alex Soliman, Brightview Landscapes  
Kara Rewerts, Down To Earth Landscape & Irrigation

---

---

Date



**RFP for Landscape & Irrigation Maint**  
EVALUATION

S	COMMON	Yellowstone Landscape			Down To Earth Landscape & Irrigation			Juniper Landscaping			Steadfast Alliance			
		NEIGHBORHOOD	AMENITY CENTER	TOTAL	NEIGHBORHOOD	AMENITY CENTER	TOTAL	NEIGHBORHOOD	AMENITY CENTER	TOTAL	NEIGHBORHOOD	AMENITY CENTER	TOTAL	
	PART1	GENERAL LA MAINT	\$ 189,088.44	\$ 29,239.00	\$ 218,327.44	\$ 231,576.00	\$ 52,893.75	\$ 284,469.75	\$ 193,500.00	\$ 29,334.00	\$ 222,834.00	\$ 293,400.00	\$ 15,000.00	\$ 218,400.00
	PART2	FERTILIZATION	\$ 41,250.00	\$ 5,158.00	\$ 46,408.00	\$ 19,907.89	\$ 4,978.02	\$ 24,885.91	\$ 35,138.00	\$ 4,872.00	\$ 40,010.00	\$ 33,372.00	\$ 7,374.00	\$ 40,746.00
	PART3	WEED CONTROL	\$ 8,000.00	\$ 1,153.00	\$ 9,153.00	\$ 18,288.11	\$ 4,672.03	\$ 22,960.14	\$ 11,200.00	\$ 1,785.00	\$ 12,985.00	\$ -	\$ -	\$ -
	PART4	IRRIGATION	\$ 24,329.54	\$ 2,230.00	\$ 26,559.54	\$ 23,712.00	\$ 5,938.00	\$ 29,650.00	\$ 36,200.00	\$ 3,284.00	\$ 39,484.00	\$ 13,480.00	\$ 6,480.00	\$ 21,960.00
	PART5	MULCH	\$ 46,368.00	\$ 5,940.00	\$ 52,308.00	\$ -	\$ -	\$ -	\$ 45,500.00	\$ 9,425.00	\$ 54,925.00	\$ 21,000.00	\$ 3,600.00	\$ 24,600.00
	PART6	ANNUAL & PERENNIAL PLANTINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>GRAND TOTAL (1-6)</b>	\$ 309,026.00	\$ 43,660.00	\$ 352,706.00	\$ 271,482.89	\$ 67,876.79	\$ 339,353.50	\$ 321,588.00	\$ 44,845.00	\$ 366,433.00	\$ 279,252.00	\$ 32,484.00	\$ 305,706.00
		<b>GRAND TOTAL (1-4)</b>	\$ 282,668.00	\$ 37,740.00	\$ 320,408.00	\$ 271,482.89	\$ 67,876.79	\$ 339,353.50	\$ 276,098.00	\$ 35,220.00	\$ 311,318.00	\$ 292,252.00	\$ 28,854.00	\$ 281,106.00
		1ST ANNUAL RENEWAL	\$ 262,668.00	\$ 37,740.00	\$ 300,408.00	\$ -	\$ -	\$ 352,927.65	\$ 321,598.00	\$ 44,645.00	\$ 366,243.00	\$ 252,252.00	\$ 28,854.00	\$ 281,106.00
		2ND ANNUAL RENEWAL	\$ 267,924.00	\$ 38,496.00	\$ 306,420.00	\$ -	\$ -	\$ 367,044.75	\$ 329,603.00	\$ 45,985.00	\$ 375,588.00	\$ 252,252.00	\$ 28,854.00	\$ 281,106.00
		3RD ANNUAL RENEWAL	\$ 273,288.00	\$ 39,276.00	\$ 312,564.00	\$ -	\$ -	\$ 381,726.54	\$ 329,603.00	\$ 45,985.00	\$ 375,588.00	\$ 259,819.56	\$ 29,719.62	\$ 289,539.18
		4TH ANNUAL RENEWAL	\$ 281,484.00	\$ 40,464.00	\$ 321,948.00	\$ -	\$ -	\$ 396,995.60	\$ 339,537.00	\$ 47,365.00	\$ 386,902.00	\$ 259,819.56	\$ 29,719.62	\$ 289,539.18
		5TH ANNUAL RENEWAL	\$ 289,932.00	\$ 41,688.00	\$ 331,620.00	\$ -	\$ -	\$ 412,390.45	\$ 339,537.00	\$ 47,365.00	\$ 386,902.00	\$ 267,614.12	\$ 30,611.21	\$ 298,225.33
		<b>POTENTIAL 6 YEAR TOTAL</b>	\$ 1,684,322.00	\$ 241,344.00	\$ 1,925,666.00			\$ 2,250,438.49	\$ 1,981,476.00	\$ 275,990.00	\$ 2,257,466.00	\$ 1,565,009.24	\$ 180,212.45	\$ 1,745,221.69

LEGEND
1SF
2ND
3RD

**EVALUATION CRITERIA - ZONE 3**

1	PERSONNEL	(10 POINTS POSSIBLE)	8.00		7.00	6.00	10.00
2	EXPERIENCE	(20 POINTS POSSIBLE)	14.00		14.00	14.00	20.00
3	GEO. PROXIMITY	(10 POINTS POSSIBLE)	9.00		9.00	9.00	10.00
4	UNDERSTANDING SCOPE RFP	(10 POINTS POSSIBLE)	7.00		7.00	7.00	8.00
5	FINANCIAL CAPACITY	(10 POINTS POSSIBLE)	10.00		9.00	9.00	10.00
6	PRICE	(25 POINTS POSSIBLE)	17.21		15.23	16.60	18.39
7	REASONABLENESS OF ALL NUMBERS	(15 POINTS POSSIBLE)	7.00		7.00	7.00	6.00
	<b>TOTAL</b>	<b>(100 POINTS POSSIBLE)</b>	<b>72.21</b>		<b>68.23</b>	<b>68.60</b>	<b>82.39</b>

**RFP for Landscape & Irrigation Maintenance Services for NRRISD**  
EVALUATION

ZONE			Impact Landscaping & Irrigation	United Land Services	Brightview Landscape	Yellowstone Landscape	Down To Earth Landscape & Irrigation	Juniper Landscaping	Steadfast Alliance
7	COMMON								
	PART 1	GENERAL LA MAINT.	\$ 65,585.00	\$ 120,884.00	\$ 94,848.00	\$ 174,834.90	\$ 158,079.57	\$ 115,430.00	\$ 125,000.00
	PART 2	FERTILIZATION	\$ 14,890.00	\$ 26,501.00	\$ 22,745.00	\$ 15,288.00	\$ 18,461.54	\$ 18,100.00	\$ 21,228.00
	PART 3	PEST CONTROL	\$ 9,458.10	\$ 2,945.00	\$ 2,508.00	\$ 8,827.50	\$ 15,104.90	\$ 6,000.00	
	PART 4	IRRIGATION	\$ 6,480.00	\$ 9,650.00	\$ 10,224.00	\$ 10,257.60	\$ 15,444.00	\$ 21,750.00	\$ 14,280.00
	PART 5	MULCH	\$ 37,375.00	\$ 22,750.00	\$ 30,480.00	\$ 33,000.00		\$ 26,000.00	\$ 16,500.00
	PART 6	ANNUAL & PERENNIAL PLANTINGS		\$ 8,600.00	\$ 1,248.00			\$ 2,400.00	
		<b>GRAND TOTAL (1-6)</b>	<b>\$ 133,588.10</b>	<b>\$ 191,330.00</b>	<b>\$ 162,048.00</b>	<b>\$ 248,208.00</b>	<b>\$ 207,690.01</b>	<b>\$ 189,680.00</b>	<b>\$ 177,006.00</b>
		<b>GRAND TOTAL (1-4)</b>	<b>\$ 96,213.10</b>	<b>\$ 159,980.00</b>	<b>\$ 130,320.00</b>	<b>\$ 215,208.00</b>	<b>\$ 207,690.01</b>	<b>\$ 161,280.00</b>	<b>\$ 160,506.00</b>
		<b>1ST ANNUAL RENEWAL</b>	<b>\$ 136,927.80</b>	<b>\$ 191,330.00</b>	<b>\$ 130,320.00</b>	<b>\$ 215,208.00</b>	<b>\$ 215,997.60</b>	<b>\$ 189,680.00</b>	<b>\$ 160,506.00</b>
		<b>2ND ANNUAL RENEWAL</b>	<b>\$ 140,350.99</b>	<b>\$ 191,330.00</b>	<b>\$ 130,320.00</b>	<b>\$ 219,516.00</b>	<b>\$ 224,637.51</b>	<b>\$ 194,480.00</b>	<b>\$ 160,506.00</b>
		<b>3RD ANNUAL RENEWAL</b>	<b>\$ 143,859.76</b>	<b>\$ 200,896.00</b>	<b>\$ 135,540.00</b>	<b>\$ 223,908.00</b>	<b>\$ 233,623.01</b>	<b>\$ 194,480.00</b>	<b>\$ 165,321.18</b>
		<b>4TH ANNUAL RENEWAL</b>	<b>\$ 147,456.25</b>	<b>\$ 200,896.00</b>	<b>\$ 135,540.00</b>	<b>\$ 230,628.00</b>	<b>\$ 242,967.93</b>	<b>\$ 200,470.00</b>	<b>\$ 165,321.18</b>
		<b>5TH ANNUAL RENEWAL</b>	<b>\$ 151,142.65</b>	<b>\$ 200,896.00</b>	<b>\$ 135,540.00</b>	<b>\$ 237,552.00</b>	<b>\$ 252,686.65</b>	<b>\$ 200,470.00</b>	<b>\$ 170,280.82</b>
		<b>POTENTIAL 6 YEAR TOTAL</b>	<b>\$ 853,325.55</b>	<b>\$ 1,176,678.00</b>	<b>\$ 829,308.00</b>	<b>\$ 1,375,020.00</b>	<b>\$ 1,377,602.71</b>	<b>\$ 1,169,260.00</b>	<b>\$ 998,941.18</b>

LEGEND
1ST
2ND
3RD

**EVALUATION CRITERIA - ZONE 7**

1	PERSONNEL	(10 POINTS POSSIBLE)	9.00	8.00	8.00	8.00	7.00	6.00	10.00
2	EXPERIENCE	(20 POINTS POSSIBLE)	18.00	16.00	14.00	14.00	14.00	14.00	20.00
3	GEO. PROXIMITY	(10 POINTS POSSIBLE)	9.00	6.00	9.00	9.00	9.00	9.00	10.00
4	UNDERSTANDING SCOPE RFP	(10 POINTS POSSIBLE)	7.00	8.00	9.00	7.00	7.00	8.00	10.00
5	FINANCIAL CAPACITY	(10 POINTS POSSIBLE)	10.00	10.00	10.00	10.00	9.00	9.00	10.00
6	PRICE	(25 POINTS POSSIBLE)	25.00	15.04	18.46	11.18	11.58	14.91	14.99
7	REASONABLENESS OF ALL NUMBERS	(10 POINTS POSSIBLE)	5.00	10.00	7.00	7.00	7.00	10.00	10.00
	<b>TOTAL</b>	<b>(100 POINTS POSSIBLE)</b>	<b>83.00</b>	<b>73.04</b>	<b>75.46</b>	<b>66.18</b>	<b>64.58</b>	<b>70.91</b>	<b>84.99</b>



---

# **North River Ranch Improvement Stewardship District**

Consideration of Driggers Engineering  
Proposal for Phase 4-C2 Testing, Engineering  
& Inspection Services

March 27, 2026

North River Ranch Inter Stewardship District  
5800 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34240

ATTN: Mr. Pete Williams

CITCDD - Geotech/Testing

**RE: Estimated Cost for Various Testing, Engineering, and  
Inspection Services for North River Ranch  
Phase 4-C2 Infrastructure Construction  
Manatee County, Florida  
Our Proposal No. SAL 262127P**

Dear Mr. Williams:

**DRIGGERS ENGINEERING SERVICES, INC.** is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of \$ 79,580.00 should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost.

All fees are based on an agreed upon unit pricing for calendar year 2022 and 2024 submittal to Neal Communities in March 2022. **DRIGGERS ENGINEERING SERVICES, INC.** appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don=t hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

**DRIGGERS ENGINEERING SERVICES, INC.**



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/bi

LAB-SAR\PROPOSALS\2026\March\SAL262127P

Copies submitted: (1) North River Ranch Inter Stewardship District – Attn: Mr. Pete Williams

**NORTH RIVER RANCH PHASE 4C2 INFRASTRUCTURE**

**MANATEE COUNTY, FLORIDA**

<b>SOILS TESTING SERVICES</b>	
<b>LABORATORY TEST:</b>	
<b>Description</b>	
<b>A</b>	Modified Proctor
<b>B</b>	Standard Proctor
<b>C</b>	Limerock Bearing Ratio
<b>D</b>	Grainsize Analysis
<b>E</b>	% Passing #200 Sieve
<b>F</b>	% Organic Content
<b>G</b>	% Carbonates
<b>H</b>	Atterburg Limits of Soil
<b>I</b>	Compression Test Cement Treated Base Samples
<b>J</b>	Deleterious Materials Assessment (Crushed Concrete)
<b>K</b>	Laboratory Moisture Determination
<b>Laboratory Testing Services Soils : \$ 3,740.00</b>	
<b>FIELD TESTING SERVICES SOILS:</b>	
<b>Description</b>	
<b>A</b>	Technician Time: Sampling , Travel, Inspection, Standby
<b>B</b>	Field Density Test Nuclear Method
<b>C</b>	Field Density Test Sand Cone Method
<b>D</b>	Field Moisture Content (Speedy Method)
<b>E</b>	Soil Bearing Test (SBT)
<b>F</b>	Subgrade Thickness Determination
<b>G</b>	Core Base Materials for Thickness Determination (includes mobilization)
<b>Laboratory Testing Services Field Testing : \$ 65,720.00</b>	

**NORTH RIVER RANCH PHASE 4C2 INFRASTRUCTURE**

**MANATEE COUNTY, FLORIDA**

<b>CONCRETE TESTING SERVICES</b>	
<b>CURB / SIDEWALK / BOX CULVERTS / WALLS / MISCELLANEOUS</b>	
<b>Description</b>	
<b>A</b>	Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report
<b>B</b>	Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes.
<b>Concrete Testing Services : \$ 4,480.00</b>	
<b>ASPHALT TESTING SERVICES:</b>	
<b>Description</b>	
<b>A</b>	Sample Asphalt for Laboratory Testing
<b>B</b>	Inspect Placement of Asphalt During Paving Operations
<b>C</b>	Mobilize and Core Asphalt for Thickness and or Density
<b>D</b>	Measure Cores for Thickness
<b>E</b>	Test Cores for Density
<b>F</b>	Perform Extraction and Gradation on Asphalt Sample
<b>G</b>	Perform Gyratory Compaction and Rice Gravity on Superpave Mix
<b>H</b>	Perform Marshall Properties on Mix for Marshall Mix Asphalt
<b>I</b>	Perform Punch List Inspections and Attend Pre-Pave Meeting
<b>Asphalt Testing Services : \$ 5,340.00</b>	

**NORTH RIVER RANCH PHASE 4C2 INFRASTRUCTURE**

**MANATEE COUNTY, FLORIDA**

<b>MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes ENGINEERING AND SECRETARIAL SERVICES)</b>	
<b>Description</b>	
<b>A</b>	Underdrain Study for Engineer of Record as required
<b>B</b>	Project Engineer for Meetings and Consultation
<b>C</b>	Lab Director / Division Manager for Meetings and Consultation
<b>D</b>	Compendium Book and CD's for Project Closeout
<b>E</b>	Additional Secretarial Service for Copy / Search of Reports
<b>F</b>	Drafting Services
<b>G</b>	Specialized Testing such as Radon or Heavy Metals
<b>H</b>	Turbidity Testing of Water from Flowing Stream
<b>Miscellaneous Testing Services : \$ 300.00</b>	

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION / ENGINEERING AND SPECIALTY SERVICES\*:**

**\$ 79,580.00**

**\*Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**



---

# **North River Ranch Improvement Stewardship District**

Staff Reports

# April Story board Field Operations and Maintenance

North River Ranch

# Summary

- Continue to have large focus on landscaping and new plantings.
- Homeowner inquiries continue to be low.
- Several complaints about Wildlife have been addressed.
- Spring break was busy and amenities were used consistently.
- Treated Riverfield and Brightwood pools for high phosphates, swapped all filters.

# Community Photos

Wildleaf slide repairs,  
minor wind damage



# Community Photos

Wildlife, access locks, road repairs, fence repairs



# Ongoing landscaping repairs





**NORTH RIVER**  
RANCH

## Monthly Summary Report

March 2026

---

# FEATURED LIFESTYLE EVENTS



## SPRING SATURDAY

3.28.26 / 10AM - 2PM

North River Ranch hosted its annual Spring Saturday event, delivering a large-scale, family-focused experience for residents. The event featured a structured, color-coded egg hunt designed to improve flow and ensure each child collected an equal number of eggs at their own pace with a passport. A dedicated toddler zone allowed younger children to participate safely, while golden eggs added an interactive prize element. Additional activations included a petting zoo with a Highland Cow, bunnies, photo opportunities, face painting, lawn games, and multiple food and beverage vendors. Logistics such as trolley transportation, signage, and pre-event communications supported a smooth and organized experience for the over 500 attendees. Overall, the event reinforced strong resident engagement and highlighted the success of North River Ranch's lifestyle programming.



# FEATURED LIFESTYLE EVENTS



## ROOTED & RADIANT

3.22.26 / 1:30PM - 3:00PM

North River Ranch hosted Rooted & Radiant, a wellness-focused event in partnership with The Yoga Barre at Market Walk. While this instructor typically leads monthly sessions within the community, this experience was intentionally hosted at the studio to introduce residents to the space and encourage future class participation. The event featured a guided yoga flow integrated with a sound bath, creating a relaxing and immersive experience. Attendance was intentionally capped to maintain a high-quality, intimate setting. The partnership successfully strengthened relationships with local businesses while expanding wellness offerings for residents in Market Walk. Overall, the event was very well received and provided a unique opportunity to connect residents to nearby fitness resources.



# ENGAGE LIFESTYLE PROGRAMMING

Every Other Friday	Food Truck Friday (Now Partnering with All About Food Trucks for Bookings and Orders)	Vaires between 75-150 attendees
Every Other Friday	Food Trucks & Flowers (Partnering with Posies Flower Bus)	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 Poppo's Taqueria)	Ranges from 75-150 attendees
1st Saturday of the Month	First Saturdays at NRR	200 attendees
3.7.26	NRR Day Out: Orioles Spring Training Game (Discounted Tickets)	2 residents purchased tickets
3.13.26	Sip & Play Bingo	32 attendees
3.15.26	Fairytale Friends at NRR (this month featured Tinkerbell)	10 Kids
3.17.26	Crafternoon: Kid Edition (St Paddy's Slime and Rainbow Bracelets)	60 Kids
3.20.26	Movie on the Lawn	75 attendees
3.22.26	Crafternoon: Adult Edition	14 attendees
3.27.26	Trivia & Tastings (attendees receive a beverage flight)	35 attendees

# EXCEED FITNESS PROGRAMMING

---

DATE(S)	PROGRAM DETAILS	PARTICIPATION
3.21.26	Body Bar & Spritz (pilattes partnership with Body Bar)	14 attendees
3.22.26	Rooted & Radiant	17 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	3,012 ∨
Riverfield Verandah	200 ∨
Clubhouse	1,170 ∨
Headwaters Swim Center	1,710 ∨
Activities Outpost	415 ∨
Pickleball Courts	290 ∨
Pump Park	275 ∨
Dash's Bark Park	150 ∨

# FACILITY OPERATIONS & MAINTENANCE

---

SPACE	ITEM	STATUS
Brightwood Fitness Center	Cubbies	In Progress ▾
Clubhouse	Canteen Food Installation	In Progress ▾
Clubhouse	Signage for Trash Can Location	Completed ▾

# CUSTOMER SERVICE & STAFFING

---

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	Multiple residents came in and thanked the Lifestyle Team for their help during the transition from fobs to mobile credentials. We also got some residents thanking us for making the change!	Of course all responses were thankful from the Lifestyle Team.
Negative ▾	Of course we had a lot of negative comments from residents who do not want the change, do not want to be charged for a credential when they get a new phone, and so on.	The Lifestyle Director handled most of these interactions and for the most part, all residents left happy and understanding.
Positive ▾	Multiple residents came up to the Lifestyle Team during the Spring Saturday event saying how organized and amazing it was.	All responses were thankful and happy!

# COMMUNITY IN ACTION



# COMMUNITY IN ACTION



# COMMUNITY IN ACTION



# FORECAST

---

PROGRAM	STATUS
Pickleball Events and Clinics in Partnership with Universal Racket	COMPLETED ▾
Spring Community Garage Sale	COMPLETED ▾
Pickleball Palooza	COMPLETED ▾

CURRENT ACTION ITEMS	DETAILS	DUE DATE
Train New Employees	New Lifestyle Manager and Community Services Specialist Joining the Team in April	8.1.26
Access Control Upgrade	Finish helping the last few residents register for Mobile Credentials	5.1.26