

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, May 13, 2026, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202.**

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

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

Participant Code: **2536 634 0209**

<https://pfmccd.webex.com/join/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 April 8, 2026, Board of Supervisors' Meeting
 - 2) Core and Main Purchase Order for Phase 4C-2 Material
 - 3) Cornerstone Proposal for Phase 4C-2 Stormwater Pollution Prevention Plan
 - 4) County Materials Corp Purchase Order for Phase 4C-2 Material
 - 5) Detweilers Proposal for Brightwood Firepit Control Valve Replacement
 - 6) Geopoint Proposal for Work on Swale
 - 7) Impact Proposal for Grand River Plant Replacement
 - 8) Impact Proposal for Mulch at Zones 1, 2 & 7
 - 9) Maddtraxx Proposal for Phase 4B Halls Stream Sidewalk Repair
 - 10) Maddtraxx Proposal for Phase 4C-1 West PL Swale Clean-up
 - 11) Oldcastle Purchase Order for Phase 4C-2 Material
 - 12) Parrish Bike Repair Proposal for Bicycle Maintenance
 - 13) Premier Lighting Proposal for Wildleaf NE and NW Monument Lights
 - 14) Steadfast Proposal for Oak Tree Removal at Camp Creek
 - 15) Steadfast Proposal for Palm Replacement at Bike Park
 - 16) Yellowstone Proposal for Palm and Plant Replacements
 - 17) Payment Authorizations Nos. 171 – 174
 - 18) Funding Requests Nos. 670 – 684
 - 19) District Financial Statements

Business Matters

2. Consideration of **Resolution 2026-03, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date** [suggested date of August 12, 2026]



3. Review of Letter from Supervisor of Elections, Manatee County
4. Consideration of **Resolution 2026-04, Designating a Date, Time and Location for the 2026 Landowner's Meeting** [suggested date of November 18, 2026]
5. Consideration of **Resolution 2026-05, Setting Public Hearing Date on Rules of Procedure**
6. Consideration of Frederick Derr & Co. Change Order 1 for Phase 4-2C

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: June 10, 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 April 8, 2026,
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, April 8, 2026, at 1:15 p.m.

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

Board Members present via phone or in person:

| | | |
|------------------|---------------------|------------------------|
| Pete Williams | Chairperson | |
| Janice Snow | Vice Chairperson | |
| John Blakley | Assistant Secretary | |
| Dale Weidemiller | Assistant Secretary | (via phone @1:20 p.m.) |
| 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 Panaseny | Neal Communities – Developer | (via phone) |
| Jim Schier | Neal Communities - Developer | |
| John McKay | J.H. McKay, LLC – Consultant | |
| Andy Richardson | Neal Land & Neighborhoods – Developer | (via phone) |
| Tyree Brown | Arborist | (via phone) |
| Jeff Ramer | Field Services Operation Manager | (via phone) |
| Cori Morgan | Lifestyle Director | (via phone) |
| Brightview Landscape Representatives | | |
| 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 1:17 p.m.

Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting.

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

Public Comment Period

Brightview introduced themselves and gave an overview of their landscaping services.

There were no further public comments at this time.

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

This item was moved to the first item within the agenda.

Mr. Engel gave an overview of the RFP and the seven proposals received. These proposals were received on March 13th, 2027.

The Evaluation Committee met on March 18th, 2027. Mr. Engel reviewed the evaluation criteria and rankings. The recommendation is to award Zone 3 to Impact Landscaping and Irrigation in the amount of \$206,774.10 (this includes parts 1-4), and to award Zone 7 to Steadfast Alliance in the amount of \$160,506.00.

Mr. Brown reviewed the reasoning for needing landscaping within Zones 3 and 7. It was noted Zone 3 was being serviced by the previous vendor and Zone 7 was being serviced by a temporary vendor.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Stantec Letter of Recommendation for Zones 3 and 7 Landscape and Irrigation Maintenance Services Vendors, and authorized the Chair to have final agreement execution.

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

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Consent Agenda Items 1 – 21.

SECOND ORDER OF BUSINESS

Business Matters

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

Ms. Carvalho gave an overview and noted this project usually takes place when construction is happening.

Mr. Williams noted this can be included in the current fiscal year's budget and moving forward.

There was brief discussion regarding clarifying the line item and the timing of the street sweeping. It was noted this can be done regularly within the community.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Including Street Sweeping on O&M Budget for Remaining FY 2026 and Future Budgets.

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

Mr. Engel gave an overview of the proposal in the amount of \$79,580.00. It was noted this is a reasonable amount.

ON MOTION by Mr. Williams, seconded by Mr. Blakeley, with all in favor, the Board approved the Driggers Engineering Proposal for Phase 4-C2 Testing, Engineering and Inspection Services.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Mr. Engel noted the proposals for the construction of Phase 4C-2 regarding the earthwork. The Chair has signed the proposal.

District Manager – Ms. Carvalho noted the next meeting is scheduled for May 13, 2026, at 1:15 p.m., at the current location. This will be the preliminary budget meeting.

Field Operations Manager – No report.

Lifestyle Director – Ms. Snow noted it has been a great month with a great Spring Saturday event. Ms. Morgan noted the Canteen is fully stocked.

Audience Comments and Supervisor Requests

Mr. Jackson gave an update on the off-duty sheriff patrols regarding improper use of the event field and e-bike issues on the shell path. The reports note there have so far been 10 visits to those locations. There have been no recent violations. Ms. Carvalho noted this will be discussed within the budget FY 2027 budget.

There was brief discussion regarding the FY2027 budget.

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. Williams, seconded by Mr. Leinaweaver, with all in favor, the April 8th, 2026, Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:45 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Core and Main Purchase Order
for Phase 4C-2 Material

Purchase Order

Date: April 20, 2026
 P.O. #: NRR Ph IV-C2
 Customer ID:

Vendor Core & Main
 2525 12th Street, Bldg 2
 Sarasota FL 34237
 (941) 364-8909

Ship to NORTH RIVER RANCH PH IV-C2
 North River Ranch Improvement Stewardship District
 3501 Quadrangle Blvd, Ste 270
 Orlando, FL 32817-8329
 email: arichardson@nealland.com

| Project Start Date | Dollar Amount | Project Completion Date |
|--------------------|---------------|-------------------------|
| 4/20/2026 | \$736,386.27 | 2/28/2027 |


| Qty | Item # | Description | UOM | Unit Price | Line Total |
|-----|--------|-----------------------|-----|------------|---------------|
| | | As per Attached Quote | | | \$ 736,386.27 |
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- Please send a copy of your invoice.
- Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
- Please notify us immediately if you are unable to ship as specified.

6.00%
 1.00%

| | |
|--------------|----------------------|
| Subtotal | \$ 736,386.27 |
| Sales Tax | Exempt |
| County Tax | Exempt |
| Total | \$ 736,386.27 |

Notes:
 Confirming order only. Pay from invoice.

North River Ranch Improvement Stewardship District
Signature 
Title Pete Williams, Chairman
Date 21 Apr 2026



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

| | | |
|-----------------|---|--|
| CUSTOMER | <p>NORTH RIVER RANCH IMPROVEMENT 3501 QUADRANGLE BLVD STE 270 ORLANDO, FL 32817</p> | <p>Job North River Ranch PHIV-C2 Up-Dated 4/16/26 Parrish, FL Manatee County Engineer: Clearview Bid Date: 04/16/2026 05:00 pm Bid #: 4756315</p> |
| | <p>Sales Representative Jason Moyer (M) 941-809-0930 (T) 941-364-8909 (F) 941-951-7543 Jason.Moyer@coreandmain.com</p> | <p>Core & Main 2525 12th St Bldg 2 Sarasota, FL 34237 (T) 9413648909</p> |
| CONTACT | | |
| NOTES | <p>Pricing by bid form order & qtys, unless otherwise noted. Water & Fire PVC pipe is quoted with EPDM gaskets. Reclaim & FM PVC pipe is quoted with std gaskets. Import fittings & restraints are included in the bid per the Manatee County APL only. Pricing is based on Manatee County specs & APL - latest edition, unless otherwise noted. Plans dated (Cover): 11/25/24. Revision date (Cover): 11/25/24. 2/10/26 PK</p> | |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

NORTH RIVER RANCH IMPROVEMENT

Job Location: Parrish, FL
Engineer: Clearview
Bid Date: 04/16/2026 05:00 pm
Core & Main Bid #: 4756315

Core & Main
 2525 12th St
 Bldg 2
 Sarasota, FL 34237
Phone: 9413648909
Fax: 9419517543

| Seq# | Qty | Description | Units | Price | Ext Price |
|--|------|---|-------|-----------|-----------------|
| 20 | | *** STORM *** | | | |
| 40 | | 6" UNDER DRAIN | | | |
| 50 | | OUR CNT: 1,040 FT | | | |
| 60 | | OWNER/EOR APPROVAL REQUIRED | | | |
| 70 | | NOTE: WE ARE PRICING 6" PERF | | | |
| 80 | | PIPE W/SOC IN 100' FT ROLLS | | | |
| 90 | | NOT N-12 PIPE IN 20' FT | | | |
| 100 | | STICKS. | | | |
| 110 | 1000 | ADS 6 CORR PERF/SOC PIPE 100' SGL WALL 06730100BS | FT | 2.93 | 2,930.00 |
| 120 | 10 | 2"X36YD VINYL TAPE BLACK | EA | 7.58 | 75.80 |
| | | Mark #: 3 | | | |
| 130 | 2 | TERRATEX N04 12.5'X 360' FFABR NON-WOVEN FILTER FABRIC 4 OZ | RL | 273.51 | 547.02 |
| | | Mark #: 4 | | | |
| SUBTOTAL (Avg. Based On 1000FT) | | | | | 3,552.82 |
| Average price per | | | | FT | 3.56 |
| 150 | | 6" PVC DEADEND CLEANOUT-11EA | | | |
| 160 | | OUR CNT: 15EA | | | |
| 170 | | OWNER/EOR APPROVAL REQUIRED | | | |
| 180 | | PRICING PVC 3034 SDR35 GRN | | | |
| 190 | | SWR PIPE & FTGS FOR CLEANOUTS | | | |
| 200 | 15 | 6 PVC SDR35 SWR 90 GXG | EA | 26.85 | 402.75 |
| | | Mark #: 5 | | | |
| 210 | 15 | 6 SDR35 CLEANOUT ADPT HXF L/PL | EA | 26.30 | 394.50 |
| | | Mark #: 6 | | | |
| 220 | 15 | 6 SDR35 RECESSED C/O PLUG MIPT | EA | 20.08 | 301.20 |
| | | Mark #: 7 | | | |
| 230 | 84 | 6 PVC SDR35 SWR PIPE (G) 14' | FT | 3.79 | 318.36 |
| | | Mark #: 8 | | | |
| 240 | 15 | GLG ART 2" BRASS TAG U.D.C.O. | EA | 15.59 | 233.85 |
| | | Mark #: 9 | | | |
| SUBTOTAL (Avg. Based On 15EA) | | | | | 1,650.66 |
| Average price per | | | | EA | 110.05 |
| SUBTOTAL - DRAINAGE | | | | | 5,203.48 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|---|------|--|-------|-----------|-------------------|
| 270 | | *** SEWER *** | | | |
| 280 | | NO MH DROPS ON PLANS | | | |
| 320 | 60 | 2"X4"X8" 4 PINE LUMBER F/CONST STAKES | EA | 3.85 | 231.00 |
| 340 | 5880 | 8 PVC SDR26 HW SWR PIPE (G) 14' | FT | 8.39 | 49,333.20 |
| 350 | 6 | 3X1000' DET TAPE SEWER GREEN | EA | 34.63 | 207.78 |
| 360 | 5 | 8 PVC SDR35 SWR SPIGOT PLUG | EA | 30.73 | 153.65 |
| * PIPE * SUBTOTAL (Avg. Based On 5880EA) | | | | | 49,694.63 |
| Average price per | | | | EA | 8.46 |
| 380 | | MH INFLOW PROTECTOR-24EA | | | |
| 390 | 24 | TPO INFLOW DEFENDER MAX MH INFLOW DISH USA | EA | 116.40 | 2,793.60 |
| 410 | | SINGLE SERVICE-31EA | | | |
| 420 | 31 | 8X6 HW SWR SDR26 WYE GXG | EA | 106.61 | 3,304.91 |
| 430 | 93 | 6 HW SWR SDR26 45 GXSP | EA | 30.24 | 2,812.32 |
| 440 | 62 | 6 HW SWR SDR26 45 GXG | EA | 40.92 | 2,537.04 |
| 450 | 868 | 6 PVC SDR26 HW SWR PIPE (G) 14' | FT | 4.64 | 4,027.52 |
| 460 | 31 | 6X6 HW SWR SDR26 WYE GXG | EA | 82.04 | 2,543.24 |
| 470 | 31 | 6 SDR35 CLEANOUT ADPT HXF L/PL | EA | 26.30 | 815.30 |
| 480 | 31 | 6 SDR35 RECESSED C/O PLUG MIPT | EA | 20.08 | 622.48 |
| 490 | 31 | 6 PVC SDR35 SWR SPIGOT PLUG | EA | 8.66 | 268.46 |
| 500 | 31 | 7621 REV. HANDHOLE R&C M/SEWER | EA | 69.84 | 2,165.04 |
| 510 | 31 | 6 PVC SDR35 SWR GSKT CAP | EA | 14.03 | 434.93 |
| 520 | 200 | 2 PVC SCH40 PIPE SWB 20' | FT | 0.66 | 132.00 |
| 530 | 31 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 41.85 |
| 540 | 31 | 1-5/8" GREEN ALUM TAG | EA | 0.40 | 12.40 |
| END PACKAGE (Avg. Based On 31EA) | | | | | 19,717.49 |
| Average price per | | | | EA | 636.05 |
| 560 | | DOUBLE SEWER SERVICE-73EA | | | |
| 570 | 72 | 8X6 HW SWR SDR26 WYE GXG | EA | 106.61 | 7,675.92 |
| 580 | 146 | 6 HW SWR SDR26 45 GXG | EA | 40.92 | 5,974.32 |
| 590 | 438 | 6 HW SWR SDR26 45 GXSP | EA | 30.24 | 13,245.12 |
| 600 | 3066 | 6 PVC SDR26 HW SWR PIPE (G) 14' | FT | 4.64 | 14,226.24 |
| 610 | 3 | 3X1000' DET TAPE SEWER GREEN | EA | 34.63 | 103.89 |
| 620 | 73 | 6X6 HW SWR SDR26 DBL WYE GXG | EA | 153.11 | 11,177.03 |
| 630 | 73 | 6 SDR35 CLEANOUT ADPT HXF L/PL | EA | 26.30 | 1,919.90 |
| 640 | 73 | 6 SDR35 RECESSED C/O PLUG MIPT | EA | 20.08 | 1,465.84 |
| 650 | 73 | 7621 REV. HANDHOLE R&C M/SEWER | EA | 69.84 | 5,098.32 |
| 660 | 219 | 6 PVC SDR35 SWR GSKT CAP | EA | 14.03 | 3,072.57 |
| 670 | 1560 | 2 PVC SCH40 PIPE SWB 20' | FT | 0.66 | 1,029.60 |
| 680 | 219 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 295.65 |
| 690 | 73 | 1-5/8" GREEN ALUM TAG | EA | 0.40 | 29.20 |
| END PACKAGE (Avg. Based On 73EA) | | | | | 65,313.60 |
| Average price per | | | | EA | 894.71 |
| SUBTOTAL - SEWER | | | | | 137,750.32 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|------|-----|-------------|-------|-------|-----------|
|------|-----|-------------|-------|-------|-----------|



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|------|------|---|-------|---|-------------------|
| 720 | | *** WATER *** | | | |
| 740 | 147 | 2"X4"X8" 4 PINE LUMBER F/CONST STAKES | EA | 3.85 | 565.95 |
| 760 | | 8" CONNECT TO EXIST WM-3EA | | | |
| 770 | 3 | 8 MJ L/P SLV C153 IMP | EA | 211.31 | 633.93 |
| 780 | 6 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 349.20 |
| 790 | 6 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 325.92 |
| | | | | SUBTOTAL (Avg. Based On 3EA) | 1,309.05 |
| | | | | Average price per | EA 436.35 |
| 810 | | TEMP WATER SERVICE ASSY | | | |
| 820 | 3 | 8 MJ L/P SLV C153 IMP | EA | 211.31 | 633.93 |
| 830 | 6 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 349.20 |
| 840 | 6 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 325.92 |
| 860 | 40 | 8 PVC C900 DR18 PIPE 20' BLUE EPDM GSKT PC235 | FT | 13.79 | 551.60 |
| | | | | SUBTOTAL | 1,860.65 |
| 880 | 6180 | 8 PVC C900 DR18 PIPE 20' BLUE EPDM GSKT PC235 | FT | 13.79 | 85,222.20 |
| 890 | 93 | 8 STAR 1108C PVC REST SB IMP BELL RESTRAINT STARBOND BLUE FLUORO HDWR PRCS1108G2CB | EA | 128.83 | 11,981.19 |
| 900 | 13 | 500' 3M 7903-EMS WARNING TAPE XR-BLUE | RL | 1,231.46 | 16,008.98 |
| 910 | 6500 | 10GA TW BLUE 500' CCS PE30 COPPER CLAD TRACER WIRE PER FOOT | FT | 0.24 | 1,560.00 |
| 920 | 12 | DRYCONN 90220 DIRECT BURY LUG BLUE (QTY 5 PER BAG) | BX5 | 58.24 | 698.88 |
| 930 | 1 | 10 BARE SWAB POLLY PIG | EA | 55.43 | 55.43 |
| 950 | | 08" MJ SLEEVE C153 IMP-13EA | | | |
| 960 | | NEW PIPE CONNECT SLEEVES | | | |
| 970 | 13 | 8 MJ L/P SLV C153 IMP | EA | 211.31 | 2,747.03 |
| 980 | 13 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 756.60 |
| 990 | 13 | 8 STAR 3008 DIP REST SB IMP STARBOND L/ACC SGDPS08N | EA | 49.97 | 649.61 |
| 1000 | 26 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 1,412.32 |
| | | | | * PIPE * SUBTOTAL (Avg. Based On 6180FT) | 121,092.24 |
| | | | | Average price per | FT 19.60 |
| 1020 | 560 | 8 TJ PR350 DI PIPE | FT | 35.93 | 20,120.80 |
| 1030 | 28 | 8 TYTON ETCHED "EPDM" GSKT | EA | 43.29 | 1,212.12 |
| 1040 | 14 | 8 STAR 3108P DIP REST SB IMP BELL RESTRAINT STARBOND BLUE FLUORO HDWR NEW INSTALLATIONS ONLY | EA | 141.30 | 1,978.20 |
| 1050 | 900 | 20X300 POLYWRAP BLUE 3-8 DIP 8MIL NON-PERF PER FOOT | FT | 0.43 | 387.00 |
| 1060 | 7 | 2X108' BLUE ADHESIVE TAPE | EA | 7.71 | 53.97 |
| 1070 | 2 | 500' 3M 7903-EMS WARNING TAPE XR-BLUE | RL | 1,231.46 | 2,462.92 |
| 1080 | 1000 | 10GA TW BLUE 500' CCS PE30 COPPER CLAD TRACER WIRE PER FOOT | FT | 0.24 | 240.00 |
| 1090 | 2 | DRYCONN 90220 DIRECT BURY LUG BLUE (QTY 5 PER BAG) | BX5 | 58.24 | 116.48 |
| 1100 | 1 | 10 BARE SWAB POLLY PIG | EA | 55.43 | 55.43 |
| | | | | * PIPE * SUBTOTAL (Avg. Based On 560FT) | 26,626.92 |
| | | | | Average price per | FT 47.55 |
| 1120 | | 1" BACT SAMPLE POINT-3EA | | | |
| 1130 | | MATL AS NEEDED | | | |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|--------------------------------------|-----|---|-------|-----------|------------------|
| 1140 | 3 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 605.10 |
| 1150 | 3 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 228.42 |
| 1160 | 6 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 15.36 |
| 1170 | 100 | 1X100 CTS DR9 PE TUBE BLUE 250 PSI NSF | FT | 0.53 | 53.00 |
| 1180 | 3 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 328.11 |
| 1190 | 3 | 1X3/4 BRASS BUSHING NL (I) NO LEAD | EA | 6.48 | 19.44 |
| 1200 | 3 | 301 3/4 BRS HOSE BIBB MIPTXMIGHT NO LEAD | EA | 4.56 | 13.68 |
| 1210 | 3 | 2"X4"X8" 4 PINE LUMBER F/CONST STAKES | EA | 3.85 | 11.55 |
| SUBTOTAL (Avg. Based On 3EA) | | | | | 1,274.66 |
| Average price per | | | | EA | 424.89 |
| 1230 | | 1" CHLORINE INJ POINT-1EA | | | |
| 1240 | | MATL AS NEEDED | | | |
| 1250 | 1 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 201.70 |
| 1260 | 1 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 76.14 |
| 1270 | 2 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 5.12 |
| 1280 | 100 | 1X100 CTS DR9 PE TUBE BLUE 250 PSI NSF | FT | 0.53 | 53.00 |
| 1290 | 1 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 109.37 |
| 1300 | 1 | 2"X4"X8" 4 PINE LUMBER F/CONST STAKES | EA | 3.85 | 3.85 |
| SUBTOTAL | | | | | 449.18 |
| 1320 | | 8X2 TEMP BLOWOFF-3EA | | | |
| 1330 | | AUTOFLUSH NOT INCLUDED | | | |
| 1340 | | GV'S INCLUDED IN VALVE ITEM | | | |
| 1350 | | BELOW | | | |
| 1360 | 3 | 2 F6103 THRD RW GV OL ON CLOW SS STEM | EA | 437.32 | 1,311.96 |
| 1370 | 3 | 461-S VALVE BOX COMPLETE | EA | 77.60 | 232.80 |
| 1380 | 3 | 3" BRASS TAG WATER 2" GATE VLV | EA | 20.00 | 60.00 |
| 1390 | 3 | 2X4 BRASS NIPPLE NO LEAD (I) | EA | 29.41 | 88.23 |
| 1400 | 3 | 8X2 MJ TAPT PLUG C153 IMP | EA | 150.00 | 450.00 |
| 1410 | 3 | C84-77-NL 2 BRS MALE ADPT MIPTXPJ CTS NO LEAD | EA | 90.09 | 270.27 |
| 1420 | 6 | INSERT-55 2 SS INSERT FOR 2 CTS PE TUBE 1.653 ID | EA | 3.49 | 20.94 |
| 1430 | 100 | 2X100 CTS DR9 PE TUBE BLUE 250 PSI NSF | FT | 1.83 | 183.00 |
| 1440 | 3 | 2 PVC S40 TRD CAP FIPT 448-020 | EA | 3.20 | 9.60 |
| 1450 | 3 | 6423-WNL FLORIDA WATER METER MTR BOX W/NON-LOCKING LID BLUE | EA | 92.15 | 276.45 |
| 1460 | 3 | 202CNG 15 SQ FL TRACER WIRE BX W/MAG W/FLAT HD TERM-LID BLACK | EA | 38.80 | 116.40 |
| | | RD EDGE "TEST" 2 TERMINALS P2B202CNG15T2TBLK | | | |
| SUBTOTAL (Avg. Based On 3EA) | | | | | 3,019.65 |
| Average price per | | | | EA | 1,006.55 |
| 1480 | | 8" WM GATE VLV ASM-27EA | | | |
| 1490 | 27 | 8 F6100 MJ RW GV OL ON SS STEM L/ACC | EA | 1,412.70 | 38,142.90 |
| 1500 | 32 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVC4008G2 | EA | 58.20 | 1,862.40 |
| 1510 | 22 | 8 STAR 3008 DIP REST SB IMP STARBOND L/ACC SGDPS08N | EA | 49.97 | 1,099.34 |
| 1520 | 54 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 2,933.28 |
| 1530 | 27 | BOX LOK #4 5-1/4 VALVE BOX | EA | 23.28 | 628.56 |
| 1540 | 27 | 461-S VALVE BOX COMPLETE | EA | 77.60 | 2,095.20 |
| 1550 | 27 | 202CNG 15 SQ FL TRACER WIRE BX W/MAG W/FLAT HD TERM-LID BLACK | EA | 38.80 | 1,047.60 |
| | | RD EDGE "TEST" 2 TERMINALS P2B202CNG15T2TBLK | | | |
| 1560 | 27 | 3" BRASS TAG WATER 8" GATE VLV | EA | 19.40 | 523.80 |
| SUBTOTAL (Avg. Based On 27EA) | | | | | 48,333.08 |
| Average price per | | | | EA | 1,790.12 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|--|-----|---|-------|-----------|------------------|
| 1580 | | 08X08 MJ CROSS C153 IMP-2EA | | | |
| 1590 | 2 | 8 MJ CROSS C153 IMP | EA | 330.35 | 660.70 |
| 1600 | 2 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 116.40 |
| 1610 | 6 | 8 STAR 3008 DIP REST SB IMP STARBOND L/ACC SGDPS08N | EA | 49.97 | 299.82 |
| 1620 | 8 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 434.56 |
| SUBTOTAL: 08x08 MJ Cross C153 IMP (Avg. Based On 2EA) | | | | | 1,511.48 |
| Average price per | | | | EA | 755.74 |
| 1640 | | 08X08 MJ TEE C153 IMP-4EA | | | |
| 1650 | 4 | 8 MJ TEE C153 IMP | EA | 311.90 | 1,247.60 |
| 1660 | 4 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 232.80 |
| 1670 | 8 | 8 STAR 3008 DIP REST SB IMP STARBOND L/ACC SGDPS08N | EA | 49.97 | 399.76 |
| 1680 | 12 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 651.84 |
| SUBTOTAL: 08x08 MJ Tee C153 IMP (Avg. Based On 4EA) | | | | | 2,532.00 |
| Average price per | | | | EA | 633.00 |
| 1700 | | 08" MJ 45 C153 IMP-5EA | | | |
| 1710 | 5 | 8 MJ 45 C153 IMP | EA | 172.03 | 860.15 |
| 1720 | 3 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 174.60 |
| 1730 | 7 | 8 STAR 3008 DIP REST SB IMP STARBOND L/ACC SGDPS08N | EA | 49.97 | 349.79 |
| 1740 | 10 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 543.20 |
| SUBTOTAL: 08" MJ 45 (Avg. Based On 5EA) | | | | | 1,927.74 |
| Average price per | | | | EA | 385.55 |
| 1760 | | 08" MJ 22 C153 IMP-42EA | | | |
| 1770 | 42 | 8 MJ 22-1/2 C153 IMP | EA | 167.27 | 7,025.34 |
| 1780 | 74 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 4,306.80 |
| 1790 | 10 | 8 STAR 3008 DIP REST SB IMP STARBOND L/ACC SGDPS08N | EA | 49.97 | 499.70 |
| 1800 | 84 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 4,562.88 |
| SUBTOTAL: 08" MJ 22 (Avg. Based On 42EA) | | | | | 16,394.72 |
| Average price per | | | | EA | 390.36 |
| 1820 | | FIRE HYDRANT ASSEMBLY-8EA | | | |
| 1830 | 8 | 8X6 MJ ANCH TEE C153 IMP | EA | 300.59 | 2,404.72 |
| 1840 | 16 | 8 STAR 4008 PVC REST SB IMP STARBOND L/ACC PVCS4008G2 | EA | 58.20 | 931.20 |
| 1850 | 16 | 8 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 54.32 | 869.12 |
| 1860 | 16 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 633.28 |
| 1870 | 24 | 6 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP | EA | 51.84 | 1,244.16 |
| 1880 | 8 | 6 F6100 MJ RW GV OL ON SS STEM L/ACC | EA | 886.95 | 7,095.60 |
| 1890 | 8 | 461-S VALVE BOX COMPLETE | EA | 77.60 | 620.80 |
| 1900 | 8 | BOX LOK #4 5-1/4 VALVE BOX | EA | 23.28 | 186.24 |
| 1910 | 8 | 3" BRASS TAG WATER 6" GATE VLV | EA | 19.40 | 155.20 |
| 1920 | 8 | 202CNG 15 SQ FL TRACER WIRE BX W/MAG W/FLAT HD TERM-LID BLACK RD EDGE "TEST" 2 TERMINALS P2B202CNG15T2TBLK | EA | 38.80 | 310.40 |
| 1930 | 80 | 6 PVC C900 DR18 PIPE 20' BLUE EPDM GSKT PC235 | FT | 8.02 | 641.60 |
| 1940 | 8 | 5-1/4VO MED HYD 4'BURY 6" MJ SHOE LESS ACC WITH STORZ CONN MANATEE COUNTY SPECS | EA | 3,201.00 | 25,608.00 |
| 1950 | 8 | BLUE DOT HYD. MARKERS | EA | 5.39 | 43.12 |
| SUBTOTAL (Avg. Based On 8EA) | | | | | 40,743.44 |
| Average price per | | | | EA | 5,092.93 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price | |
|------|------|---|-------|-------------------------------------|------------------|--|
| 1970 | | SGL SHORT WTR SVC-7EA | | | | |
| 1980 | | NEW METER BOX LID NOT INCLUDED | | | | |
| 1990 | 7 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 1,411.90 | |
| 2000 | 7 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 532.98 | |
| 2010 | 14 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 35.84 | |
| 2020 | 7 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 765.59 | |
| 2030 | 7 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 134.96 | |
| 2040 | 7 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 66.43 | |
| 2050 | 7 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 782.53 | |
| 2060 | 7 | 6423-WNL FLORIDA WATER METER MTR BOX W/NON-LOCKING LID BLUE | EA | 92.15 | 645.05 | |
| 2070 | 7 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 13.02 | |
| 2080 | 60 | 2 PVC SDR21 PR200 PIPE BLUE 20' GSKT | FT | 0.91 | 54.60 | |
| 2090 | 7 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 9.45 | |
| 2100 | 7 | 1-5/8 BLUE WATER ALUM TAG | EA | 0.38 | 2.66 | |
| | | | | SUBTOTAL (Avg. Based On 7EA) | 4,455.01 | |
| | | | | Average price per | EA 636.44 | |
| 2120 | | SGL LONG WTR SVC-6EA | | | | |
| 2130 | | NEW METER BOX LID NOT INCLUDED | | | | |
| 2140 | 6 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 1,210.20 | |
| 2150 | 6 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 456.84 | |
| 2160 | 12 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 30.72 | |
| 2170 | 6 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 656.22 | |
| 2180 | 6 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 115.68 | |
| 2190 | 6 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 56.94 | |
| 2200 | 6 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 670.74 | |
| 2210 | 6 | 6423-WNL FLORIDA WATER METER MTR BOX W/NON-LOCKING LID BLUE | EA | 92.15 | 552.90 | |
| 2220 | 220 | 2 PVC SDR21 PR200 PIPE BLUE 20' GSKT | FT | 0.91 | 200.20 | |
| 2230 | 6 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 8.10 | |
| 2240 | 6 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 11.16 | |
| 2250 | 6 | 1-5/8 BLUE WATER ALUM TAG | EA | 0.38 | 2.28 | |
| | | | | SUBTOTAL (Avg. Based On 6EA) | 3,971.98 | |
| | | | | Average price per | EA 662.00 | |
| 2270 | | DBL SHORT WTR SVC-40EA | | | | |
| 2280 | | NEW METER BOX LID NOT INCLUDED | | | | |
| 2290 | 39 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 7,866.30 | |
| 2300 | 1 | 202B-962-IP4 8X1IP BRS SAD DBL BRZ STRAP 9.05-9.62 OD | EA | 192.14 | 192.14 | |
| 2310 | 40 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 3,045.60 | |
| 2320 | 240 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 614.40 | |
| 2330 | 4200 | 1X300 CTS DR9 PE TUBE BLUE 250 PSI NSF | FT | 0.53 | 2,226.00 | |
| 2340 | 4500 | 10GA TW BLUE 500' CCS PE30 COPPER CLAD TRACER WIRE PER FOOT | FT | 0.24 | 1,080.00 | |
| 2350 | 40 | Y44-244-NL 1 BRS WYE PJ CTSXPJ CTS NO LEAD | EA | 75.01 | 3,000.40 | |
| 2360 | 80 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 8,749.60 | |
| 2370 | 80 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 1,542.40 | |
| 2380 | 80 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 759.20 | |
| 2390 | 80 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 8,943.20 | |
| 2400 | 80 | 6423-WNL FLORIDA WATER METER MTR BOX W/NON-LOCKING LID BLUE | EA | 92.15 | 7,372.00 | |
| 2410 | 80 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 148.80 | |
| 2420 | 480 | 2 PVC SDR21 PR200 PIPE BLUE 20' GSKT | FT | 0.91 | 436.80 | |
| 2430 | 80 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 108.00 | |
| 2440 | 40 | 1-5/8 BLUE WATER ALUM TAG | EA | 0.38 | 15.20 | |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|--------------------------------------|------|---|-------|--------|-------------------|
| SUBTOTAL (Avg. Based On 40EA) | | | | | 46,100.04 |
| Average price per | | | | EA | 1,152.51 |
| 2460 | | | | | |
| 2470 | | DBL LONG WTR SVC-35EA | | | |
| | | NEW METER BOX LID NOT INCLUDED | | | |
| 2480 | 35 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 7,059.50 |
| 2490 | 35 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 2,664.90 |
| 2500 | 210 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 537.60 |
| 2510 | 35 | Y44-244-NL 1 BRS WYE PJ CTSXPJ CTS NO LEAD | EA | 75.01 | 2,625.35 |
| 2520 | 70 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 7,655.90 |
| 2530 | 70 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 1,349.60 |
| 2540 | 70 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 664.30 |
| 2550 | 70 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 7,825.30 |
| 2560 | 70 | 6423-WNL FLORIDA WATER METER MTR BOX W/NON-LOCKING LID BLUE | EA | 92.15 | 6,450.50 |
| 2570 | 2180 | 2 PVC SDR21 PR200 PIPE BLUE 20' GSKT | FT | 0.91 | 1,983.80 |
| 2580 | 70 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 94.50 |
| 2590 | 70 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 130.20 |
| 2600 | 35 | 1-5/8 BLUE WATER ALUM TAG | EA | 0.38 | 13.30 |
| SUBTOTAL (Avg. Based On 35EA) | | | | | 39,054.75 |
| Average price per | | | | EA | 1,115.85 |
| SUBTOTAL - WATER | | | | | 361,222.54 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|------|------|---|-------|--|-----------------|
| 2630 | | *** RECLAIM *** | | | |
| 2650 | 109 | 2"X4"X8" 4 PINE LUMBER F/CONST STAKES | EA | 3.85 | 419.65 |
| 2670 | | 6" TIE-IN/CONNECT-3EA | | | |
| 2680 | 3 | 6 MJ L/P SLV C153 IMP | EA | 132.14 | 396.42 |
| 2690 | 6 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 237.48 |
| 2700 | 6 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 170.64 |
| | | | | * TIE-IN/CONNECT * SUBTOTAL (Avg. Based On 3EA) | 804.54 |
| | | | | Average price per EA | 268.18 |
| 2720 | | 3/4" IRRIGATION METER-3EA | | | |
| 2730 | 3 | 202BS-905-IP4 8X1IP BRS SAD DBL WIDE 304SS BAND 9.05 OD | EA | 201.70 | 605.10 |
| 2740 | 3 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 228.42 |
| 2750 | 6 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 15.36 |
| 2760 | 100 | 1X100 CTS DR9 PE TUBE PURPLE 250 PSI | FT | 0.57 | 57.00 |
| 2770 | 3 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFPT LW NO LEAD | EA | 109.37 | 328.11 |
| 2780 | 3 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 57.84 |
| 2790 | 3 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 28.47 |
| 2800 | 3 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 335.37 |
| 2810 | 3 | 6423-RWNL FLORIDA RCLMD WTR MTR BOX W/NON-LOCKING LID 922 | EA | 92.15 | 276.45 |
| 2820 | 3 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 5.58 |
| 2830 | 20 | 2 PVC SDR21 PR200 PIPE PURPLE 20' GSKT | FT | 0.91 | 18.20 |
| 2840 | 3 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 4.05 |
| 2850 | 3 | 1-5/8" PURPLE ALUM TAG | EA | 0.29 | 0.87 |
| 2870 | | 3/4" BACKFLOW ASSEMBLY-3EA | | | |
| 2880 | 3 | 3/4 BRASS COUPLING NO LEAD (I) | EA | 6.68 | 20.04 |
| 2890 | 6 | 3/4X36 BRASS NIPPLE N (I) NO LEAD | EA | 88.00 | 528.00 |
| 2900 | 6 | 3/4 BRASS 90 NO LEAD (I) | EA | 8.27 | 49.62 |
| 2910 | 6 | 3/4 BRASS ST 90 NO LEAD (I) | EA | 10.77 | 64.62 |
| 2920 | 3 | 3/4 WILKINS 975XL2 REDUCED NL PRESSURE BACKFLOW-NO LEAD W/BALL VALVES 34-975XL2 | EA | 334.60 | 1,003.80 |
| 2930 | 3 | 3/4XCL BRASS NIPPLE NL (I) NO LEAD | EA | 4.10 | 12.30 |
| 2940 | 3 | 3/4 BRASS TEE NO LEAD (I) NO LEAD | EA | 10.16 | 30.48 |
| 2950 | 3 | 3/4X1/2 BRASS BUSHING NL (I) NO LEAD | EA | 4.78 | 14.34 |
| 2960 | 3 | 1/2 APOLLO 16LF-202 PRV NO LEAD | EA | 34.88 | 104.64 |
| 2970 | 3 | 3/4X18 BRASS NIPPLE NL (I) NO LEAD | EA | 43.99 | 131.97 |
| 2980 | 3 | 3/4X24 BRASS NIPPLE NL (I) NO LEAD | EA | 54.15 | 162.45 |
| | | | | SUBTOTAL (Avg. Based On 3EA) | 4,083.08 |
| | | | | Average price per EA | 1,361.03 |
| 3000 | 6180 | 6 PVC C900 DR18 PIPE 20' PURP GSKT PC235 | FT | 7.79 | 48,142.20 |
| 3010 | 93 | 6 STAR 1106C PVC REST SB IMP BELL RESTRAINT STARBOND BLUE FLUORO HDWR PRCS1106G2CB | EA | 77.22 | 7,181.46 |
| 3020 | 12 | 500' 3M 7908-EMS WARNING TAPE XR-PURPLE | RL | 1,231.46 | 14,777.52 |
| 3030 | 6000 | 10GA TW PURPLE 500' CCS PE30 COPPER CLAD TRACER WIRE PER FOOT | FT | 0.24 | 1,440.00 |
| 3040 | 10 | DRYCONN 90220 DIRECT BURY LUG BLUE (QTY 5 PER BAG) | BX5 | 58.24 | 582.40 |
| 3050 | 1 | 8 BARE SWAB POLLY PIG | EA | 38.46 | 38.46 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|---|------|---|-------|-----------|------------------|
| 3070 | | 06" MJ SLEEVE C153 IMP-11EA | | | |
| 3080 | | NEW PIPE CONNECT SLEEVES | | | |
| 3090 | 11 | 6 MJ L/P SLV C153 IMP | EA | 132.14 | 1,453.54 |
| 3100 | 11 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 435.38 |
| 3110 | 11 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 364.98 |
| 3120 | 22 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 625.68 |
| * PIPE * SUBTOTAL (Avg. Based On 6180FT) | | | | | 75,041.62 |
| Average price per | | | | FT | 12.15 |
| 3140 | 400 | 6 TJ CL50 PR350 DI PIPE | FT | 27.29 | 10,916.00 |
| 3150 | 24 | 6 STAR 3106P DIP REST SB IMP BELL RESTRAINT STARBOND BLUE FLUORO HDWR NEW INSTALLATIONS ONLY | EA | 108.53 | 2,604.72 |
| 3160 | 900 | TRUMBULL 20X300 PW LAV 3-8 DIP 8MIL NON-PERF 388-8805 PER FOOT | FT | 0.43 | 387.00 |
| 3170 | 9 | 2X108' PURPLE ADHESIVE TAPE | EA | 7.71 | 69.39 |
| 3180 | 2 | 500' 3M 7908-EMS WARNING TAPE XR-PURPLE | RL | 1,231.46 | 2,462.92 |
| 3190 | 1000 | 10GA TW PURPLE 500' CCS PE30 COPPER CLAD TRACER WIRE PER FOOT | FT | 0.24 | 240.00 |
| 3200 | 2 | DRYCONN 90220 DIRECT BURY LUG BLUE (QTY 5 PER BAG) | BX5 | 58.24 | 116.48 |
| 3210 | 1 | 8 BARE SWAB POLLY PIG | EA | 38.46 | 38.46 |
| * PIPE * SUBTOTAL (Avg. Based On 400FT) | | | | | 16,834.97 |
| Average price per | | | | FT | 42.09 |
| 3230 | | 6X2 TEMP BLOW OFF-3EA | | | |
| 3240 | 3 | 2 F6103 THRD RW GV OL ON CLOW SS STEM | EA | 437.32 | 1,311.96 |
| 3250 | 3 | 2X4 BRASS NIPPLE NO LEAD (I) | EA | 29.41 | 88.23 |
| 3260 | 3 | 461-S VALVE BOX SQ M/REC IMP | EA | 106.70 | 320.10 |
| 3270 | 3 | 3"BRS TAG RECLAIMED 2"GATE VLV | EA | 20.00 | 60.00 |
| 3280 | 3 | 6X2 MJ TAPT PLUG C153 IMP | EA | 112.50 | 337.50 |
| 3290 | 3 | C84-77-NL 2 BRS MALE ADPT MIPTXPJ CTS NO LEAD | EA | 90.09 | 270.27 |
| 3300 | 6 | INSERT-55 2 SS INSERT FOR 2 CTS PE TUBE 1.653 ID | EA | 3.49 | 20.94 |
| 3310 | 100 | 2X100 CTS DR9 PE TUBE PURPLE 250 PSI | FT | 2.00 | 200.00 |
| 3320 | 3 | 2 PVC S40 TRD CAP FIPT 448-020 | EA | 3.20 | 9.60 |
| 3330 | 3 | 6423-RWNL FLORIDA RCLMD WTR MTR BOX W/NON-LOCKING LID 922 | EA | 92.15 | 276.45 |
| 3340 | 3 | 202CNG 15 SQ FL TRACER WIRE BX W/MAG W/FLAT HD TERM-LID BLACK RD EDGE "TEST" 2 TERMINALS P2B202CNG15T2TBLK | EA | 38.80 | 116.40 |
| SUBTOTAL (Avg. Based On 3EA) | | | | | 3,011.45 |
| Average price per | | | | EA | 1,003.82 |
| 3360 | | 6" MJ GATE VALVE RCW-24EA | | | |
| 3370 | 24 | 6 F6100 MJ RW GV OL ON SS STEM L/ACC | EA | 886.95 | 21,286.80 |
| 3380 | 25 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 989.50 |
| 3390 | 23 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 763.14 |
| 3400 | 48 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 1,365.12 |
| 3410 | 24 | BOX LOK #4 5-1/4 VALVE BOX | EA | 23.28 | 558.72 |
| 3420 | 24 | 461-S VALVE BOX SQ M/REC IMP | EA | 106.70 | 2,560.80 |
| 3430 | 24 | 202CNG 15 SQ FL TRACER WIRE BX W/MAG W/FLAT HD TERM-LID BLACK RD EDGE "TEST" 2 TERMINALS P2B202CNG15T2TBLK | EA | 38.80 | 931.20 |
| 3440 | 24 | 3"BRS TAG RECLAIMED 6"GATE VLV | EA | 19.40 | 465.60 |
| SUBTOTAL (Avg. Based On 24EA) | | | | | 28,920.88 |
| Average price per | | | | EA | 1,205.04 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|--|-----|---|-------|--------|-----------------|
| 3460 | | 06X06 MJ CROSS C153 IMP-2EA | | | |
| 3470 | 2 | 6 MJ CROSS C153 IMP | EA | 302.98 | 605.96 |
| 3480 | 1 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 39.58 |
| 3490 | 7 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 232.26 |
| 3500 | 8 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 227.52 |
| SUBTOTAL: 06x06 MJ Cross C153 IMP (Avg. Based On 2EA) | | | | | 1,105.32 |
| Average price per | | | | EA | 552.66 |
| 3520 | | 06X06 MJ TEE C153 IMP-4EA | | | |
| 3530 | 4 | 6 MJ TEE C153 IMP | EA | 208.34 | 833.36 |
| 3540 | 8 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 316.64 |
| 3550 | 4 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 132.72 |
| 3560 | 12 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 341.28 |
| SUBTOTAL: 06x06 MJ Tee C153 IMP (Avg. Based On 4EA) | | | | | 1,624.00 |
| Average price per | | | | EA | 406.00 |
| 3580 | | 06" MJ 45 C153 IMP-7EA | | | |
| 3590 | 7 | 6 MJ 45 C153 IMP | EA | 117.85 | 824.95 |
| 3600 | 1 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 39.58 |
| 3610 | 13 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 431.34 |
| 3620 | 14 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 398.16 |
| SUBTOTAL: 06" MJ 45 (Avg. Based On 7EA) | | | | | 1,694.03 |
| Average price per | | | | EA | 242.01 |
| 3640 | | 06" MJ 22 C153 IMP-23EA | | | |
| 3650 | 23 | 6 MJ 22-1/2 C153 IMP | EA | 107.15 | 2,464.45 |
| 3660 | 42 | 6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 | EA | 39.58 | 1,662.36 |
| 3670 | 4 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 132.72 |
| 3680 | 46 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 1,308.24 |
| SUBTOTAL: 06" MJ 22 (Avg. Based On 23EA) | | | | | 5,567.77 |
| Average price per | | | | EA | 242.08 |
| 3700 | | 06" MJ 11 C153 IMP-1EA | | | |
| 3710 | 1 | 6 MJ 11-1/4 C153 IMP | EA | 112.50 | 112.50 |
| 3720 | 2 | 6 STAR 3006 DIP REST SB IMP STARBOND L/ACC SGDPS06N | EA | 33.18 | 66.36 |
| 3730 | 2 | 6" MJ ACC SET L/GLAND COR BLUE | EA | 28.44 | 56.88 |
| SUBTOTAL: 06" MJ 11 | | | | | 235.74 |
| 3750 | | SGL SHORT RCW SRVC-18EA | | | |
| 3760 | | NEW METER BOX LID NOT INCLUDED | | | |
| 3770 | 17 | 202BS-690-IP4 6X1IP BRS SAD DBL WIDE 304SS BAND 6.90 OD | EA | 162.94 | 2,769.98 |
| 3780 | 1 | 202B-750-IP4 6X1IP BRS SAD DBL BRZ STRAP 6.90-7.50 OD | EA | 155.24 | 155.24 |
| 3790 | 18 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 1,370.52 |
| 3800 | 36 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 92.16 |
| 3810 | 18 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFPT LW NO LEAD | EA | 109.37 | 1,968.66 |
| 3820 | 18 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 347.04 |
| 3830 | 18 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 170.82 |
| 3840 | 18 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 2,012.22 |
| 3850 | 18 | 6423-RWNL FLORIDA RCLMD WTR MTR BOX W/NON-LOCKING LID 922 | EA | 92.15 | 1,658.70 |
| 3860 | 18 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 33.48 |
| 3870 | 120 | 2 PVC SDR21 PR200 PIPE PURPLE 20' GSKT | FT | 0.91 | 109.20 |
| 3880 | 18 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 24.30 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|--------------------------------------|------|--|-------|-----------|------------------|
| 3890 | 18 | 1-5/8" PURPLE ALUM TAG | EA | 0.29 | 5.22 |
| SUBTOTAL (Avg. Based On 18EA) | | | | | 10,717.54 |
| Average price per | | | | EA | 595.42 |
| 3910 | | SGL LONG RCW SRVC-17EA | | | |
| 3920 | | NEW METER BOX LID NOT INCLUDED | | | |
| 3930 | 17 | 202BS-690-IP4 6X1IP BRS SAD DBL WIDE 304SS BAND 6.90 OD | EA | 162.94 | 2,769.98 |
| 3940 | 17 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 1,294.38 |
| 3950 | 34 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 87.04 |
| 3960 | 17 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 1,859.29 |
| 3970 | 17 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 327.76 |
| 3980 | 17 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 161.33 |
| 3990 | 17 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 1,900.43 |
| 4000 | 17 | 6423-RWNL FLORIDA RCLMD WTR MTR BOX W/NON-LOCKING LID 922 | EA | 92.15 | 1,566.55 |
| 4010 | 960 | 2 PVC SDR21 PR200 PIPE PURPLE 20' GSKT | FT | 0.91 | 873.60 |
| 4020 | 17 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 22.95 |
| 4030 | 17 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 31.62 |
| 4040 | 17 | 1-5/8" PURPLE ALUM TAG | EA | 0.29 | 4.93 |
| SUBTOTAL (Avg. Based On 17EA) | | | | | 10,899.86 |
| Average price per | | | | EA | 641.17 |
| 4060 | | DBL SHORT RCW SRVC-32EA | | | |
| 4070 | | NEW METER BOX LID NOT INCLUDED | | | |
| 4080 | 32 | 202BS-690-IP4 6X1IP BRS SAD DBL WIDE 304SS BAND 6.90 OD | EA | 162.94 | 5,214.08 |
| 4090 | 32 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 2,436.48 |
| 4100 | 192 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 491.52 |
| 4110 | 32 | Y44-244-NL 1 BRS WYE PJ CTSXPJ CTS NO LEAD | EA | 75.01 | 2,400.32 |
| 4120 | 64 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 6,999.68 |
| 4130 | 64 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 1,233.92 |
| 4140 | 64 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 607.36 |
| 4150 | 64 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 7,154.56 |
| 4160 | 64 | 6423-RWNL FLORIDA RCLMD WTR MTR BOX W/NON-LOCKING LID 922 | EA | 92.15 | 5,897.60 |
| 4170 | 64 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 119.04 |
| 4180 | 400 | 2 PVC SDR21 PR200 PIPE PURPLE 20' GSKT | FT | 0.91 | 364.00 |
| 4190 | 64 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 86.40 |
| 4200 | 32 | 1-5/8" PURPLE ALUM TAG | EA | 0.29 | 9.28 |
| SUBTOTAL (Avg. Based On 32EA) | | | | | 33,014.24 |
| Average price per | | | | EA | 1,031.70 |
| 4220 | | DBL LONG RCW SRVC-32EA | | | |
| 4230 | | NEW METER BOX LID NOT INCLUDED | | | |
| 4240 | 32 | 202BS-690-IP4 6X1IP BRS SAD DBL WIDE 304SS BAND 6.90 OD | EA | 162.94 | 5,214.08 |
| 4250 | 32 | FB1100-4-NL 1 BALLCORP STOP MIPTXPJ CTS NO LEAD | EA | 76.14 | 2,436.48 |
| 4260 | 192 | INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID | EA | 2.56 | 491.52 |
| 4270 | 4500 | 1X300 CTS DR9 PE TUBE PURPLE 250 PSI | FT | 0.57 | 2,565.00 |
| 4280 | 5000 | 10GA TW PURPLE 500' CCS PE30 COPPER CLAD TRACER WIRE PER FOOT | FT | 0.24 | 1,200.00 |
| 4290 | 32 | Y44-244-NL 1 BRS WYE PJ CTSXPJ CTS NO LEAD | EA | 75.01 | 2,400.32 |
| 4300 | 64 | B41-444W-NL 1 BALL CURB STOP PJ CTSXFIPT LW NO LEAD | EA | 109.37 | 6,999.68 |
| 4310 | 64 | C38-24-2.5NL 1 METER COUPLING 24 PER/BOX NO LEAD | EA | 19.28 | 1,233.92 |
| 4320 | 64 | 3/4" METER CPLG (EACH) NO LEAD (3002A-LF) | EA | 9.49 | 607.36 |
| 4330 | 64 | VB42-7W-NL 5/8X3/4X7 RESETTER ANG BALL VLVXMNUT NO LEAD | EA | 111.79 | 7,154.56 |



Bid Proposal for North River Ranch PHIV-C2 Up-Dated 4/16/26

Bid #: 4756315

| Seq# | Qty | Description | Units | Price | Ext Price |
|--------------------------------------|------|---|-------|-------|-------------------|
| 4340 | 64 | 6423-RWNL FLORIDA RCLMD WTR MTR BOX W/NON-LOCKING LID 922 | EA | 92.15 | 5,897.60 |
| 4350 | 2000 | 2 PVC SDR21 PR200 PIPE PURPLE 20' GSKT | FT | 0.91 | 1,820.00 |
| 4360 | 64 | 2 PVC SCH40 SW CAP 447-020 | EA | 1.35 | 86.40 |
| 4370 | 64 | KSP 10666 KING WIRE CONNECTOR | EA | 1.86 | 119.04 |
| 4380 | 32 | 1-5/8" PURPLE ALUM TAG | EA | 0.29 | 9.28 |
| SUBTOTAL (Avg. Based On 32EA) | | | | | 38,235.24 |
| Average price per EA | | | | | 1,194.86 |
| SUBTOTAL - RECLAIM | | | | | 232,209.93 |
| Sub Total | | | | | 736,386.27 |
| Tax | | | | | 0.00 |
| Total | | | | | 736,386.27 |

Branch Terms:

. CORE AND MAIN IS NOT RESPONSIBLE FOR DELAYS AND PRICE INCREASES DUE TO PIPE PRICE & SUPPLY VOLATILITY.

SPECIAL ORDER ITEMS MAY BE NON-RETURNABLE OR SUBJECT TO A RESTOCKING CHARGE. ITEMS RETURNED MUST BE IN RESALEABLE CONDITION IN ORDER TO RECEIVE CREDIT.

THIS TAKE-OFF REPRESENTS OUR INTERPRETATION OF THE PLANS AND SPECIFICATIONS AND IS OFFERED AS AN AID TO BIDDING ONLY.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



North River Ranch Improvement Stewardship District

Cornerstone Proposal for Phase 4C-2
Stormwater Pollution Prevention Plan



Date: 4/6/2026

Environmental NPDES Compliance Services Proposal- Land Development Projects:

Project Name: North River Ranch Phase 4C-2

Project Location:

Address: CASCADE LANE

City, State, Zip Code: Parrish, FL CITCDD - Stormwater

County: Manatee County

Company: NRR ISD

Address: 5824 Lakewood Ranch Blvd

City, State, Zip Code: Sarasota, FL 34240

Project Contact: Pete Williams

Title: Chairman/Signatory

Email: pete@pwillassoc.com

Storm Water Pollution Prevention Plan: \$2000.00

Cornerstone will develop and provide one Storm Water Pollution Prevention Plan (SWPPP), which meets or exceeds all state and local applicable regulations for Land Development SWPP Plans. One hard copy of the SWPPP in a 3-ring binder will be provided to the client. This price includes preparing, but not submitting, the NOI and the NOT-if needed. This price assumes that all documentation required for SWPPP preparation is provided to Cornerstone by the client. Upon request, Cornerstone will research and compile any necessary missing documentation for an hourly rate of \$125.00.

Digital filing of Notice of Intent with FDEP: FDEP fees plus \$125.00.

Cornerstone will file the Notice of Intent with the FDEP for the project. Will require a signed "Authorization Form" to file with the Notice of Intent which Cornerstone will provide to you.

Digital filing of Notice of Termination with FDEP: \$85.00

Weekly Inspections: \$175.00 per inspection

Once every seven days a Cornerstone inspector, who has been certified by the FDEP, will conduct a complete site inspection. Inspections will be of both the site and SWPPP documentation as required by FDEP's NPDES Construction Generic Permit. An inspection report will be printed and left in hard copy on site and will also be logged electronically onto Cornerstone's database. Inspection reports will be emailed to the company designated to make repairs or installations of BMPs on site.

Rain Event inspections: \$ 100.00 per inspection

Rain event inspections will occur within 24 hours of a rainfall event of ½ inch or greater as required by the FDEP's NPDES Construction Generic Permit.

Page 2



Terms and Conditions:

Invoices will be rendered upon commencement of work on each lot, or in advance on commencement of monthly inspections. No Finance Charge will be imposed if the total of such purchases is paid in full within 15 days of invoice date. If not paid in full within 15 days, then a finance charge will be imposed from the invoice date on the balance of purchases at a periodic rate of 1.5% per month (18% Annual) until paid and Tree Farm 2, Inc DBA Cornerstone Solutions Group shall have the right to elect to stop work under this agreement until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the new invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorney

This proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cornerstone Solutions Group and may be subject to renegotiation.

Acceptance:

It would be our pleasure to provide the above-mentioned services to your company. If this proposal is acceptable to you, please sign below, and return a copy of the complete proposal to Mark Stukey at: mstukey@flcornerstone.com.

Company: **NRR ISD**

Name: **Pete Williams**

Signature: 

Title: **Chairman/Signatory**

Date: 9/7/26

Tree Farm 2, Inc. (DBA Cornerstone Solutions Group)

**Eric Shultz- Operations Manager- Stormwater Compliance Division
eschultz@flcornerstone.com**

Mark Stukey – NPDES Stormwater Compliance Lead



**North River Ranch
Improvement Stewardship District**

County Materials Corp Purchase
Order for Phase 4C-2 Material

Purchase Order

Date: **April 20, 2026**
 P.O. #: **NRR Ph IV-C2**
 Customer ID:

Vendor: County Materials Corp
 25750 CR 561
 Astatula, FL 34705
 (352) 343-8488

Ship to: **NORTH RIVER RANCH PH IV-C2**
North River Ranch Improvement Stewardship District
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817-8329
email: arichardson@nealland.com

| Project Start Date | Dollar Amount | Project Completion Date |
|--------------------|---------------|-------------------------|
| 4/20/2026 | \$348,148.50 | 2/28/2027 |


| Qty | Item # | Description | UOM | Unit Price | Line Total |
|-----|--------|-----------------------|-----|------------|---------------|
| | | As per Attached Quote | | | \$ 348,148.50 |
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|--------------|-----------|-------------------|
| Subtotal | \$ | 348,148.50 |
| Sales Tax | | Exempt |
| County Tax | | Exempt |
| Total | \$ | 348,148.50 |

- 1. Please send a copy of your invoice.
- 2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
- 3. Please notify us immediately if you are unable to ship as specified.

6.00%
1.00%

Notes:
 Confirming order only. Pay from invoice.

North River Ranch Improvement Stewardship District
 Signature: 
 Title: Pete Williams, Chairman
 Date: 21 Apr 2026



ASTATULA

25750 CR561
 ASTATULA, FL 34705
 Phone: (352)343-8488

Quotation

| | | | | |
|---|---|-----------------------|-----------------------------|--------------------|
| Date: 4/8/2026 | Bid Date: 3/5/2026 | Time: 12:00 AM | Project: 044-2577-25 | Revision: 0 |
| Bid To: North River Ranch Imp Stewardship District | Project Name: North River Ranch Phase 4 - C2 | | | |
| Buyer: North River Ranch Stewardship | Project Address: Spruce River Way | | | |
| Phone: 941-355-8575 | City/State/County: Parish, FL, Manatee | | | |
| Email: ryan@frederickderrcompany.com | Memo: | | | |
| Quoted By: Johnny Smith | | | Cell: (941)915-3671 | |
| Email: Johnny.Smith@countymaterials.com | | | | |

| Description | UOM | Qty | Unit Price | Extension |
|-----------------------------|-----|------------------------|------------|---------------------|
| ROUND PIPE | | | | |
| 15" RCP CL3 | LF | 408.00 | \$24.00 | \$9,792.00 |
| 18" RCP CL3 | LF | 1224.00 | \$32.00 | \$39,168.00 |
| 24" RCP CL3 | LF | 1712.00 | \$49.60 | \$84,915.20 |
| 30" RCP CL4 | LF | 544.00 | \$99.20 | \$53,964.80 |
| 36" RCP CL3 | LF | 512.00 | \$104.00 | \$53,248.00 |
| 42" RCP CL3 | LF | 544.00 | \$140.00 | \$76,160.00 |
| 48" RCP CL3 | LF | 104.00 | \$172.00 | \$17,888.00 |
| | | Net Price | | \$335,136.00 |
| END TREATMENTS | | | | |
| 15" MITERED END SECTION | EA | 1.00 | \$540.00 | \$540.00 |
| 18" MITERED END SECTION | EA | 1.00 | \$652.50 | \$652.50 |
| 24" MITERED END SECTION | EA | 2.00 | \$855.00 | \$1,710.00 |
| 30" MITERED END SECTION 4:1 | EA | 1.00 | \$2,250.00 | \$2,250.00 |
| 36" MITERED END SECTION 4:1 | EA | 1.00 | \$2,970.00 | \$2,970.00 |
| 48" MITERED END SECTION 4:1 | EA | 1.00 | \$4,500.00 | \$4,500.00 |
| 36" & 42" STRAP W/ HARDWARE | EA | 6.00 | \$65.00 | \$390.00 |
| | | Net Price | | \$13,012.50 |
| | | Total Net Price | | \$348,148.50 |

*MES BAR GRATES ARE AVAILABLE IN SINGLE, DOUBLE AND TRIPLE RUN, WITH OR WITHOUT BOLT FRAME. MES BAR GRATES ARE A SPECIAL ORDER ITEM, REQUIRE A MINIMUM OF 2 WEEKS PRODUCTION TIME, ARE NON-RETURNABLE AND NON-REFUNDABLE. CALL FOR MORE INFORMATION OR A QUOTE.

Material to be used for drainage

Clerical errors are subject to correction. All M.E.S. quoted as 4:1 slope unless otherwise noted. All quantities are rounded up to even joints.

PRICE & AVAILABILITY SUBJECT TO CHANGE AFTER 30 DAYS. All sales are subject to all applicable Sales Tax unless exempt tax status is provided prior to first shipment.

Prices quoted are FULL TRUCK LOAD QUANTITIES f.o.b. jobsite; TRUCK NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER. All ERCP and RCP will require off loading by customer. Subject to possible fuel surcharge. A minimum drop charge may apply on less than full truckload quantities.

A 30% restocking charge will be added to all returned items. ALL DESIGN/SPECIALTY ITEMS ARE NON RETURNABLE, NON REFUNDABLE, & REQUIRE A SIGNED ORDER OR PURCHASE ORDER.

Payment Terms: All invoices are due and payable by the end of the month following the month of purchase. Invoices not paid when due shall accrue interest at the rate of 1-1/2% per month (18% per annum).

Contract: This proposal when signed by Seller and Buyer constitutes a binding contract and is made for acceptance within thirty (30) days from date hereof unless used for bidding purposes, in which case it is for acceptance within thirty (30) days of the awarding of the contract. No other contract will be signed unless this quotation and its attached terms and conditions are made a part thereof. This bid is contingent upon successful negotiations of the contract for this project, between County Materials Corporation and the General Contractor / Contractor / Subcontractor/Buyer.

Signature by Buyer, or Company PO, acknowledges acceptance of the terms and conditions attached. If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller.

County Materials Corporation

Seller

Johnny Smith - Sales Representative

Print Name & Title: Authorized Rep. For Seller

Signature

Date

Delivery Contact Name:

Delivery Address:

Buyer

Print Name: Authorized Rep. For Buyer

Signature

Date

Phone #:

Estimated Start:

Standard terms and conditions www.countymaterials.com

Pipe Terms

DESIGN AND INSTALLATION OF PRODUCT. Supplied Product does not include inspection, testing (not regularly conducted by Seller), installation, unloading, field work, or other product or service unless expressly contained in this Agreement or otherwise agreed to in writing by both parties. All requests for inspections or tests not regularly conducted by Seller must be made by separate written agreement between the parties. Seller is not responsible for and disclaims any and all responsibilities or liabilities related to the work of Buyer or any third party, including but not limited to earthwork, footings or foundation work, or masonry. Seller shall bear no responsibility for site conditions, potential ground movement or soil settlement, design, assembly, or construction means or methods, it being understood that Seller's sole responsibility is to furnish, subject to the terms and conditions hereof, the Product described in this Agreement. Products not listed are specifically excluded. Damage may occur if a Product is not properly assembled, construct-ed, or installed.

SPECIAL DESIGN SERVICES. Materials requiring Design Services will incur charges for inhouse or third-party design services, with the terms of such Design Services agreed to by a separate writing between Buyer and Seller. Buyer is responsible for providing, or causing the engineer or owner to provide, to Seller any necessary design inputs, including but not limited to site conditions, soil/geotechnical inputs (soil make-up, density, water content, void ratio, water table depth), loads, loading configurations, and assumptions. Any changes to the Product requested by Buyer that necessitate Design Services will be billed to the Buyer and may impact the production schedule(s). Seller requires prepayment of all requested Design Services required to manufacture Product.

SHOP DRAWINGS. Shop drawings prepared by Seller and reviewed by Architect and/or Engineer and the Buyer shall be deemed the correct interpretation of the work to be performed and Products produced in conformity with the shop drawings shall be deemed to comply with this Agreement. Detailed shop drawings necessary for fabrication of Product will be furnished to Buyer by Seller for approval before work on the Products can begin. Buyer agrees to review working detailed drawing as soon as available and to return them with signed approval without delay.

Rev: 08/08/2025

Seller: County Materials Corporation

Buyer: North River Ranch Imp Stewardship District

Johnny Smith Sales
Print Name & Title: Authorized Rep. For County Materials Corp.

North River Ranch Stewardship
Print Name & Title: Authorized Rep. For Buyer

Johnny Smith 4/8/2026
Signature Date

Signature Date

Standard terms and conditions www.countymaterials.com



North River Ranch Improvement Stewardship District

Detweilers Proposal for Brightwood
Firepit Control Valve Replacement



6651 15th Street East, Sarasota, Florida 34243
 Ph: 941-755-2651 • 1-866-230-9995 • Fax: 941-739-2770
 www.detweilerspropane.com • service@detweilerspropane.com

Sales & Service Estimate

Date: 3/31/26 Account: 52764

Name: NORTH RIVER RANCH ISD
 Address: 11510 LITTLE RIVER WAY City: PARRISH Zip: 34219
 Email: jramer@nealland.com
 Contact: _____
 Phone: JEFF RAMER: 941.376.8496 Permit Jurisdiction: _____

Tank Size _____ A/G or U/G Flood Zone _____ Tank Location _____

Customer owned tank (s) \$ _____ Rental tank \$ _____

Fill Dirt Needed? _____ Fill dirt hauled? _____ Permit Needed? _____ NOC Needed? _____

Blocks or Slab _____ Anchors Slab or Earth? _____ Locating Service Needed? _____

Special Instructions: _____

Appliances to be hooked up by: Detweilers Other

W/Htr Tankless Range Pool/Spa Spa only Fire Pit BBQ Side Burner

Gas Logs BBQ Dryer Cook top only F/P Generator Misc.

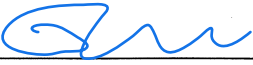
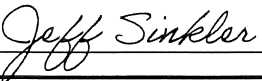
County Water Well County Sewer Septic _____

| SPECIAL ORDER ITEMS: | | | |
|---------------------------|-----------|--|--|
| CONTROL VALVE FOR FIREPIT | \$1277.14 | | |
| SHIPPING | \$25.00 | | |
| LABOR TO INSTALL PART | \$190.00 | | |
| TOTAL | \$1492.14 | | |
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30% DEPOSIT REQUIRED. \$ _____

100% DEPOSIT REQUIRED ON SPECIAL ORDER ITEMS.

PROPOSAL ONLY - SEPERATE RENTAL AGREEMENT
 & WORK INVOICE REQUIRED

Customer Signature Pete Williams 
 Sales Rep. Signature Jeff Sinkler 



North River Ranch Improvement Stewardship District

Geopoint Proposal for Work on Swale



PROPOSAL/AUTHORIZATION FOR WORK

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

Date: April 3rd, 2026

Attn: Andy Richardson Area 204 - Survey


Re: North River Ranch, Morgan's Glen

We hereby propose to do the following work:


| Task | Description: | Lump Sum |
|------|---|----------|
| 1 | Shoot Existing Grade Along the Bottom of Swale Shown on the Attached Exhibit at 20' Intervals | \$3,200 |

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, April 3rd, 2026.

GeoPoint Surveying, Inc.

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

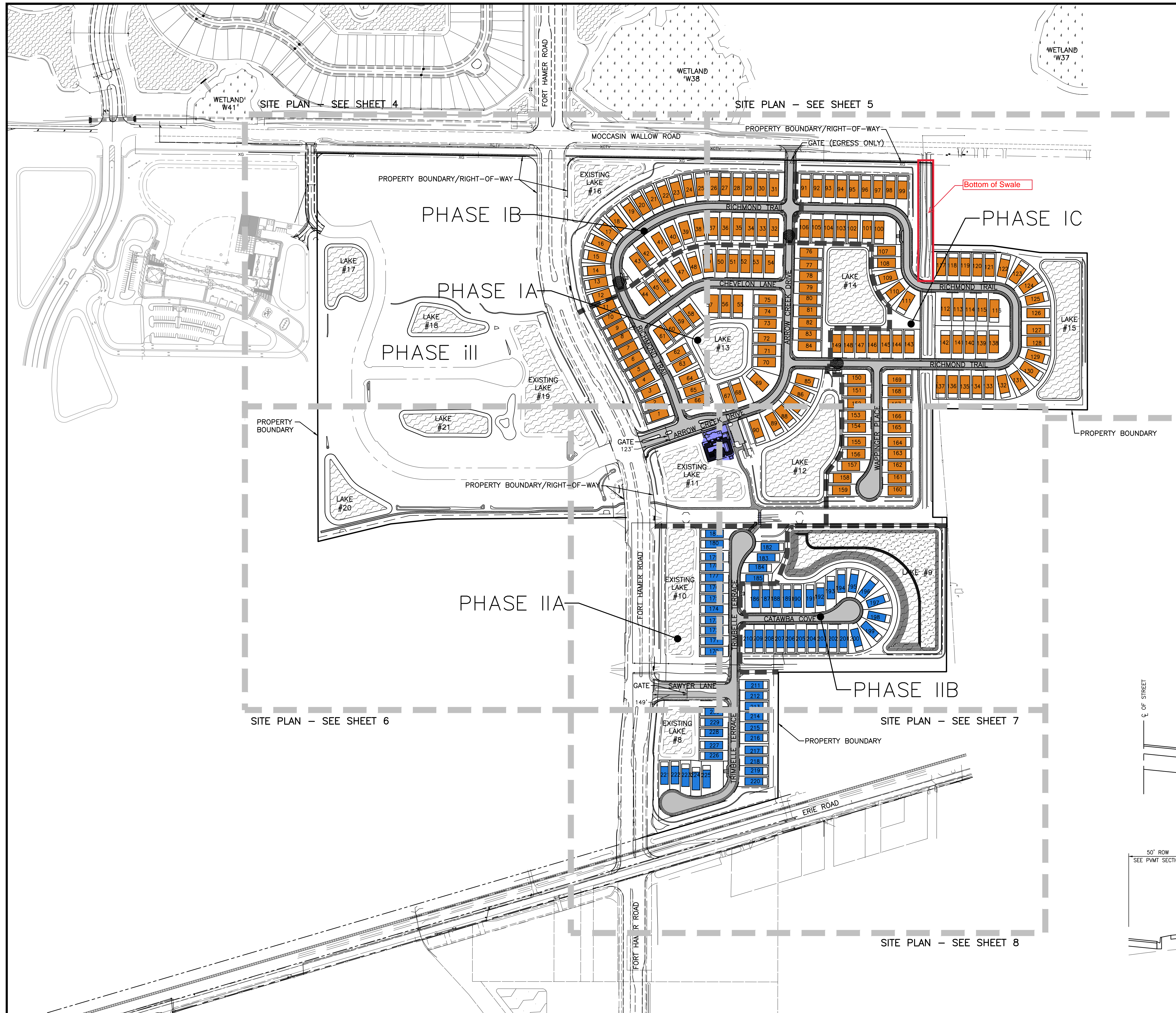
ACCEPTANCE: North River Ranch ISD

By: 
(Authorized Signature)

Date: 4/6/26
Pete Williams CHAIR
(Print Name & Title)

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

File Name: J:\North River Ranch\Contracts\Nealland\Morgan's Glen Shoot Grade Along Bottom of Swale aw.JOB
04.03.2026

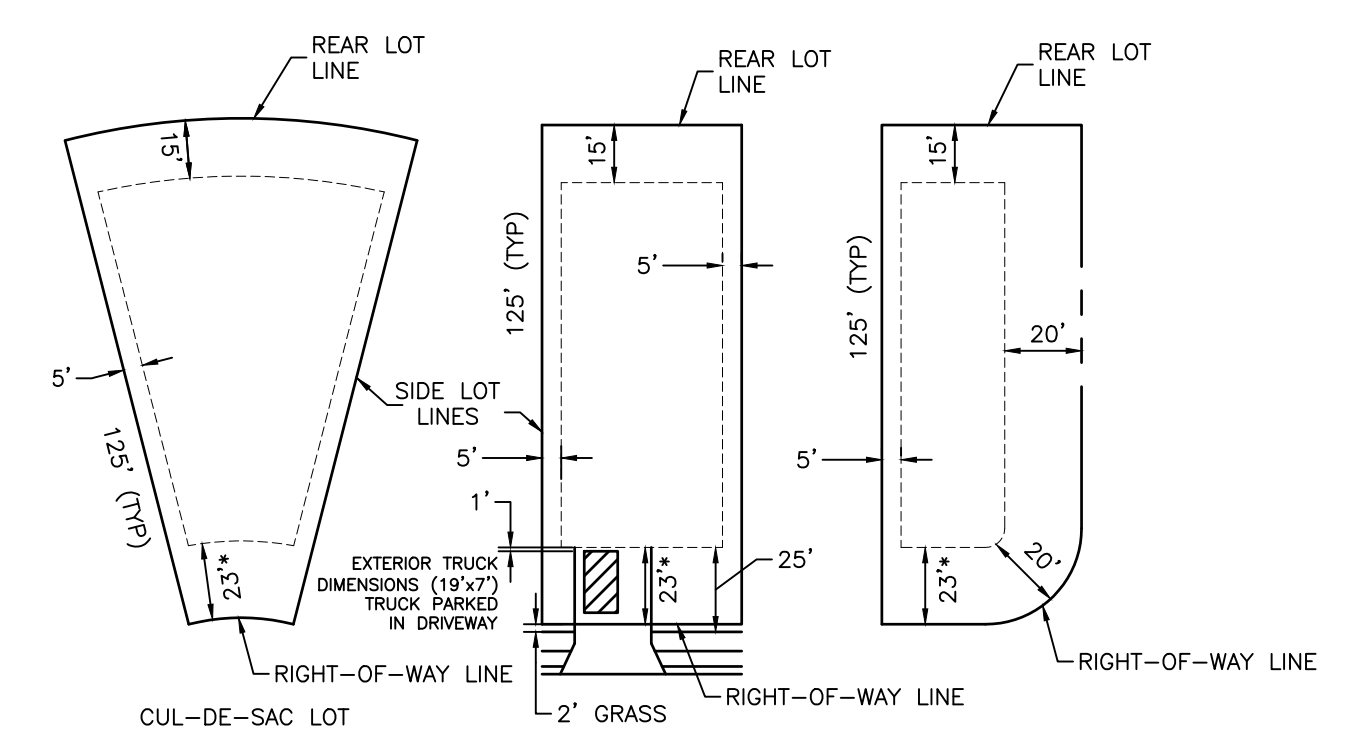


LEGEND

- LAKE
- PROPOSED ASPHALT PAVEMENT
- WETLAND
- PHASE LINE
- PHASE NUMBER
- PHASE I AMENITY

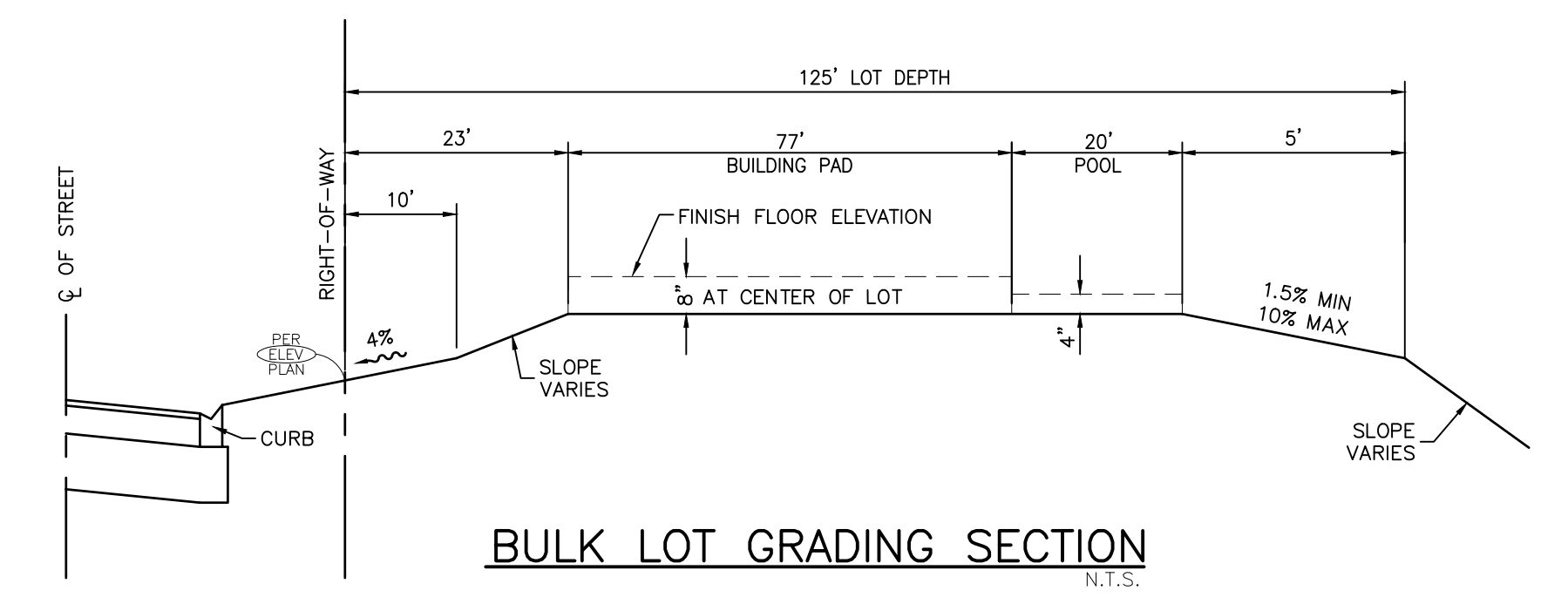
1" = 200'

| LOT COUNT | | |
|-----------|---------|---------|
| PHASE | 45' LOT | 50' LOT |
| IA | | 58 |
| IB | | 32 |
| IC | | 79 |
| IIA | 36 | |
| IIB | 25 | |

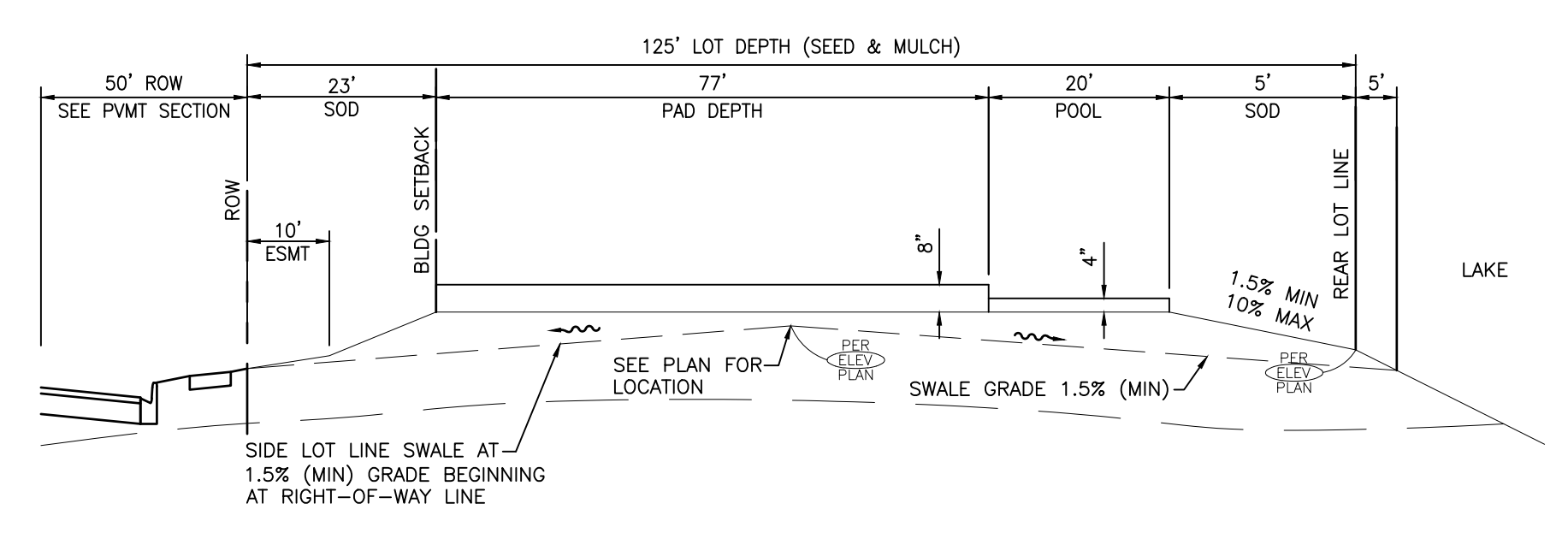


TYPICAL LOT DETAIL
CONVENTIONAL SINGLE FAMILY DETACHED

NOTE: THE FRONT YARD SETBACK SHALL BE 23' TO THE GARAGE PORTION OF THE STRUCTURE. THE REMAINING HABITABLE PORTION OF THE STRUCTURE MAY BE SETBACK 20'. THE FRONT-YARD SETBACK FOR SIDE-LOADED GARAGES SHALL BE 20'.



BULK LOT GRADING SECTION
N.T.S.



TYPICAL MID-LOT GRADING
N.T.S.

| REV. NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. | WM APPROVED BY: |
|----------|---|----------|---------------------|-----------------------|-----------------|
| H | REVISED PHASE LINE ON LEGEND | 4/5/21 | MSC/98616 | | |
| G | REVISED PHASING PLAN | 01/21/21 | BLB/117073 | | |
| B | REVISED LOT SIZE, LAKES, STREET NAMES & DIMS. ADDED LOTS & GATES. | 11/27/19 | MSC/98616 | | |
| A | REVISED PHASE LINES | 8/15/19 | MSC/98616 | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing; any errors or omissions shall be reported to Stantec, without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

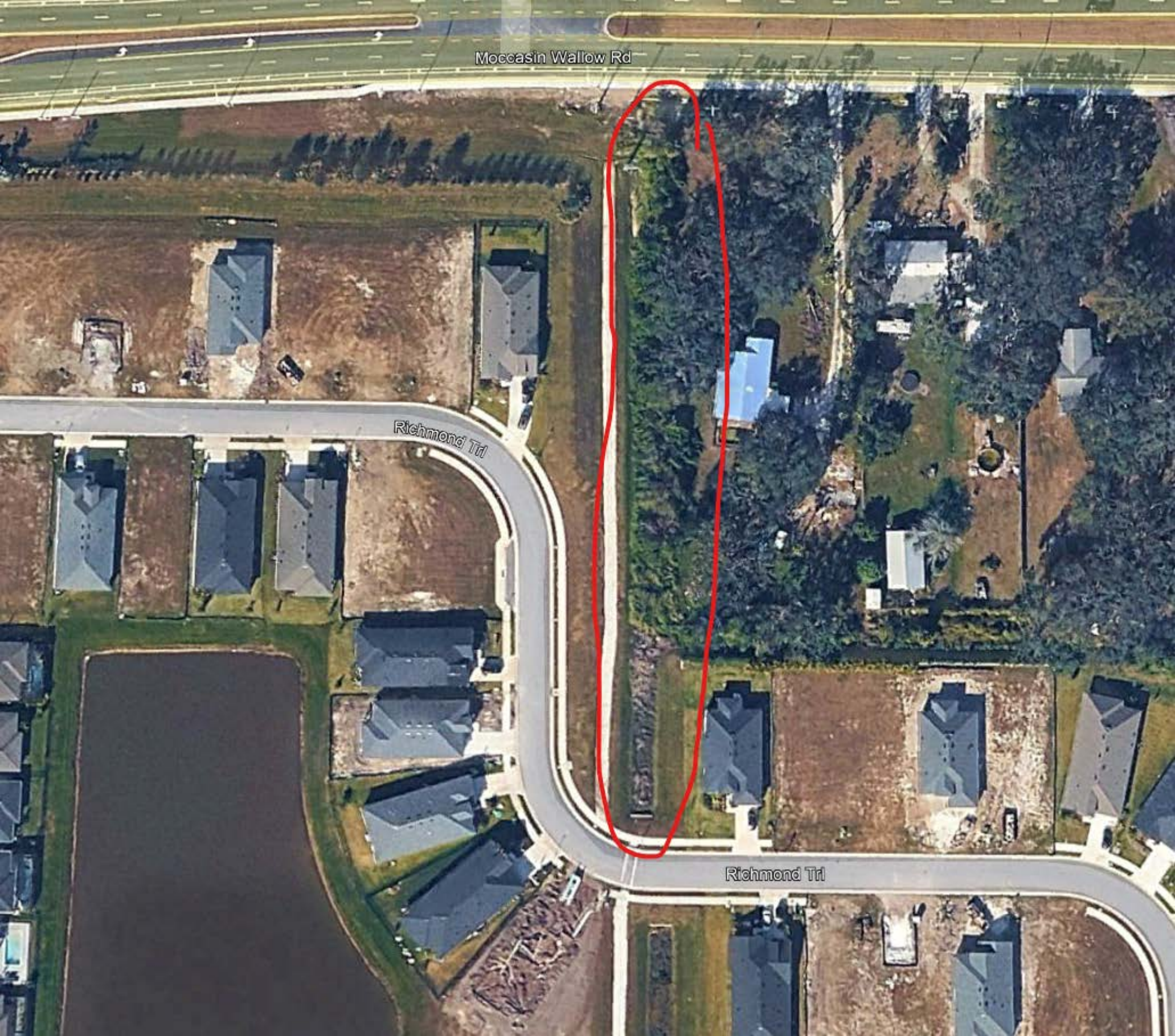
CLIENT: **MOCCASIN WALLOW ASSOCIATES, LLC**
PROJECT: **MORGAN'S GLEN**

DATE: 07/2019
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE:
SHEET NUMBER: 3 OF 64
TITLE: **MASTER SITE PLAN/PHASING PLAN**
PROJECT NUMBER: 215614811
INDEX NUMBER: 215614811-02C-102SP

Moccasin Wallow Rd

Richmond Trl

Richmond Trl



Attachment "A" Terms and Conditions

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

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

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

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

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

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

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

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

Attachment "A"

Terms and Conditions

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

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

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

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

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

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

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



North River Ranch Improvement Stewardship District

Impact Proposal for Grand
River Plant Replacement



Work Order

| | |
|---|------------------------|
| Name <u>NRR ISD</u> | Pref Vendor & PO _____ |
| Address <u>Grand River Proposal</u> | Sales Rep <u>Ruben</u> |
| Community <u>NRR Zone 3</u> | Date <u>4/23/2026</u> |
| Email <u>jramer@neal.land.com</u> | Approved By _____ |
| Phone _____ | Billable to <u>HOA</u> |
| Job # _____ | Budget Limit _____ |
| EST # _____ | Warranty _____ |

Irrigation: Open Call Estimate Technician for same day install

Scope of Work:

Proposal to install the following plants in the gaps of Grand River Blvd

| QUANTITY | DESCRIPTION | SIZE | UNIT COST | EXTENDED |
|---------------------------|----------------------------|---------|-----------|---------------------|
| 40 | fakahachee grass | 3g | \$ 15.00 | \$ 600.00 |
| 40 | society garlic | 1g | \$ 7.75 | \$ 310.00 |
| 1 | jatropha tree | 15g | \$ 237.50 | \$ 237.50 |
| 18 | wax myrtle | 7g | \$ 50.00 | \$ 900.00 |
| 2 | red cedar tree 5'-7' | 25g | \$ 425.00 | \$ 850.00 |
| 1 | pallet of st augustine sod | 400 sqf | \$ 449.75 | \$ 449.75 |
| 45 | muhly grass | 3g | \$ 15.50 | \$ 697.50 |
| 200 | blue daze | 1g | \$ 7.75 | \$ 1,550.00 |
| 3 | thryallis | 3g | \$ 16.25 | \$ 48.75 |
| 7 | flax lilly | 3g | \$ 16.50 | \$ 115.50 |
| 3 | slash pine 8' | 25g | \$ 437.50 | \$ 1,312.50 |
| ADDITIONAL CHARGES | | | | |
| 20 | Labor @ \$75 hour | | \$ 75.00 | \$ 1,500.00 |
| 1 | irrigation support | | \$ 950.00 | \$ 950.00 |
| 1 | Disposal | | \$ 500.00 | \$ 500.00 |
| TOTAL | | | | \$ 10,021.50 |

Approved and accepted by: 

Completed By Pete Williams, Chairman
Date: 4/28/26

Date _____

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 Mulch at Zones 1, 2 & 7



PROPOSAL

Name Jeff Ramer NRR ISD Pref Vendor & PO _____
 Address Zones 1-2-7 Sales Rep _____
 Community NRR Date _____
 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 for labor only to mulch areas outlined by Jeff Ramer in zones mentioned above, Impact will provide the material as the district pays for the labor.

| QUANTITY | DESCRIPTION | SIZE | UNIT COST | EXTENDED |
|--------------|----------------|------|-------------|--------------------|
| 1 | NTE LABOR ONLY | | \$ 6,500.00 | \$ 6,500.00 |
| | | | | |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
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| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| TOTAL | | | | \$ 6,500.00 |

Pete Williams 

4/16/26

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

Maddtraxx Proposal for Phase 4B
Halls Stream Sidewalk Repair



PROPOSAL

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

Area 203 - Sidewalks and Walks

| | |
|----------------------|---------------------------|
| DATE | 4/20/2026 |
| PAYMENT TERMS | NET 30 |
| PO NUMBER | 042026HallsStreamSidewalk |

| BILL TO |
|-------------------|
| North River Ranch |

| JOB |
|--------------------------------|
| Sidewalk Panels - Halls Stream |

| SCOPE | QUANTITY | RATE | AMOUNT |
|--|-----------------|-------------|---------------|
| Demo, remove, form and repour (3) broken sidewalk panels at Halls Stream and Longmeadow Ave. | 1 | 1 | \$2,970.00 |

Total : \$2,970.00

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

| TERMS |
|--------------|
|--------------|

Bid price (as shown) for work described above is \$2970.00. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Phase 4C-1
West PL Swale Clean-up



PROPOSAL

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

| | |
|----------------------|--------------------|
| DATE | 4/20/2025 |
| PAYMENT TERMS | NET 30 |
| PO NUMBER | 042026WesternSwale |

FORCDD - Storm

| BILL TO |
|-------------------|
| North River Ranch |

| JOB |
|------------------------------|
| Bush Hogging - Western Swale |

| SCOPE | QUANTITY | RATE | AMOUNT |
|---|-----------------|-------------|---------------|
| Provide labor and equipment to mow and clean the ditch along the "Western Swale." Work will be performed using an excavator equipped with a mowing head and a skid steer with a mowing attachment. In areas where ground conditions are too wet for equipment access, manual weeding will be completed as needed. | 1 | 1 | \$2,270.00 |

Total : \$2,270.00

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

| TERMS |
|--------------|
|--------------|

Bid price (as shown) for work described above is \$2270. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Oldcastle Purchase Order for
Phase 4C-2 Material

Purchase Order

Date: April 20, 2026
P.O. #: NRR Ph IV-C2
Customer ID:

Vendor Oldcastle
 2140 Pondella Road
 Cape Coral, FL 33909-5134
 (239) 574-8896

Ship to **NORTH RIVER RANCH PH IV-C2**
North River Ranch Improvement Stewardship District
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817-8329
email: arichardson@nealland.com

| Project Start Date | Dollar Amount | Project Completion Date |
|--------------------|---------------|-------------------------|
| 4/20/2026 | \$238,167.70 | 2/28/2027 |


| Qty | Item # | Description | UOM | Unit Price | Line Total |
|-----|--------|-----------------------|-----|------------|---------------|
| | | As per Attached Quote | | | \$ 238,167.70 |
| | | | | | |
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|--------------|----------------------|
| Subtotal | \$ 238,167.70 |
| Sales Tax | Exempt |
| County Tax | Exempt |
| Total | \$ 238,167.70 |

- 1. Please send a copy of your invoice.
- 2. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.
- 3. Please notify us immediately if you are unable to ship as specified.

6.00%
 1.00%

Notes:
 Confirming order only. Pay from invoice.

North River Ranch Improvement Stewardship District
Signature 
Title Pete Williams, Chairman
Date 21 Apr 2026

Quotation Contract

Office

 2140 Pondella Road
 Cape Coral, FL 33909-5134

 Phone: (239) 574-8896
 Fax: (239) 574-1419

Ship To: NORTH RIVER RANCH PHIV-C2

****North River Ranch Improvement Stewardship District****
Engineer: Spencer Goebelbe
enr
Oldcastle Rep: Scott Kondziela **Rep Phone:** 2394690374

| Order No | Date | Customer No | Terms | Bid Date | F.O.B. | Quote Valid Until |
|----------|-----------|-------------|-------|-----------|------------|-------------------|
| 26-842 | 9/17/2025 | 002002 | TBD | 9/17/2025 | UNASSIGNED | 10/17/2025 |

| Qty | Description | Unit Price | Amount |
|-----|---|------------|-------------|
| 1 | MANATEE COUNTY SPEC 4' ID 8" WALLS. 170-CE RING AND COVER, PRECAST INVERT, Z-LOK BOOTS, O-RING GASKET AND RUBR'NEK INCLUDED. Pipe cover >4' [Greater than 4.67' Rim to Invert] use 4' ID 8" Walls. Pipe cover < 4' [LESS than 4.67' Rim to Invert] use 5' ID 8" Walls | \$0.00 | \$0.00 |
| 4 | 6-8 Sanitary Manhole 4 ID 8 Walls MH-GS5 MH-HS2 MH-JS2 MH-JS3 | \$2,958.00 | \$11,832.00 |
| 6 | 8-10 Sanitary Manhole 4 ID 8 Walls MH-FS5 MH-GS4 MH-HS1 MH-JS1 MH-KS1 MH-KS2 | \$3,332.67 | \$19,996.00 |
| 7 | 10-12 Sanitary Manhole 4 ID 8 Walls MH-AS13 MH-AS14 MH-AS15 MH-FS4 MH-GS1 MH-GS2 MH-GS3 | \$3,555.03 | \$24,885.20 |
| 3 | 12-14 Sanitary Manhole 4 ID 8 Walls MH-AS12 MH-FS2 MH-FS3 | \$3,903.97 | \$11,711.90 |
| 1 | 14-16 Sanitary Manhole 4 ID 8 Walls MH-AS11 | \$4,084.20 | \$4,084.20 |
| 2 | 18-20 Sanitary Manhole 4 ID 8 Walls DS-4 MH-DS3 | \$5,313.50 | \$10,627.00 |
| 1 | 20-22 Sanitary Manhole 4 ID 8 Walls MH-DS2 | \$5,255.40 | \$5,255.40 |
| 1 | FDOT C CONTROL STRUCTURE 6210 W/ SKIMMERS FDOT STANDARD. 2'0"X3'1" 6"WALL MIN. INCLUDES 6210 CAST IRON NON-TRAFFIC GRATE. INCLUDES SKIMMERS. *STARSEAL INCLUDED* 19(CS) | \$1,794.00 | \$1,794.00 |

| | | | | | | |
|---------------------------|--------------------------|------------------------------|---------------------|------------------------------|-----------------------------|--|
| Order No 26-842 | Date 9/17/2025 | Customer No 002002 | Terms TBD | Bid Date 9/17/2025 | F.O.B. UNASSIGNED | Quote Valid Until 10/17/2025 |
|---------------------------|--------------------------|------------------------------|---------------------|------------------------------|-----------------------------|--|

| Qty | Description | Unit Price | Amount |
|-----|---|-------------------|---------------------|
| 1 | FDOT D CONTROL STRUCTURE 6607 W/ SKIMMERS FDOT STANDARD. 3'1"X4'1" 6"WALL MIN. INCLUDES 6607 PTD STEEL TRAFFIC GRATE.INCLUDES SKIMMERS *STARSEAL INCLUDED* 21(CS) | \$2,451.00 | \$2,451.00 |
| 5 | J STORM MANHOLE 170-CE FDOT STANDARD. INCLUDES 170-CE RING & COVER.*STARSEAL INCLUDED* 11 14 48 6 7 | \$4,622.00 | \$23,110.00 |
| 30 | MANATEE CURB INLET TYPE 1 1110-NG 3'0"X4'0" 6" WALL MIN. INCLUDES 6" TOP SLAB W/ CHANNEL NOSING AND 1110-NG RING & COVER. *STARSEAL INCLUDED* 1 10 12 13 15 16 19 2 20 21 22 25 26 29 30 31 35 36 39 4 40 44 45 46 47 5 76 77 8 9 | \$3,352.17 | \$100,565.00 |
| 11 | P STORM MANHOLE 170-CE FDOT STANDARD. INCLUDES 170-CE RING & COVER *STARSEAL INCLUDED* 23 27 28 3 32 33 37 38 41 42 43 | \$1,986.91 | \$21,856.00 |

| Order No | Date | Customer No | Terms | Bid Date | F.O.B. | Quote Valid Until |
|----------|-----------|-------------|-------|-----------|------------|-------------------|
| 26-842 | 9/17/2025 | 002002 | TBD | 9/17/2025 | UNASSIGNED | 10/17/2025 |

| | |
|--------------------|--------------|
| Taxable | \$0.00 |
| Non-Taxable | \$238,167.70 |
| Sub Total | \$238,167.70 |
| Tax | \$0.00 |
| Total | \$238,167.70 |

SALES TAX NOT INCLUDED. PLEASE APPLY SALES TAX WHERE REQUIRED

IF DOGBONE CLUTCHES NEEDED, AN ADDITIONAL \$1000 EACH (\$4,000 FOR A SET OF 4) WILL BE ADDED TO THE ORDER. FOR PURCHASE ONLY
LIFTING EYE PIN \$400 (SET OF THREE)

Terms and Conditions:

Special Products:

- 1) Any special product(s) and high-volume standards will be invoiced on a mutually agreed upon in writing delivery date and ownership transferred, upon delivery. Oldcastle Infrastructure, Inc. reserves the right to require full or partial pre-payment for any Special Products ordered.
- 2) Special Products may not be returned.
- 3) If Special Product(s) and/or standard products cannot be accepted/delivered through no fault of Oldcastle Infrastructure, Inc. within 30 days of production and/or an agreed prior delivery date, a 10% storage fee (of the product value) will be assessed monthly unless otherwise agreed upon in writing. These charges must be cleared prior to delivery.
- 4) All Special Products ordered as part of a cash sale must be fully paid prior to production.
- 5) An additional disposal fee of \$200/ton will be charged for all Special Products invoiced/paid for, and on hand, but not picked up over 90 days from the mutually agreed upon delivery date.

Delivery:

- 6) The site must be accessible by delivery vehicles under their own power. If the material is to be delivered and unloaded by Customer, acceptability to the site will be determined by the delivery driver.
- 7) Freight charges quoted are based on full truckload quantities. Short loads will be subject to additional charges to cover the cost of delivery. Any freight escalation charges (in lieu of market driven conditions) applicable at the time of delivery shall be added to the quoted freight costs at the time of dispatch.
- 8) Deliveries canceled with less than 24 hours' notice are subject to full delivery charge.
- 9) Delivery includes one hour for offloading. Additional time in excess of one hour will be invoiced at an hourly rate.
- 10) A restocking fee of up to 40% may be charged on undamaged, standard products. Freight charges for returned product on Oldcastle equipment will also be applicable.
- 11) All Returns must be approved by Oldcastle – requested in writing and approved in writing prior to the return. Restocking fees may be applicable. Returns will not be accepted after 90 days from date of delivery or invoicing.

Pricing:

- 12) Oldcastle must be notified if a project requires prevailing wages as additional costs may be applied to the quotation.
- 13) Pricing is valid for 30 days from the date of this quote.
- 14) A 2.09% surcharge will be imposed on all Credit Card transactions, which is not greater than our cost of acceptance. A surcharge will not be applied to any ACH or Debit Card transaction.
- 15) Pricing remains valid for 180 days from order confirmation. For orders that have not shipped or transferred ownership to the buyer after 180 days, we reserve the right to implement a 2.5% quarterly price escalation fee.
- 16) If during the performance of this contract, the cost of materials significantly increases through no fault of the seller, we reserve the right to equitably adjust the price of this contract by an amount reasonably necessary to cover any such significant increase in the cost of materials. As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 6% experienced by the seller from the date of the contract signing.
- 17) Delivery pricing is based on Oldcastle Infrastructure's current fuel surcharge rate and is good for 30 days from the date stated on this Quote. Thereafter, Customer is responsible for paying Oldcastle Infrastructure's fuel surcharge rate in effect on each delivery date.

Additional Items:

- 18) Every effort has been made to provide an accurate take-off however, the quantities are not guaranteed by Oldcastle but provided for the buyer's convenience only. It is the buyer's responsibility to verify the accuracy of the project requirements and quantities. Changes in quantities, dimensions, or specifications from this quote may require an adjustment in total purchase price. Buyer agrees to pay per unit price for the actual number of units delivered.

All products and services listed on this Quotation are provided under OLDCASTLE INFRASTRUCTURE, INC's Standard Terms and Conditions located at:
<https://oldcastleinfrastructure.com/support/terms-conditions/>

IMPORTANT: This proposal is based on standard terms and conditions. Items and quantities shown are the basis for the quotation, and we are not responsible for any discrepancies between this list and actual items or quantities.

All terms and conditions mentioned herein shall supersede any and all terms which may be applicable on all customer issued PO's or their main contracts. Oldcastle Infrastructure, Inc. shall only deliver materials on acceptance of these Oldcastle Infrastructure, Inc. terms mentioned herein without objection.

Sincerely,

Accepted by:

Scott Kondziela Date
Oldcastle Precast- So Florida
(239) 469-0374
Scott.Kondziela@oldcastle.com

(Customer Signature) Date
Printed name:
Title:
Company:



North River Ranch Improvement Stewardship District

Parrish Bike Repair Proposal
for Bicycle Maintenance

PROPOSAL

NRR O/M - Shared Bike Maintenance



Parrish Bike Repair

12208 Loch Ness Glen, Parrish
FL, 34219
parrishbikerepair.com
parrish.bike.repair@gmail.com
(941) 479-2336

BILLED TO
NRR ISD c/o PFM Group Consulting LLC
3501 Quadrangle Blvd Ste 270
Orlando
FL
32817

INVOICE NO 134
DATE OF ISSUE Apr 21, 2026

| ITEMS | RATE | QTY | LINE TOTAL |
|-------------|---------|-----|------------|
| Tuneup | \$80.00 | 10 | \$800.00 |
| Tube repair | \$25.00 | 10 | \$250.00 |

SUBTOTAL \$1,050.00

TAX \$0.00

TOTAL \$1,050.00

AMOUNT PAID \$0.00

AMOUNT DUE **\$1,050.00**

Approved and accepted by: _____
Pete Williams, Chairman
Date: 4/21/26



North River Ranch Improvement Stewardship District

Premier Lighting Proposal for Wildleaf
NE and NW Monument Lights

MASTERS OF LIGHT SINCE 1995



Premier Outdoor Lighting, Inc.

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

Estimate


| Date | Job # |
|-----------|-------------|
| 3/19/2026 | POL1008 #72 |

NRR O/M

| Name / Address |
|---|
| North River Ranch Improvement Stewardship District 3501 Quadrance Blvd Suite 270 Orlando, FL 34219 |

| Terms | Project |
|--------|---------|
| Net 30 | |

| Description | Qty | Cost | Total |
|--|-----|--------------|-------------------|
| Labor - 2 man crew rate | 15 | 190.00 | 2,850.00 |
| *Wildleaf: replace 6 broken upright fixtures and 10 upright shrouds that are damaged/missing | | | |
| *NW Corner of Ft. Hamer and Moccasin Wallow: replace four 8' sign lights and one 4' sign light and all ground stakes for sign lights. Lights are damaged/covered in concrete spill | | | |
| *NE Corner of Ft. Hamer and Moccasin Wallow: replace transformer and 10 palm tree uprights that are damaged/missing | | | |
| *All other subdivision entrances: energize lights and check all systems | | | |
| WAC MEDIUM UPLIGHT | 6 | 219.99 | 1,319.94 |
| WAC SHROUD | 10 | 24.99 | 249.90 |
| 8' LED SIGN LIGHT WITH NEW LED AND DRIVER - REFURBISHED | 4 | 589.00 | 2,356.00 |
| 4' LED SIGN LIGHT WITH NEW LED AND DRIVER - REFURBISHED | 1 | 429.00 | 429.00 |
| CCUL FIXTURE | 12 | 109.00 | 1,308.00 |
| MR-16 LAMP | 12 | 25.99 | 311.88 |
| SUPER STAKE | 10 | 39.99 | 399.90 |
| 300W STAINLESS STEEL TRANSFORMER | 1 | 399.00 | 399.00 |
| PRO TRADE PC1 PHOTOCCELL | 1 | 39.50 | 39.50 |
| 12/2 LANDSCAPE CABLE /FT | 100 | 1.89 | 189.00 |
| MISC SUPPLIES (Wire connection hardware, wire tape, etc.) | | 88.76 | 88.76 |
| | | Total | \$9,940.88 |

Approved and accepted by: 
 Pete Williams, Chairman
 Date: 4/7/26



North River Ranch Improvement Stewardship District

Steadfast Proposal for Oak Tree
Removal at Camp Creek



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

Neal Land and Neighborhoods c/o Jeff Ramer

FORCDD - Landscaping

Print Date: 4-22-2026

Proposal for Camp Creek Tree Removal and Restoration

Thank you for considering Steadfast for your project needs. We are pleased to present our proposal, which reflects our commitment to delivering high-quality results tailored to your requirements.

Steadfast proposes to furnish all labor, materials, equipment, and supervision necessary to construct, as an independent contractor, the following described work:

| Items | Description | Qty/Unit | Unit Price | Price |
|--|---|----------|------------|------------|
| Tree Removal and Stump Grinding Tree Removal | Mobilize Certified Arborist with tree crews to remove and stump grind large oak. Remove all debris and chips | 1 LS | \$4,200.00 | \$4,200.00 |
| Sabal Palm Sabal Palm 14' CT | Install a cluster of 3 hurricane cut sabal palms staggered between 12-16' CT in vicinity of removed oak. | 3 EA | \$300.00 | \$900.00 |
| Restoration Site Work Labor | Repair any sod and/or damage from equipment access. Connect to existing drip line to water new sabals. | 1 LS | \$250.00 | \$250.00 |

Total Price: \$5,350.00

Our team is dedicated to ensuring this project is completed efficiently, safely, and to the highest standard of quality. We look forward to collaborating with you to bring your vision to life.

Client/Owner Certification and Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein. I agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

I confirm that my action here represents my electronic signature and is binding.

Signature:  _____

Date: *4/23/26* _____

Print Name: *Pete Williams* _____



North River Ranch Improvement Stewardship District

Steadfast Proposal for Palm
Replacement at Bike Park



NRR O/M

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE DUE ESTIMATE #
4/8/2026 5/8/2026 EST-SCA3754

BILL TO
North River Ranch ISD
PFM Group Consulting LLC.
3501 Quadrangle Boulevard,
Suite 270
Orlando FL 32817 USA

SHIP TO
SM1222 (402)
North River Ranch Zone 7
Parrish FL 34219

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|-------|--------|----------|
| Palm Flush Cutting and Replacements at NRR | | | |
| Scope: | | | |
| - Remove and Replace one dead palm at the corner of Cross River & Long Meadow. | | | |
| -Remove fence panels to access bike park, and reinstall after palm install. | | | |
| ?- Flush Cut five dead palms in the Bike Park off Long Meadow. | | | |
| - Remove and Replace three palms in the Bike Park off Long Meadow. | | | |
| - Check irrigation function, add extra bubblers, and monitor. | | | |
| - Dispose of dead plant material. | | | |
| Palm Removal | 9.00 | 300.00 | 2,700.00 |
| Hurricane Cut Palm Sabal BB10 | 4.00 | 500.00 | 2,000.00 |
| Maintenance Labor | 20.00 | 50.00 | 1,000.00 |
| Irrigation Enhancement | 3.00 | 85.00 | 255.00 |
| Irrigation Parts | 4.00 | 25.00 | 100.00 |
| Dump Fees | 1.00 | 300.00 | 300.00 |



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
4/8/2026 5/8/2026 EST-SCA3754

BILL TO
North River Ranch ISD
PFM Group Consulting LLC.
3501 Quadrangle Boulevard,
Suite 270
Orlando FL 32817 USA

SHIP TO
SM1222 (402)
North River Ranch Zone 7
Parrish FL 34219

| DESCRIPTION | QTY | RATE | AMOUNT |
|------------------|------|--------|--------|
| Equipment Rental | 1.00 | 550.00 | 550.00 |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL USD 6,905.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of 4/28/26, 20_____.

Signature:  _____

Printed Name and Title: Pete Williams

Representing (Name of Firm): _____



North River Ranch Improvement Stewardship District

Yellowstone Proposal for
Palm and Plant Replacements



NRR O/M

Proposal #: 691998

Date: 4/28/2026

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

Sabal Plam Replacement

| DESCRIPTION | QTY | UNIT PRICE | AMOUNT |
|--|-----|------------|----------|
| General Labor | 14 | \$70.00 | \$980.00 |
| 2x4 Tree Stakes | 6 | \$10.50 | \$63.00 |
| Palm - Sabal (Cabbage) - 10 ft B&B | 2 | \$375.00 | \$750.00 |
| Tree Brace | 2 | \$40.00 | \$80.00 |
| Viburnum - Sweet (Odoratissimum) - 7 gal | 4 | \$64.00 | \$256.00 |

Note: This Proposal is to remove the two dead Sabal Palms and replace them.

Note: This Proposal has been revised to add four 7gal Sweet Viburnums.

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 4/28/26 CHAIRMAN
 Print Name/Title

Date _____
North River Ranch Stewardship District - Zone Two

| | |
|-----------------------|-------------------|
| Subtotal | \$2,129.00 |
| Sales Tax | \$0.00 |
| Proposal Total | \$2,129.00 |

THIS IS NOT AN INVOICE



**North River Ranch
Improvement Stewardship District**

Payment Authorizations Nos. 171 – 174

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 168 - 170

| PA # | Description | Amount | Total |
|------|-------------------------------------|-------------|-------------|
| 171 | Daystar Exterior Cleaning | \$ 315.00 | |
| | Frontier | \$ 1,443.48 | |
| | | \$ 130.98 | |
| | | \$ 809.90 | |
| | JB Edwards | \$ 223.57 | |
| | | \$ 167.00 | |
| | Jones & Sons | \$ 300.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | Safetouch | \$ 2,863.00 | |
| | | \$ 798.00 | |
| | Tampa Fence Rental | \$ 3,458.00 | |
| | Tyree Brown, Arborist | \$ 700.00 | |
| | | | \$11,608.93 |
| 172 | Advanced Aquatic Services | \$ 8,529.00 | |
| | AlSCO Uniforms | \$ 62.07 | |
| | | \$ 62.07 | |
| | | \$ 62.07 | |
| | Aqua Plumbing & Air | \$ 94.00 | |
| | | \$ 189.00 | |
| | Ballenger Landcare | \$ 750.00 | |
| | Canteen Refreshment Services | \$ 217.75 | |
| | Clean Sweep Parking Lot Maintenance | \$ 180.00 | |
| | Clearview Land Design | \$ 250.00 | |
| | | \$ 529.66 | |

| | | | |
|--|--|---------------------|--|
| | David Kersey | \$ 1,350.00 | |
| | | | |
| | Daystar Exterior Cleaning | \$ 800.00 | |
| | | \$ 1,250.00 | |
| | | \$ 315.00 | |
| | | | |
| | Detweiler's Propane Gas | \$ 1,492.14 | |
| | | | |
| | Doody Free 941 | \$ 1,092.00 | |
| | | | |
| | FitRev | \$ 175.00 | |
| | | | |
| | Frontier | \$ 114.98 | |
| | | \$ 114.98 | |
| | | \$ 114.98 | |
| | | \$ 141.27 | |
| | | \$ 99.94 | |
| | | \$ 859.51 | |
| | | \$ 202.01 | |
| | | | |
| | Impact Landscaping & Irrigation | \$ 679.00 | |
| | | \$ 1,290.25 | |
| | | \$ 907.35 | |
| | | \$ 385.00 | |
| | | \$ 870.30 | |
| | | \$ 369.35 | |
| | | \$ 1,205.00 | |
| | | \$ 17,231.19 | |
| | | \$ 10,380.23 | |
| | | \$ 6,516.32 | |
| | | \$ 7,091.89 | |
| | | | |
| | Jan-Pro of Manasota | \$ 110.96 | |
| | | \$ 337.92 | |
| | | \$ 3,595.00 | |
| | | \$ 128.75 | |
| | | \$ 200.85 | |
| | | \$ 1,766.35 | |
| | | \$ 1,814.84 | |
| | | | |
| | KS StateBank | \$ 2,227.85 | |
| | | | |
| | Kutak Rock | \$ 1,940.68 | |
| | | \$ 3,237.42 | |
| | | | |
| | Lewis Consulting Services | \$ 300.00 | |
| | | | |
| | MaddTraxx | \$ 900.00 | |
| | | | |
| | Manatee County Sheriff's Office | \$ 3,380.00 | |

| | | | |
|--|---|----|-----------|
| | | | |
| | McClatchy | \$ | 105.73 |
| | | \$ | 189.88 |
| | | \$ | 109.61 |
| | | | |
| | MCUD | \$ | 1,084.77 |
| | | \$ | 147.63 |
| | | \$ | 282.85 |
| | | \$ | 202.10 |
| | | \$ | 483.30 |
| | | \$ | 222.08 |
| | | \$ | 318.00 |
| | | \$ | 774.42 |
| | | \$ | 500.18 |
| | | \$ | 1,008.19 |
| | | \$ | 39.06 |
| | | \$ | 30.50 |
| | | \$ | 204.40 |
| | | \$ | 207.51 |
| | | \$ | 106.03 |
| | | \$ | 67.96 |
| | | \$ | 3,238.29 |
| | | \$ | 107.82 |
| | | \$ | (214.24) |
| | | \$ | 64.48 |
| | | \$ | 26.60 |
| | | \$ | (528.45) |
| | | \$ | 39.16 |
| | | | |
| | Neal Land & Neighborhoods | \$ | 13,500.00 |
| | | | |
| | PFM Group Consulting | \$ | 7,500.00 |
| | | \$ | 31.97 |
| | | | |
| | Peace River Electric Cooperative | \$ | 1,221.25 |
| | | \$ | 1,502.34 |
| | | \$ | 30.73 |
| | | \$ | 58.50 |
| | | \$ | 1,155.76 |
| | | \$ | 52.30 |
| | | \$ | 59.96 |
| | | \$ | 63.50 |
| | | \$ | 32.07 |
| | | \$ | 42.55 |
| | | \$ | 596.95 |
| | | \$ | 40.24 |
| | | \$ | 761.34 |
| | | \$ | 2,457.05 |
| | | \$ | 34.61 |
| | | \$ | 795.95 |

| | | | |
|--|--|--------------|--|
| | | \$ 1,384.26 | |
| | | \$ 1,695.71 | |
| | | \$ 31.47 | |
| | | \$ 30.73 | |
| | | \$ 39.26 | |
| | | \$ 34.14 | |
| | | \$ 69.47 | |
| | | \$ 4,034.81 | |
| | | \$ 1,695.71 | |
| | | \$ 30.13 | |
| | | \$ 30.13 | |
| | | \$ 30.97 | |
| | | \$ 335.58 | |
| | | \$ 882.09 | |
| | | \$ 288.62 | |
| | | \$ 30.86 | |
| | | \$ 714.37 | |
| | | \$ 1,661.11 | |
| | | \$ 39.88 | |
| | | \$ 44.13 | |
| | | \$ 830.55 | |
| | | \$ 212.92 | |
| | | \$ 33.91 | |
| | | \$ 1,095.41 | |
| | | \$ 30.62 | |
| | | \$ 91.25 | |
| | | | |
| | Safetouch | \$ 2,449.80 | |
| | | \$ 2,697.00 | |
| | | \$ 450.00 | |
| | | \$ 2,507.00 | |
| | | \$ 450.00 | |
| | | \$ 1,617.00 | |
| | | \$ 4,500.00 | |
| | | | |
| | S&G Pools | \$ 2,675.00 | |
| | | \$ 1,650.00 | |
| | | \$ 1,282.60 | |
| | | | |
| | Southern Land Services of Southwest Florida | \$ 375.00 | |
| | | \$ 375.00 | |
| | | \$ 375.00 | |
| | | \$ 1,900.00 | |
| | | \$ 3,150.00 | |
| | | \$ 1,075.00 | |
| | | | |
| | Steadfast Alliance | \$ 13,240.00 | |
| | | | |
| | Steadfast Contractors Alliance | \$ 94.88 | |
| | | | |

| | | | |
|------------|--|---------------------|---------------------|
| | Supervisor Fees - 04/08/2026 Meeting | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | Symbiont Service Corp | \$ 1,230.00 | |
| | | | |
| | TieTechnology | \$ 85.30 | |
| | | | |
| | United Rentals | \$ 1,583.00 | |
| | | \$ 708.00 | |
| | | | |
| | Valley National Bank | \$ 7,518.74 | |
| | | | |
| | Verizon Business | \$ 229.92 | |
| | | | |
| | Vglobal Tech | \$ 300.00 | |
| | | | |
| | WTS International | \$ 2,924.25 | |
| | | \$ 9,919.90 | |
| | | \$ 2,617.46 | |
| | | \$ 1,287.00 | |
| | | \$ 29.77 | |
| | | | |
| | Yellowstone Landscape | \$ 720.00 | |
| | | \$ 17,010.00 | |
| | | \$ 50,400.00 | |
| | | \$ 9,021.00 | |
| | | \$ 12,250.00 | |
| | | \$ 4,554.00 | |
| | | \$ 1,130.00 | |
| | | | |
| | | | \$305,448.57 |
| 173 | AlSCO Uniforms | \$ 62.07 | |
| | | | |
| | Bliss Products and Services | \$ 4,470.13 | |
| | | | |
| | GreatAmerica Financial Services | \$ 416.30 | |
| | | | |
| | MaddTraxx | \$ 1,850.00 | |
| | | \$ 1,150.00 | |
| | | \$ 1,875.00 | |
| | | | |
| | PFM Management Services | \$ 6,708.33 | |
| | | | |
| | Southern Land Services of Southwest Florida | \$ 1,900.00 | |
| | | \$ 3,150.00 | |
| | | \$ 1,075.00 | |

| | | | |
|------------|--|--------------------|---------------------|
| | | | |
| | VGlobalTech | \$ 200.00 | |
| | | | |
| | WTS International | \$ 9,979.72 | |
| | | \$ 9,106.05 | |
| | | | |
| | | | \$41,942.60 |
| | | | |
| 174 | Alsco Uniforms | \$ 62.07 | |
| | | | |
| | Frontier | \$ 1,443.48 | |
| | | \$ 130.98 | |
| | | | |
| | Impact Landscaping & Irrigation | \$ 5,674.00 | |
| | | | |
| | JB Edwards | \$ 147.20 | |
| | | | |
| | PFM Group Consulting | \$ 517.30 | |
| | | | |
| | Rayco Electric | \$ 207.50 | |
| | | | |
| | S&G Pools | \$ 1,565.00 | |
| | | | |
| | Spectrum Business | \$ 148.02 | |
| | | | |
| | Sunrise Landscape | \$ 2,930.00 | |
| | | \$ 2,780.00 | |
| | | \$ 447.75 | |
| | | | |
| | Tyree Brown | \$ 700.00 | |
| | | | |
| | Yellowstone Landscape | \$ 362.00 | |
| | | | |
| | | | \$17,115.30 |
| | | | |
| | | Total | \$376,115.40 |



North River Ranch Improvement Stewardship District

Funding Requests Nos. 670 – 684

Funding Requests 670 - 684

| FR # | Description | Amount | Total |
|--|-----------------------------------|--------------|-------------|
| 670 | | | |
| Phase Deer Park | County Materials | \$2,520.00 | |
| | | \$1,339.20 | |
| | | | \$3,859.20 |
| 671 | | | |
| Phase Deer Park | Frederick Derr and Company | \$ 45,312.36 | |
| | | | \$45,312.36 |
| 672 | | | |
| Phase Wildleaf | Clearview Land Design | \$ 155.00 | |
| | MaddTraxx | \$ 1,300.00 | |
| | | | \$1,455.00 |
| 673 | | | |
| Neighborhood Infrastructure (Phases4C-1, 4E/f, IIIA Townhomes) | Baldwin Group | \$ 512.51 | |
| | | \$ 713.49 | |
| | | \$ 382.92 | |
| | | \$ 533.08 | |
| | Clearview Land Design | \$ 645.00 | |
| | | \$ 2,380.00 | |
| | | \$ 2,220.00 | |
| | | \$ 3,232.50 | |
| | | | \$10,619.50 |
| 674 | | | |
| Phase Jones Buckeye | Clearview Land Design | \$ 37,771.03 | |
| | Kimley Horn | \$ 20,726.49 | |
| | | | \$58,497.52 |
| 675 | | | |
| Phase 2 | Booth Design Group | \$ 1,750.00 | |
| | Floridian Environmental Landscape | \$ 1,600.00 | |
| | | | \$3,350.00 |
| 676 | | | |
| Phase Amenity | Clearview Land Design | \$ 3,046.25 | |
| | Floridian Environmental Landscape | \$ 1,900.00 | |
| | | | \$4,946.25 |
| 677 | | | |
| Phase Deer Park | Core & Main | \$ 1,171.18 | |
| | | \$ 310.16 | |
| | | | \$1,481.34 |
| 678 | | | |
| Phase Ft Hamer | Ameritt | \$ 2,735.00 | |
| | | | 2,735.00 |
| 679 | | | |
| Phase 1 | The Baldwin Group | \$ 244.21 | |
| | | \$ 575.79 | |
| | MaddTraxx | \$ 1,850.00 | |
| | | | \$2,670.00 |
| 680 | | | |
| Phase Morgan's Glen | Baldwin Group | \$ 67.53 | |
| | | \$ 163.47 | |
| | | \$ 58.76 | |

| | | | |
|---|-----------------------------|-------------|--------------|
| | | \$ 142.24 | |
| | | \$ 36.54 | |
| | | \$ 88.46 | |
| | | \$ 37.71 | |
| | | \$ 91.29 | |
| | | \$ 45.08 | |
| | | \$ 119.92 | |
| | | | |
| | MaddTraxx | \$ 2,490.00 | |
| | | | \$3,341.00 |
| | | | |
| 681 | | | |
| Neighborhood Infrastructure (Phases 4C-1, 4E/F, IIIA Townhomes) | Amerritt | \$ 7,100.00 | |
| | | | |
| | MaddTraxx | \$ 1,600.00 | |
| | | \$ 1,450.00 | |
| | | | \$10,150.00 |
| | | | |
| 682 | | | |
| Phase Wildleaf | MaddTraxx | \$ 1,650.00 | |
| | | | \$1,650.00 |
| | | | |
| 683 | | | |
| Phase 2 | MaddTraxx | \$ 3,860.00 | |
| | | | |
| | Stantec Consulting Services | \$ 738.50 | |
| | | | \$4,598.50 |
| | | | |
| 684 | | | |
| Phase Morgan's Glen | Florida Centerline Group | \$ 4,824.00 | |
| | | | \$4,824.00 |
| | | | \$159,489.67 |



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

March 2026 Financial Package

March 31, 2026

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



North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2026

| | General | S19, S19-MG Debt Service | S20 Debt Service | S23(1), S23(2) Debt Service | S23B Debt Service | S19, S19-MG Capital Projects | S20 Capital Projects | S23(1), S23(2) Capital Projects | S23B Capital Projects | Long-Term Debt | Total |
|--|------------------------|-----------------------------|----------------------|--------------------------------|----------------------|---------------------------------|-------------------------|------------------------------------|--------------------------|----------------|-------------------------|
| <u>Assets</u> | | | | | | | | | | | |
| Current Assets | | | | | | | | | | | |
| General Checking Account | \$ 1,371,989.88 | | | | | | | | | | \$ 1,371,989.88 |
| Accounts Receivable | 1,386.62 | | | | | | | | | | 1,386.62 |
| On-Roll Assessments Receivable | 56,591.50 | | | | | | | | | | 56,591.50 |
| 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 | | \$ 21,408.73 | | | | | | | | | 21,408.73 |
| Debt Service Reserve (Series 2019) | | 166,056.88 | | | | | | | | | 166,056.88 |
| Debt Service Reserve (Series 2019-MG) | | 88,812.50 | | | | | | | | | 88,812.50 |
| Revenue (Series 2019) | | 742,260.48 | | | | | | | | | 742,260.48 |
| Revenue (Series 2019-MG) | | 376,245.24 | | | | | | | | | 376,245.24 |
| Prepayment A1 (Series 2019) | | 1.75 | | | | | | | | | 1.75 |
| Prepayment A1 (Series 2019-MG) | | 3,702.44 | | | | | | | | | 3,702.44 |
| Assessments Receivable | | | \$ 8,580.13 | | | | | | | | 8,580.13 |
| Debt Service Reserve A1 (Series 2020) | | | 224,050.00 | | | | | | | | 224,050.00 |
| Revenue A1, A2 (Series 2020) | | | 488,308.36 | | | | | | | | 488,308.36 |
| On-Roll Assessments Receivable | | | | \$ 16,466.93 | | | | | | | 16,466.93 |
| Off-Roll Assessments Receivable | | | | 233,638.25 | | | | | | | 233,638.25 |
| Debt Service Reserve A1 (Series 2023-1) | | | | 737,640.00 | | | | | | | 737,640.00 |
| Debt Service Reserve A2 (Series 2023-1) | | | | 700,350.00 | | | | | | | 700,350.00 |
| Debt Service Reserve A (Series 2023-2) | | | | 636,820.00 | | | | | | | 636,820.00 |
| Revenue (Series 2023-1) | | | | 1,218,212.25 | | | | | | | 1,218,212.25 |
| Interest A2 (Series 2023-1) | | | | 13,156.22 | | | | | | | 13,156.22 |
| Prepayment A1 (Series 2023-1) | | | | 10,659.37 | | | | | | | 10,659.37 |
| Prepayment A2 (Series 2023-1) | | | | 1,463,114.40 | | | | | | | 1,463,114.40 |
| Prepayment A (Series 2023-2) | | | | 8,666.77 | | | | | | | 8,666.77 |
| Sinking Fund A1 (Series 2023-1) | | | | 0.09 | | | | | | | 0.09 |
| Capitalized Interest A (Series 2023-2) | | | | 121,544.47 | | | | | | | 121,544.47 |
| Debt Service Reserve (Series 2023B) | | | | | \$ 766,360.00 | | | | | | 766,360.00 |
| Prepayment (Series 2023B) | | | | | 19,330.70 | | | | | | 19,330.70 |
| Capitalized Interest (Series 2023B) | | | | | 92,646.88 | | | | | | 92,646.88 |
| Accounts Receivable - Due from Developer | | | | | | \$ 201,782.90 | | | | | 201,782.90 |
| Prepaid Expenses | | | | | | 2,545.46 | | | | | 2,545.46 |
| Prepaid Expenses | | | | | | | \$ 378.45 | | | | 378.45 |
| Acquisition/Constr - Neighborhood Infras | | | | | | | | \$ 405.80 | | | 405.80 |
| Acquisition/Constr - Master Infrastructu | | | | | | | | 457.74 | | | 457.74 |
| Acquisition/Constr (Series 2023-2) | | | | | | | | 15.00 | | | 15.00 |
| Prepaid Expenses | | | | | | | | 552.77 | | | 552.77 |
| Acquisition/Constr (Series 2023B) | | | | | | | | | \$ 715.90 | | 715.90 |
| Total Current Assets | \$ 1,928,868.59 | \$ 1,398,488.02 | \$ 720,938.49 | \$ 5,160,268.75 | \$ 878,337.58 | \$ 204,328.36 | \$ 378.45 | \$ 1,431.31 | \$ 715.90 | \$ - | \$ 10,293,755.45 |



North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2026

| | General | S19, S19-MG Debt Service | S20 Debt Service | S23(1), S23(2) Debt Service | S23B Debt Service | S19, S19-MG Capital Projects | S20 Capital Projects | S23(1), S23(2) Capital Projects | S23B Capital Projects | Long-Term Debt | Total |
|--|------------------------|-----------------------------|----------------------|--------------------------------|----------------------|---------------------------------|-------------------------|------------------------------------|--------------------------|-------------------------|-------------------------|
| Investments | | | | | | | | | | | |
| Amount Available in Debt Service Funds | | | | | | | | | | \$ 7,877,938.80 | \$ 7,877,938.80 |
| Amount To Be Provided | | | | | | | | | | 54,887,061.20 | 54,887,061.20 |
| Total Investments | \$ | \$ | \$ | \$ | \$ - | \$ | \$ | \$ | \$ | \$ 62,765,000.00 | \$ 62,765,000.00 |
| Total Assets | <u>\$ 1,928,868.59</u> | <u>\$ 1,398,488.02</u> | <u>\$ 720,938.49</u> | <u>\$ 5,160,268.75</u> | <u>\$ 878,337.58</u> | <u>\$ 204,328.36</u> | <u>\$ 378.45</u> | <u>\$ 1,431.31</u> | <u>\$ 715.90</u> | <u>\$ 62,765,000.00</u> | <u>\$ 73,058,755.45</u> |
| Liabilities and Net Assets | | | | | | | | | | | |
| Current Liabilities | | | | | | | | | | | |
| Accounts Payable | \$ 19,884.00 | | | | | | | | | | \$ 19,884.00 |
| Deferred Revenue | 1,386.62 | | | | | | | | | | 1,386.62 |
| Deferred Revenue - On-Roll | 56,591.50 | | | | | | | | | | 56,591.50 |
| Deferred Revenue - Off-Roll | 484,490.04 | | | | | | | | | | 484,490.04 |
| Deferred Revenue | | \$ 21,408.73 | | | | | | | | | 21,408.73 |
| Deferred Revenue | | | \$ 8,580.13 | | | | | | | | 8,580.13 |
| Deferred Revenue | | | | \$ 250,105.18 | | | | | | | 250,105.18 |
| Accounts Payable | | | | | | \$ 201,782.90 | | | | | 201,782.90 |
| Retainage Payable | | | | | | 119,121.27 | | | | | 119,121.27 |
| Deferred Revenue | | | | | | 201,782.90 | | | | | 201,782.90 |
| Retainage Payable | | | | | | | | \$ 127,547.94 | | | 127,547.94 |
| Retainage Payable | | | | | | | | | \$ 51,682.08 | | 51,682.08 |
| Total Current Liabilities | \$ 562,352.16 | \$ 21,408.73 | \$ 8,580.13 | \$ 250,105.18 | \$ - | \$ 522,687.07 | \$ - | \$ 127,547.94 | \$ 51,682.08 | \$ - | \$ 1,544,363.29 |
| Long Term Liabilities | | | | | | | | | | | |
| 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 |
| Total Liabilities | <u>\$ 562,352.16</u> | <u>\$ 21,408.73</u> | <u>\$ 8,580.13</u> | <u>\$ 250,105.18</u> | <u>\$ -</u> | <u>\$ 522,687.07</u> | <u>\$ -</u> | <u>\$ 127,547.94</u> | <u>\$ 51,682.08</u> | <u>\$ 62,765,000.00</u> | <u>\$ 64,309,363.29</u> |



North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2026

| | General | S19, S19-MG Debt Service | S20 Debt Service | S23(1), S23(2) Debt Service | S23B Debt Service | S19, S19-MG Capital Projects | S20 Capital Projects | S23(1), S23(2) Capital Projects | S23B Capital Projects | Long-Term Debt | Total |
|---|------------------------|-----------------------------|----------------------|--------------------------------|----------------------|---------------------------------|-------------------------|------------------------------------|--------------------------|-------------------------|-------------------------|
| Net Assets | | | | | | | | | | | |
| Net Assets, Unrestricted | \$ (225,686.80) | | | | | | | | | | \$ (225,686.80) |
| Current Year Net Assets, Unrestricted | 1,592,203.23 | | | | | | | | | | 1,592,203.23 |
| Net Assets, Unrestricted | | \$ 841,638.11 | | | | | | | | | 841,638.11 |
| Current Year Net Assets, Unrestricted | | 535,441.18 | | | | | | | | | 535,441.18 |
| Net Assets, Unrestricted | | | \$ 1,125,382.64 | | | | | | | | 1,125,382.64 |
| Current Year Net Assets, Unrestricted | | | (413,024.28) | | | | | | | | (413,024.28) |
| Net Assets, Unrestricted | | | | \$ 5,490,568.38 | | | | | | | 5,490,568.38 |
| Current Year Net Assets, Unrestricted | | | | (580,404.81) | | | | | | | (580,404.81) |
| Net Assets, Unrestricted | | | | | \$ 1,257,268.31 | | | | | | 1,257,268.31 |
| Current Year Net Assets, Unrestricted | | | | | (378,930.73) | | | | | | (378,930.73) |
| Net Assets, Unrestricted | | | | | | \$ (176,845.43) | | | | | (176,845.43) |
| Current Year Net Assets, Unrestricted | | | | | | (141,513.28) | | | | | (141,513.28) |
| Net Assets, Unrestricted | | | | | | | \$ 28,467.72 | | | | 28,467.72 |
| Current Year Net Assets, Unrestricted | | | | | | | (28,089.27) | | | | (28,089.27) |
| Net Assets, Unrestricted | | | | | | | | \$ (90,529.08) | | | (90,529.08) |
| Current Year Net Assets, Unrestricted | | | | | | | | (35,587.55) | | | (35,587.55) |
| Net Assets, Unrestricted | | | | | | | | | \$ (203,755.70) | | (203,755.70) |
| Current Year Net Assets, Unrestricted | | | | | | | | | 152,789.52 | | 152,789.52 |
| Total Net Assets | <u>\$ 1,366,516.43</u> | <u>\$ 1,377,079.29</u> | <u>\$ 712,358.36</u> | <u>\$ 4,910,163.57</u> | <u>\$ 878,337.58</u> | <u>\$ (318,358.71)</u> | <u>\$ 378.45</u> | <u>\$ (126,116.63)</u> | <u>\$ (50,966.18)</u> | <u>\$ -</u> | <u>\$ 8,749,392.16</u> |
| Total Liabilities and Net Assets | <u>\$ 1,928,868.59</u> | <u>\$ 1,398,488.02</u> | <u>\$ 720,938.49</u> | <u>\$ 5,160,268.75</u> | <u>\$ 878,337.58</u> | <u>\$ 204,328.36</u> | <u>\$ 378.45</u> | <u>\$ 1,431.31</u> | <u>\$ 715.90</u> | <u>\$ 62,765,000.00</u> | <u>\$ 73,058,755.45</u> |



North River Ranch Improvement SD
Statement of Activities
As of 3/31/2026

| | General | S19, S19-MG Debt Service | S20 Debt Service | S23(1), S23(2) Debt Service | S23B Debt Service | S19, S19-MG Capital Projects | S20 Capital Projects | S23(1), S23(2) Capital Projects | S23B Capital Projects | Long-Term Debt | Total |
|--|------------------------|-----------------------------|----------------------|--------------------------------|----------------------|---------------------------------|-------------------------|------------------------------------|--------------------------|-------------------|-------------------------|
| Revenues | | | | | | | | | | | |
| On-Roll Assessments | \$ 2,504,028.30 | | | | | | | | | | \$ 2,504,028.30 |
| Off-Roll Assessments | 1,082,019.38 | | | | | | | | | | 1,082,019.38 |
| Developer Contributions | 0.19 | | | | | | | | | | 0.19 |
| Other Income & Other Financing Sources | 94,485.00 | | | | | | | | | | 94,485.00 |
| Sales Tax Collection Allowance Revenue | 0.26 | | | | | | | | | | 0.26 |
| On-Roll Assessments | | \$ 978,020.78 | | | | | | | | | 978,020.78 |
| Inter-Fund Group Transfers In | | 3.29 | | | | | | | | | 3.29 |
| On-Roll Assessments | | | \$ 435,727.22 | | | | | | | | 435,727.22 |
| Inter-Fund Group Transfers In | | | (25,215.74) | | | | | | | | (25,215.74) |
| On-Roll Assessments | | | | \$ 634,905.39 | | | | | | | 634,905.39 |
| Off-Roll Assessments | | | | 498,366.86 | | | | | | | 498,366.86 |
| Other Assessments | | | | 2,607,357.27 | | | | | | | 2,607,357.27 |
| Developer Contributions | | | | | | \$ 3,615,075.86 | | | | | 3,615,075.86 |
| Inter-Fund Transfers In | | | | | | (3.29) | | | | | (3.29) |
| Other Income & Other Financing Sources | | | | | | | \$ 3,327.75 | | | | 3,327.75 |
| Inter-Fund Group Transfers In | | | | | | | 25,215.74 | | | | 25,215.74 |
| Other Income & Other Financing Sources | | | | | | | | \$ 36,080.23 | | | 36,080.23 |
| Other Income & Other Financing Sources | | | | | | | | | \$ 154,755.45 | | 154,755.45 |
| Total Revenues | \$ 3,680,533.13 | \$ 978,024.07 | \$ 410,511.48 | \$ 3,740,629.52 | \$ - | \$ 3,615,072.57 | \$ 28,543.49 | \$ 36,080.23 | \$ 154,755.45 | \$ - | \$ 12,644,149.94 |
| Expenses | | | | | | | | | | | |
| Supervisor Fees | \$ 6,000.00 | | | | | | | | | | \$ 6,000.00 |
| Public Officials' Liability Insurance | 11,203.00 | | | | | | | | | | 11,203.00 |
| Trustee Services | 27,064.97 | | | | | | | | | | 27,064.97 |
| District Management | 40,249.98 | | | | | | | | | | 40,249.98 |
| Field Management | 20,000.00 | | | | | | | | | | 20,000.00 |
| Engineering | 38,453.35 | | | | | | | | | | 38,453.35 |
| Disclosure | 7,500.00 | | | | | | | | | | 7,500.00 |
| District Counsel | 9,729.40 | | | | | | | | | | 9,729.40 |
| Assessment Administration | 25,000.00 | | | | | | | | | | 25,000.00 |
| Tax Preparation | 96.30 | | | | | | | | | | 96.30 |
| Travel and Per Diem | 1,970.42 | | | | | | | | | | 1,970.42 |
| Telephone | 1,186.71 | | | | | | | | | | 1,186.71 |
| Postage & Shipping | 2,388.85 | | | | | | | | | | 2,388.85 |
| Copies | 909.71 | | | | | | | | | | 909.71 |
| Legal Advertising | 1,102.82 | | | | | | | | | | 1,102.82 |
| Miscellaneous | 2,030.09 | | | | | | | | | | 2,030.09 |
| Waste Holding Tank Rental | 4,538.51 | | | | | | | | | | 4,538.51 |
| Trailer Rental | 10,589.72 | | | | | | | | | | 10,589.72 |
| Office Supplies | 2,683.73 | | | | | | | | | | 2,683.73 |
| Property Taxes | 177.31 | | | | | | | | | | 177.31 |
| Web Site Maintenance | 1,500.00 | | | | | | | | | | 1,500.00 |
| Holiday Decorations | 36,600.00 | | | | | | | | | | 36,600.00 |
| Help Desk | 420.00 | | | | | | | | | | 420.00 |
| Dues, Licenses, and Fees | 175.00 | | | | | | | | | | 175.00 |
| Security | 9,566.89 | | | | | | | | | | 9,566.89 |
| Maintenance Staff | 44,000.00 | | | | | | | | | | 44,000.00 |
| Lifestyle Staff | 126,080.38 | | | | | | | | | | 126,080.38 |
| Resident Services | 51,205.85 | | | | | | | | | | 51,205.85 |
| Electric | 1,875.77 | | | | | | | | | | 1,875.77 |
| Amenity - Electric | 27,140.22 | | | | | | | | | | 27,140.22 |



North River Ranch Improvement SD
Statement of Activities
As of 3/31/2026

| | General | S19, S19-MG Debt Service | S20 Debt Service | S23(1), S23(2) Debt Service | S23B Debt Service | S19, S19-MG Capital Projects | S20 Capital Projects | S23(1), S23(2) Capital Projects | S23B Capital Projects | Long-Term Debt | Total |
|---|--------------|-----------------------------|---------------------|--------------------------------|----------------------|---------------------------------|-------------------------|------------------------------------|--------------------------|-------------------|--------------|
| Amenity - Water | \$ 21,069.63 | | | | | | | | | | \$ 21,069.63 |
| Water Reclaimed | 15,014.88 | | | | | | | | | | 15,014.88 |
| Wetlands Monitoring | 1,000.00 | | | | | | | | | | 1,000.00 |
| Amenity - Cable TV / Internet / Wi-Fi | 28,176.60 | | | | | | | | | | 28,176.60 |
| Amenity - Irrigation Repairs | 3,839.27 | | | | | | | | | | 3,839.27 |
| Amenity - Pool Maintenance | 33,645.60 | | | | | | | | | | 33,645.60 |
| Amenity - Access Control | 798.00 | | | | | | | | | | 798.00 |
| Amenity - Janitorial | 89,955.73 | | | | | | | | | | 89,955.73 |
| Amenity - Pest Control | 5,230.00 | | | | | | | | | | 5,230.00 |
| Amenity - Fitness Equipment Leasing | 18,460.80 | | | | | | | | | | 18,460.80 |
| Amenity - Security Monitoring | 16,034.20 | | | | | | | | | | 16,034.20 |
| Amenity - Firepits | 1,195.09 | | | | | | | | | | 1,195.09 |
| Amenity - Gate Access and Maintenance | 20,860.38 | | | | | | | | | | 20,860.38 |
| Amenity - Capital Outlay | 25,378.84 | | | | | | | | | | 25,378.84 |
| Amenity - Miscellaneous | 3,035.51 | | | | | | | | | | 3,035.51 |
| Amenity - Pool Equipment | 6,448.00 | | | | | | | | | | 6,448.00 |
| Amenity - AC Maintenance and Equipment | 2,903.78 | | | | | | | | | | 2,903.78 |
| Amenity - Office Equipment Leasing | 3,374.17 | | | | | | | | | | 3,374.17 |
| Amenity - Streetlight Leasing | 50,041.68 | | | | | | | | | | 50,041.68 |
| Amenity - Canteen | 3,942.22 | | | | | | | | | | 3,942.22 |
| Amenity - Repairs & Maintenance | 3,752.64 | | | | | | | | | | 3,752.64 |
| Amenity - Operations | 1,695.40 | | | | | | | | | | 1,695.40 |
| General Insurance | 11,203.00 | | | | | | | | | | 11,203.00 |
| Property & Casualty Insurance | 72,703.00 | | | | | | | | | | 72,703.00 |
| Other Insurance | 500.00 | | | | | | | | | | 500.00 |
| Irrigation | 49,946.69 | | | | | | | | | | 49,946.69 |
| Lake Maintenance | 49,937.00 | | | | | | | | | | 49,937.00 |
| Landscaping Maintenance & Material | 496,333.78 | | | | | | | | | | 496,333.78 |
| Landscape Improvements | 170,217.85 | | | | | | | | | | 170,217.85 |
| Contingency | 21,166.67 | | | | | | | | | | 21,166.67 |
| Equipment Repair & Maintenance | 5,567.59 | | | | | | | | | | 5,567.59 |
| Pest Control | 615.00 | | | | | | | | | | 615.00 |
| 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 | 14,880.00 | | | | | | | | | | 14,880.00 |
| Streetlight Leasing | 23,737.96 | | | | | | | | | | 23,737.96 |
| Dog Park | 7,459.65 | | | | | | | | | | 7,459.65 |
| Trailhead Maintenance | 320.00 | | | | | | | | | | 320.00 |
| 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 |
| 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 | | | | | | \$ 234,906.76 | | | | | 234,906.76 |
| Contingency | | | | | | 3,521,679.10 | | | | | 3,521,679.10 |



North River Ranch Improvement SD
Statement of Activities
As of 3/31/2026

| | General | S19, S19-MG Debt Service | S20 Debt Service | S23(1), S23(2) Debt Service | S23B Debt Service | S19, S19-MG Capital Projects | S20 Capital Projects | S23(1), S23(2) Capital Projects | S23B Capital Projects | Long-Term Debt | Total |
|---|-------------------------------|-------------------------------|-----------------------------|--------------------------------|-----------------------------|---------------------------------|-------------------------|------------------------------------|------------------------------|--------------------|-------------------------------|
| Engineering | | | | | | | \$ 852.50 | | | | \$ 852.50 |
| Contingency | | | | | | | 56,293.33 | | | | 56,293.33 |
| Engineering | | | | | | | | \$ 4,462.00 | | | 4,462.00 |
| Contingency | | | | | | | | 67,523.13 | | | 67,523.13 |
| Contingency | | | | | | | | | \$ 1,976.67 | | 1,976.67 |
| Total Expenses | <u>\$ 2,114,322.29</u> | <u>\$ 455,506.25</u> | <u>\$ 833,537.50</u> | <u>\$ 4,385,394.38</u> | <u>\$ 393,520.00</u> | <u>\$ 3,756,585.86</u> | <u>\$ 57,145.83</u> | <u>\$ 71,985.13</u> | <u>\$ 1,976.67</u> | <u>\$ -</u> | <u>\$ 12,069,973.91</u> |
| Other Revenues (Expenses) & Gains (Losses) | | | | | | | | | | | |
| Interest Income | \$ 25,992.39 | | | | | | | | | | \$ 25,992.39 |
| Dividend Income | | \$ 12,923.36 | | | | | | | | | 12,923.36 |
| Dividend Income | | | \$ 10,001.74 | | | | | | | | 10,001.74 |
| Dividend Income | | | | \$ 64,360.05 | | | | | | | 64,360.05 |
| Dividend Income | | | | | \$ 14,589.27 | | | | | | 14,589.27 |
| Dividend Income | | | | | | \$ 0.01 | | | | | 0.01 |
| Dividend Income | | | | | | | \$ 513.07 | | | | 513.07 |
| Dividend Income | | | | | | | | \$ 317.35 | | | 317.35 |
| Dividend Income | | | | | | | | | \$ 10.74 | | 10.74 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$ 25,992.39</u> | <u>\$ 12,923.36</u> | <u>\$ 10,001.74</u> | <u>\$ 64,360.05</u> | <u>\$ 14,589.27</u> | <u>\$ 0.01</u> | <u>\$ 513.07</u> | <u>\$ 317.35</u> | <u>\$ 10.74</u> | <u>\$ -</u> | <u>\$ 128,707.98</u> |
| Change In Net Assets | \$ 1,592,203.23 | \$ 535,441.18 | \$ (413,024.28) | \$ (580,404.81) | \$ (378,930.73) | \$ (141,513.28) | \$ (28,089.27) | \$ (35,587.55) | \$ 152,789.52 | \$ - | \$ 702,884.01 |
| Net Assets At Beginning Of Year | <u>\$ (225,686.80)</u> | <u>\$ 841,638.11</u> | <u>\$ 1,125,382.64</u> | <u>\$ 5,490,568.38</u> | <u>\$ 1,257,268.31</u> | <u>\$ (176,845.43)</u> | <u>\$ 28,467.72</u> | <u>\$ (90,529.08)</u> | <u>\$ (203,755.70)</u> | <u>\$ -</u> | <u>\$ 8,046,508.15</u> |
| Net Assets At End Of Year | <u><u>\$ 1,366,516.43</u></u> | <u><u>\$ 1,377,079.29</u></u> | <u><u>\$ 712,358.36</u></u> | <u><u>\$ 4,910,163.57</u></u> | <u><u>\$ 878,337.58</u></u> | <u><u>\$ (318,358.71)</u></u> | <u><u>\$ 378.45</u></u> | <u><u>\$ (126,116.63)</u></u> | <u><u>\$ (50,966.18)</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 8,749,392.16</u></u> |



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 3/31/2026

| | YTD Actual | YTD Budget | YTD Variance | FY 2026 Revised Adopted Budget | Percentage Variance |
|--|------------------------|------------------------|------------------------|--------------------------------------|------------------------|
| Revenues | | | | | |
| On-Roll Assessments | \$ 2,504,028.30 | \$ 1,280,309.68 | \$ 1,223,718.62 | \$ 2,560,619.36 | 97.79% |
| Off-Roll Assessments | 1,082,019.38 | 783,254.71 | 298,764.67 | 1,566,509.42 | 69.07% |
| Developer Contributions | 0.19 | - | 0.19 | - | |
| Other Income & Other Financing Sources | 94,485.00 | 12,400.00 | 82,085.00 | 24,800.00 | 380.99% |
| Sales Tax Collection Allowance Revenue | 0.26 | - | 0.26 | - | |
| Net Revenues | \$ 3,680,533.13 | \$ 2,075,964.39 | \$ 1,604,568.74 | \$ 4,151,928.78 | 88.65% |
| Expenditures | | | | | |
| General & Administrative Expenses | | | | | |
| Supervisor Fees | \$ 6,000.00 | \$ 6,000.00 | \$ - | \$ 12,000.00 | 50.00% |
| Public Officials' Liability Insurance | 11,203.00 | 5,601.50 | 5,601.50 | 11,203.00 | 100.00% |
| Trustee Services | 27,064.97 | 15,627.50 | 11,437.47 | 31,255.00 | 86.59% |
| District Management | 40,249.98 | 40,250.00 | (0.02) | 80,500.00 | 50.00% |
| Field Management | 20,000.00 | 37,500.00 | (17,500.00) | 75,000.00 | 26.67% |
| Engineering | 38,453.35 | 30,000.00 | 8,453.35 | 60,000.00 | 64.09% |
| Disclosure | 7,500.00 | 15,000.00 | (7,500.00) | 30,000.00 | 25.00% |
| District Counsel | 9,729.40 | 11,000.00 | (1,270.60) | 22,000.00 | 44.22% |
| Assessment Administration | 25,000.00 | 12,500.00 | 12,500.00 | 25,000.00 | 100.00% |
| Reamortization Schedules | - | 1,250.00 | (1,250.00) | 2,500.00 | 0.00% |
| Audit | - | 3,750.00 | (3,750.00) | 7,500.00 | 0.00% |
| Arbitrage Calculation | - | 1,500.00 | (1,500.00) | 3,000.00 | 0.00% |
| Tax Preparation | 96.30 | 76.26 | 20.04 | 152.52 | 63.14% |
| Travel and Per Diem | 1,970.42 | 1,500.00 | 470.42 | 3,000.00 | 65.68% |
| Telephone | 1,186.71 | 1,000.00 | 186.71 | 2,000.00 | 59.34% |
| Postage & Shipping | 2,388.85 | 1,500.00 | 888.85 | 3,000.00 | 79.63% |
| Copies | 909.71 | 500.00 | 409.71 | 1,000.00 | 90.97% |
| Legal Advertising | 1,102.82 | 2,500.00 | (1,397.18) | 5,000.00 | 22.06% |
| Miscellaneous | 2,030.09 | 19,569.98 | (17,539.89) | 39,140.00 | 5.19% |
| Waste Holding Tank Rental | 4,538.51 | - | 4,538.51 | - | |
| Trailer Rental | 10,589.72 | - | 10,589.72 | - | |
| Office Supplies | 2,683.73 | 1,500.00 | 1,183.73 | 3,000.00 | 89.46% |
| Property Taxes | 177.31 | 150.00 | 27.31 | 300.00 | 59.10% |
| Web Site Maintenance | 1,500.00 | 1,800.00 | (300.00) | 3,600.00 | 41.67% |
| Holiday Decorations | 36,600.00 | 20,000.00 | 16,600.00 | 40,000.00 | 91.50% |
| Help Desk | 420.00 | 625.00 | (205.00) | 1,250.00 | 33.60% |
| Dues, Licenses, and Fees | 175.00 | 87.50 | 87.50 | 175.00 | 100.00% |
| Security | 9,566.89 | 1,000.00 | 8,566.89 | 2,000.00 | 478.34% |
| Maintenance Staff | 44,000.00 | 65,000.00 | (21,000.00) | 130,000.00 | 33.85% |
| Lifestyle Staff | 126,080.38 | 137,251.08 | (11,170.70) | 274,502.15 | 45.93% |
| Resident Services | 51,205.85 | 40,000.00 | 11,205.85 | 80,000.00 | 64.01% |
| Developer Loan Repayment | 107,796.61 | 53,898.31 | 53,898.30 | 107,796.61 | 100.00% |
| Total General & Administrative Expenses | \$ 590,219.60 | \$ 527,937.13 | \$ 62,282.47 | \$ 1,055,874.28 | 55.90% |



North River Ranch Improvement SD
 Budget to Actual
 For the Month Ending 3/31/2026

| | YTD Actual | YTD Budget | YTD Variance | FY 2026 Revised Adopted Budget | Percentage Variance |
|---|------------------------|------------------------|---------------------|--------------------------------------|------------------------|
| Field Operations | | | | | |
| Electric | \$ 1,875.77 | \$ 2,500.00 | \$ (624.23) | \$ 5,000.00 | 37.52% |
| Water Reclaimed | 15,014.88 | 20,000.00 | (4,985.12) | 40,000.00 | 37.54% |
| Wetland Monitoring | 1,000.00 | 250.00 | 750.00 | 500.00 | 200.00% |
| Stormwater - Repair and Maintenance | - | 3,125.00 | (3,125.00) | 6,250.00 | 0.00% |
| Equipment Rental | - | 1,250.00 | (1,250.00) | 2,500.00 | 0.00% |
| General Insurance | 11,203.00 | 5,601.50 | 5,601.50 | 11,203.00 | 100.00% |
| Property & Casualty Insurance | 72,703.00 | 36,351.50 | 36,351.50 | 72,703.00 | 100.00% |
| Other Insurance | 500.00 | 250.00 | 250.00 | 500.00 | 100.00% |
| Irrigation | 49,946.69 | 47,500.00 | 2,446.69 | 95,000.00 | 52.58% |
| Lake Maintenance | 49,937.00 | 50,000.00 | (63.00) | 100,000.00 | 49.94% |
| Landscape Maintenance & Material | | | | | |
| Zone 1 - Riverfield TH - Yellowstone | 54,126.00 | 54,126.00 | - | 108,252.00 | 50.00% |
| Zone 2 - Riverfield SF - Yellowstone | 75,900.00 | 77,100.00 | (1,200.00) | 154,200.00 | 49.22% |
| Zone 3 - Brightwood - Impact Landscaping & Irrigation | 103,387.14 | 107,500.00 | (4,112.86) | 215,000.00 | 48.09% |
| Zone 4 - Wildleaf - Impact Landscaping & Irrigation | 80,381.38 | 85,000.00 | (4,618.62) | 170,000.00 | 47.28% |
| Zone 5 - Camp Creek - Impact Landscaping & Irrigation | 39,097.92 | 39,097.98 | (0.06) | 78,195.95 | 50.00% |
| Zone 6 - Longmeadow - Impact Landscaping & Irrigation | 48,751.34 | 52,500.00 | (3,748.66) | 105,000.00 | 46.43% |
| Zone 7 - Crescent Creek - Steadfast Alliance | 79,440.00 | 79,440.00 | - | 158,880.00 | 50.00% |
| Zone 8 - Phase 2 - Southern Land Services | 15,250.00 | 20,000.00 | (4,750.00) | 40,000.00 | 38.13% |
| Landscape Improvements / Replacement | 170,217.85 | 100,000.00 | 70,217.85 | 200,000.00 | 85.11% |
| Contingency | 21,166.67 | 30,000.00 | (8,833.33) | 60,000.00 | 35.28% |
| Equipment Repair and Maintenance | 5,567.59 | 4,200.00 | 1,367.59 | 8,400.00 | 66.28% |
| Pest Control | 615.00 | 1,500.00 | (885.00) | 3,000.00 | 20.50% |
| Mulch (Zones 1 - 7) | 198,898.75 | 150,000.00 | 48,898.75 | 300,000.00 | 66.30% |
| Monument Maintenance | 15,250.02 | 12,500.00 | 2,750.02 | 25,000.00 | 61.00% |
| Bridge and Boardwalk Maintenance | - | 2,000.00 | (2,000.00) | 4,000.00 | 0.00% |
| Storm Cleanup | - | 25,000.00 | (25,000.00) | 50,000.00 | 0.00% |
| Storm Landscape Replacement | - | 50,000.00 | (50,000.00) | 100,000.00 | 0.00% |
| Capital Expenditures | 497.32 | 17,875.00 | (17,377.68) | 35,750.00 | 1.39% |
| Street, Sidewalk, and Curb Maintenance | 14,880.00 | 15,000.00 | (120.00) | 30,000.00 | 49.60% |
| Streetlight Leasing | 23,737.96 | 25,500.00 | (1,762.04) | 51,000.00 | 46.55% |
| Shared Bike Maintenance | - | 7,500.00 | (7,500.00) | 15,000.00 | 0.00% |
| Dog Park | 7,459.65 | 7,500.00 | (40.35) | 15,000.00 | 49.73% |
| Parks Maintenance & Repairs | - | 6,250.00 | (6,250.00) | 12,500.00 | 0.00% |
| Trail Maintenance | 320.00 | 2,500.00 | (2,180.00) | 5,000.00 | 6.40% |
| Trailhead Maintenance | - | 2,500.00 | (2,500.00) | 5,000.00 | 0.00% |
| Mailbox Maintenance | - | 250.00 | (250.00) | 500.00 | 0.00% |
| Total Field Operations | \$ 1,157,124.93 | \$ 1,141,666.98 | \$ 15,457.95 | \$ 2,283,333.95 | 50.68% |



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2026

| | YTD Actual | YTD Budget | YTD Variance | FY 2026 Revised Adopted Budget | Percentage Variance |
|---|----------------------|----------------------|-----------------------|--------------------------------------|------------------------|
| Brightwood Pavilion - Amenity | | | | | |
| Amenity - Electric | \$ 5,766.39 | \$ 7,500.00 | \$ (1,733.61) | \$ 15,000.00 | 38.44% |
| Amenity - Water | 12,050.57 | 17,500.00 | (5,449.43) | 35,000.00 | 34.43% |
| Amenity - Cable TV / Internet / Wi-Fi | 5,339.14 | 6,000.00 | (660.86) | 12,000.00 | 44.49% |
| Amenity - Irrigation Repairs | 617.40 | 3,500.00 | (2,882.60) | 7,000.00 | 8.82% |
| Amenity - Pool Maintenance | 9,900.00 | 10,642.50 | (742.50) | 21,285.00 | 46.51% |
| Amenity - Cleaning | 12,705.45 | 13,500.00 | (794.55) | 27,000.00 | 47.06% |
| Amenity - Pest Control | 1,405.00 | 1,250.00 | 155.00 | 2,500.00 | 56.20% |
| Amenity - Fitness Equipment Leasing | 18,460.80 | 13,697.10 | 4,763.70 | 27,394.20 | 67.39% |
| Amenity - Security Monitoring | 2,978.33 | 3,250.00 | (271.67) | 6,500.00 | 45.82% |
| Amenity - Firepits | 1,195.09 | 3,000.00 | (1,804.91) | 6,000.00 | 19.92% |
| Amenity - Capital outlay | 6,000.00 | 10,770.68 | (4,770.68) | 21,541.35 | 27.85% |
| Amenity - Miscellaneous | 2,237.53 | 2,500.00 | (262.47) | 5,000.00 | 44.75% |
| Amenity - Pool equipment | 2,148.00 | 1,500.00 | 648.00 | 3,000.00 | 71.60% |
| Amenity - A/C Maintenance and Equipment | 2,903.78 | 750.00 | 2,153.78 | 1,500.00 | 193.59% |
| Amenity - Playground Maintenance | - | 3,500.00 | (3,500.00) | 7,000.00 | 0.00% |
| Amenity - Streetlight Leasing | 28,238.42 | 33,500.00 | (5,261.58) | 67,000.00 | 42.15% |
| Amenity - Access Control Maintenance | 266.00 | 750.00 | (484.00) | 1,500.00 | 17.73% |
| Amenity - Repairs & Maintenance | 172.25 | - | 172.25 | - | |
| Total Brightwood Pavilion - Amenity Expenses | \$ 112,384.15 | \$ 133,110.28 | \$ (20,726.13) | \$ 266,220.55 | 42.21% |
| Riverfield Verandah - Amenity | | | | | |
| Amenity - Electric | \$ 3,105.13 | \$ 4,000.00 | \$ (894.87) | \$ 8,000.00 | 38.81% |
| Amenity - Water | 8,445.86 | 11,000.00 | (2,554.14) | 22,000.00 | 38.39% |
| Amenity - Cable TV / Internet / Wi-Fi | 5,995.26 | 6,000.00 | (4.74) | 12,000.00 | 49.96% |
| Amenity - Irrigation Repairs | - | 2,500.00 | (2,500.00) | 5,000.00 | 0.00% |
| Amenity - Pool Maintenance | 7,695.60 | 8,275.00 | (579.40) | 16,550.00 | 46.50% |
| Amenity - Cleaning | 11,031.63 | 11,500.00 | (468.37) | 23,000.00 | 47.96% |
| Amenity - Pest Control | 935.00 | 1,100.00 | (165.00) | 2,200.00 | 42.50% |
| Amenity - Security Monitoring | 2,978.33 | 3,500.00 | (521.67) | 7,000.00 | 42.55% |
| Amenity - Gate Access and Maintenance | 20,860.38 | 20,000.00 | 860.38 | 40,000.00 | 52.15% |
| Amenity - Capital outlay | 8,863.00 | 7,500.00 | 1,363.00 | 15,000.00 | 59.09% |
| Amenity - Miscellaneous | 469.26 | 1,500.00 | (1,030.74) | 3,000.00 | 15.64% |
| Amenity - Pool Equipment | 4,300.00 | 3,000.00 | 1,300.00 | 6,000.00 | 71.67% |
| Amenity - Streetlight Leasing | 16,770.25 | 20,500.00 | (3,729.75) | 41,000.00 | 40.90% |
| Amenity - Access Control Maintenance | 266.00 | 500.00 | (234.00) | 1,000.00 | 26.60% |
| Total Riverfield Verandah - Amenity Expenses | \$ 91,715.70 | \$ 100,875.00 | \$ (9,159.30) | \$ 201,750.00 | 45.46% |



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2026

| | YTD Actual | YTD Budget | YTD Variance | FY 2026 Revised Adopted Budget | Percentage Variance |
|--|------------------------|------------------------|------------------------|--------------------------------------|------------------------|
| Camp Creek - Amenity | | | | | |
| Amenity - Electric | \$ 18,268.70 | \$ 20,000.00 | \$ (1,731.30) | \$ 40,000.00 | 45.67% |
| Amenity - Water | 573.20 | 2,500.00 | (1,926.80) | 5,000.00 | 11.46% |
| Amenity - Cable TV / Internet / Wi-Fi | 16,842.20 | 20,000.00 | (3,157.80) | 40,000.00 | 42.11% |
| Amenity - Irrigation Repairs | 3,221.87 | 5,000.00 | (1,778.13) | 10,000.00 | 32.22% |
| Amenity - Pool Maintenance | 16,050.00 | 16,500.00 | (450.00) | 33,000.00 | 48.64% |
| Amenity - Cleaning | 66,218.65 | 62,500.00 | 3,718.65 | 125,000.00 | 52.97% |
| Amenity - Pest Control | 2,890.00 | 3,000.00 | (110.00) | 6,000.00 | 48.17% |
| Amenity - Security Monitoring | 10,077.54 | 8,000.00 | 2,077.54 | 16,000.00 | 62.98% |
| Amenity - Fire Pits | - | 1,500.00 | (1,500.00) | 3,000.00 | 0.00% |
| Amenity - Gate Access and Maintenance | - | 1,250.00 | (1,250.00) | 2,500.00 | 0.00% |
| Amenity - Capital Outlay | 10,515.84 | 5,000.00 | 5,515.84 | 10,000.00 | 105.16% |
| Amenity - Miscellaneous | 328.72 | 2,500.00 | (2,171.28) | 5,000.00 | 6.57% |
| Amenity - Pool Equipment | - | 5,000.00 | (5,000.00) | 10,000.00 | 0.00% |
| Amenity - Office Equipment Leasing | 3,374.17 | 3,750.00 | (375.83) | 7,500.00 | 44.99% |
| Amenity - Bike Pump Park Maintenance | - | 500.00 | (500.00) | 1,000.00 | 0.00% |
| Amenity - Pickleball Maintenance | - | 625.00 | (625.00) | 1,250.00 | 0.00% |
| Amenity - Cost of Goods Sold | - | 7,000.00 | (7,000.00) | 14,000.00 | 0.00% |
| Amenity - Streetlight Leasing | 5,033.01 | 6,000.00 | (966.99) | 12,000.00 | 41.94% |
| Amenity - Access Control Maintenance | 266.00 | - | 266.00 | - | |
| Amenity - Canteen | 3,942.22 | 5,000.00 | (1,057.78) | 10,000.00 | 39.42% |
| Amenity - Repairs & Maintenance | 3,580.39 | 5,000.00 | (1,419.61) | 10,000.00 | 35.80% |
| Amenity - Dumpster | - | 500.00 | (500.00) | 1,000.00 | 0.00% |
| Amenity - Water Slide Preventative Maintenance | - | 1,250.00 | (1,250.00) | 2,500.00 | 0.00% |
| Amenity - Operations | 1,695.40 | 5,000.00 | (3,304.60) | 10,000.00 | 16.95% |
| Total Camp Creek - Amenity Expenses | \$ 162,877.91 | \$ 187,375.00 | \$ (24,497.09) | \$ 374,750.00 | 43.46% |
| Non-County Maintained Roads | | | | | |
| Highview Non-County Maintained Roads | \$ - | \$ - | \$ - | \$ - | |
| Crescent Creek (4E only) Non-County Maintained Roads | - | - | - | - | |
| Riverfield Non-County Maintained Roads | - | - | - | - | |
| Total Non-County Maintained Roads | \$ - | \$ - | \$ - | \$ - | |
| Total Expenses | \$ 2,114,322.29 | \$ 2,090,964.39 | \$ 23,357.90 | \$ 4,181,928.78 | 50.56% |
| Other Income (Expenses) | | | | | |
| Interest Income | \$ 25,992.39 | \$ 15,000.00 | \$ 10,992.39 | \$ 30,000.00 | 86.64% |
| Total Other Income (Expenses) | \$ 25,992.39 | \$ 15,000.00 | \$ 10,992.39 | \$ 30,000.00 | 86.64% |
| Net Income (Loss) | \$ 1,592,203.23 | \$ - | \$ 1,592,203.23 | \$ - | |



North River Ranch Improvement Stewardship District

Consideration of Resolution 2026-03,
Approving a Preliminary Budget for Fiscal Year
2027, and Setting a Public Hearing Date
[suggested date of August 12, 2026]

RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT APPROVING PROPOSED BUDGETS FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the North River Ranch Improvement Stewardship District (“**District**”), prior to July 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 12, 2026
TIME: 1:15 p.m.
LOCATION: 8141 Lakewood Main Street
Bradenton, Florida 34202

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2026.

ATTEST:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



North River Ranch Improvement Stewardship District

FY 2027 Proposed Budget Package

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



North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

| | Actual Through 3/31/2026 | Anticipated 4/2026 - 9/2026 | Anticipated FY 2026 Total | FY 2026 Adopted Revised Budget ** | FY 2027 Proposed Budget |
|--|-----------------------------|--------------------------------|------------------------------|--------------------------------------|----------------------------|
| Revenues | | | | | |
| On-Roll Assessments | \$ 2,504,028.30 | \$ 56,591.06 | \$ 2,560,619.36 | \$ 2,560,619.36 | \$ 3,085,540.27 |
| Off-Roll Assessments | 1,082,019.38 | 484,490.04 | 1,566,509.42 | 1,566,509.42 | 1,457,072.91 |
| Developer Contribution | 0.19 | - | 0.19 | - | - |
| Other Income & Other Financing Sources | 94,485.00 | 21,495.00 | 115,980.00 | 24,800.00 | 36,000.00 |
| Sales Tax Collection Allowance Revenue | 0.26 | - | 0.26 | - | - |
| Net Revenues | \$ 3,680,533.13 | \$ 562,576.10 | \$ 4,243,109.23 | \$ 4,151,928.78 | \$ 4,578,613.18 |
| Expenditures | | | | | |
| General & Administrative Expenses | | | | | |
| Supervisor Fees | \$ 6,000.00 | \$ 6,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 |
| POL Insurance | 11,203.00 | - | 11,203.00 | 11,203.00 | 12,883.45 |
| Trustee Services | 27,064.97 | 4,190.03 | 31,255.00 | 31,255.00 | 31,255.00 |
| District Management | 40,249.98 | 40,250.02 | 80,500.00 | 80,500.00 | 80,500.00 |
| Field Management | 20,000.00 | 30,000.00 | 50,000.00 | 75,000.00 | 60,000.00 |
| Engineering | 38,453.35 | 38,453.35 | 76,906.70 | 60,000.00 | 60,000.00 |
| Disclosure | 7,500.00 | 22,500.00 | 30,000.00 | 30,000.00 | 30,000.00 |
| District Counsel | 9,729.40 | 9,729.40 | 19,458.80 | 22,000.00 | 22,000.00 |
| Assessment Administration | 25,000.00 | - | 25,000.00 | 25,000.00 | 25,000.00 |
| Reamortization Schedules | - | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| Audit | - | 9,950.00 | 9,950.00 | 7,500.00 | 11,950.00 |
| Arbitrage Calculation | - | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 |
| Tax Preparation | 96.30 | - | 96.30 | 152.52 | 152.52 |
| Travel and Per Diem | 1,970.42 | 1,970.42 | 3,940.84 | 3,000.00 | 3,500.00 |
| Telephone | 1,186.71 | 1,186.71 | 2,373.42 | 2,000.00 | 2,500.00 |
| Postage & Shipping | 2,388.85 | 2,388.85 | 4,777.70 | 3,000.00 | 3,000.00 |
| Copies | 909.71 | 909.71 | 1,819.42 | 1,000.00 | 1,500.00 |
| Legal Advertising | 1,102.82 | 1,102.82 | 2,205.64 | 5,000.00 | 5,000.00 |
| Miscellaneous | 2,030.09 | 2,030.09 | 4,060.18 | 39,140.00 | 5,000.00 |
| Waste Holding Tank Rental | 4,538.51 | 4,538.51 | 9,077.02 | - | 8,423.52 |
| Trailer Rental | 10,589.72 | 10,589.72 | 21,179.44 | - | 18,996.00 |
| Property Taxes | 177.31 | - | 177.31 | 300.00 | 300.00 |
| Web Site Maintenance | 1,500.00 | 2,100.00 | 3,600.00 | 3,600.00 | 3,600.00 |
| Holiday Decorations | 36,600.00 | - | 36,600.00 | 40,000.00 | 45,000.00 |
| Dues, Licenses, and Fees | 175.00 | - | 175.00 | 175.00 | 175.00 |
| Security | 9,566.89 | 25,884.00 | 35,450.89 | 2,000.00 | 20,000.00 |
| Maintenance Staff | 44,000.00 | 51,000.00 | 95,000.00 | 130,000.00 | 102,000.00 |
| General Insurance | 11,203.00 | - | 11,203.00 | 11,203.00 | 12,883.45 |
| Other Insurance | 500.00 | - | 500.00 | 500.00 | 575.00 |
| Developer Loan Repayment | 107,796.61 | - | 107,796.61 | 107,796.61 | 107,796.61 |
| Total General & Administrative Expenses | \$ 421,532.64 | \$ 270,273.63 | \$ 691,806.27 | \$ 708,825.13 | \$ 691,490.55 |



North River Ranch Improvement SD FY 2027 Proposed O&M Budget

| | Actual Through 3/31/2026 | Anticipated 4/2026 - 9/2026 | Anticipated FY 2026 Total | FY 2026 Adopted Revised Budget ** | FY 2027 Proposed Budget |
|---|-----------------------------|--------------------------------|------------------------------|--------------------------------------|----------------------------|
| Field Operations | | | | | |
| Electric | \$ 1,875.77 | \$ 1,875.77 | \$ 3,751.54 | \$ 5,000.00 | \$ 6,000.00 |
| Water Reclaimed | 15,014.88 | 15,014.88 | 30,029.76 | 40,000.00 | 50,000.00 |
| Wetland Monitoring | 1,000.00 | 1,500.00 | 2,500.00 | 500.00 | 18,950.00 |
| Stormwater - Repair and Maintenance | - | 3,125.00 | 3,125.00 | 6,250.00 | 5,000.00 |
| Equipment Rental | - | 1,250.00 | 1,250.00 | 2,500.00 | 1,500.00 |
| Irrigation | 49,946.69 | 49,946.69 | 99,893.38 | 95,000.00 | 95,000.00 |
| Lake Maintenance | 49,937.00 | 49,937.00 | 99,874.00 | 100,000.00 | 120,000.00 |
| Landscape Maintenance, Irrigation, & Material | | | | | |
| Zone 1 - Riverfield TH - Yellowstone | 54,126.00 | 54,126.00 | 108,252.00 | 108,252.00 | 108,252.00 |
| Zone 2 - Riverfield SF - Yellowstone | 75,900.00 | 78,300.00 | 154,200.00 | 154,200.00 | 149,700.00 |
| Zone 3 - Brightwood - Impact Landscaping & Irrigation | 103,387.14 | 111,612.86 | 215,000.00 | 215,000.00 | 209,000.00 |
| Zone 4 - Wildleaf - Impact Landscaping & Irrigation | 80,381.38 | 89,618.62 | 170,000.00 | 170,000.00 | 170,000.00 |
| Zone 5 - Camp Creek - Impact Landscaping & Irrigation | 39,097.92 | 39,098.03 | 78,195.95 | 78,195.95 | 68,195.95 |
| Zone 6 - Longmeadow - Impact Landscaping & Irrigation | 48,751.34 | 56,248.66 | 105,000.00 | 105,000.00 | 105,000.00 |
| Zone 7 - Crescent Creek - Steadfast Alliance | 79,440.00 | 79,440.00 | 158,880.00 | 158,880.00 | 158,880.00 |
| Zone 8 - Phase 2 - Southern Land Services | 15,250.00 | 24,750.00 | 40,000.00 | 40,000.00 | 40,000.00 |
| Zone 9 - NRR Trail East of Ft Hamer roundabout | - | - | - | - | 153,237.00 |
| Landscape Improvements / Replacement | 170,217.85 | 170,217.85 | 340,435.70 | 200,000.00 | 200,000.00 |
| Tree Trimming | - | - | - | - | 50,000.00 |
| Contingency | 21,166.67 | 21,166.67 | 42,333.34 | 60,000.00 | 60,000.00 |
| Equipment Repair and Maintenance | 5,567.59 | 5,567.59 | 11,135.18 | 8,400.00 | 9,000.00 |
| Pest Control | 615.00 | 615.00 | 1,230.00 | 3,000.00 | 2,000.00 |
| Mulch (Zones 1 - 7) | 198,898.75 | - | 198,898.75 | 300,000.00 | 315,000.00 |
| Monument Maintenance | 15,250.02 | 15,250.02 | 30,500.04 | 25,000.00 | 25,000.00 |
| Bridge and Boardwalk Maintenance | - | 2,000.00 | 2,000.00 | 4,000.00 | 4,000.00 |
| Storm Cleanup | - | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 |
| Storm Landscape Replacement | - | 100,000.00 | 100,000.00 | 100,000.00 | 75,000.00 |
| Capital Expenditures | 497.32 | 17,875.00 | 18,372.32 | 35,750.00 | 25,000.00 |
| Street, Sidewalk, and Curb Maintenance | 14,880.00 | 14,880.00 | 29,760.00 | 30,000.00 | 35,000.00 |
| Streetlight Leasing | 23,737.96 | 23,737.96 | 47,475.92 | 51,000.00 | 51,000.00 |
| Shared Bike Maintenance | - | 7,500.00 | 7,500.00 | 15,000.00 | 15,000.00 |
| Dog Park | 7,459.65 | 7,459.65 | 14,919.30 | 15,000.00 | 15,000.00 |
| Parks Maintenance & Repairs | - | - | - | 12,500.00 | - |
| Trail Maintenance | 320.00 | 320.00 | 640.00 | 5,000.00 | 15,000.00 |
| Trailhead Maintenance | - | - | - | 5,000.00 | 5,000.00 |
| Mailbox Maintenance | - | - | - | 500.00 | - |
| BW, RF, Wildleaf Playground Maintenance | - | - | - | - | 10,000.00 |
| BW Fire Pits | - | - | - | - | 6,000.00 |
| CC Fire Pits | - | - | - | - | 3,000.00 |
| Total Field Operations | \$ 1,072,718.93 | \$ 1,092,433.25 | \$ 2,165,152.18 | \$ 2,198,927.95 | \$ 2,428,714.95 |



North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

| | Actual Through 3/31/2026 | Anticipated 4/2026 - 9/2026 | Anticipated FY 2026 Total | FY 2026 Adopted Revised Budget ** | FY 2027 Proposed Budget |
|---|-----------------------------|--------------------------------|------------------------------|--------------------------------------|----------------------------|
| Brightwood Pavilion - Amenity | | | | | |
| Amenity - Electric | \$ 5,766.39 | \$ 5,766.39 | \$ 11,532.78 | \$ 15,000.00 | \$ 15,000.00 |
| Amenity - Water | 12,050.57 | 12,050.57 | 24,101.14 | 35,000.00 | 27,500.00 |
| Amenity - Cable TV / Internet / Wi-Fi | 5,339.14 | 5,339.14 | 10,678.28 | 12,000.00 | 12,000.00 |
| Amenity - Landscape Maintenance | - | - | - | - | 6,000.00 |
| Amenity - Irrigation Repairs | 617.40 | 617.40 | 1,234.80 | 7,000.00 | 5,000.00 |
| Amenity - Pool Maintenance | 9,900.00 | 9,900.00 | 19,800.00 | 21,285.00 | 19,800.00 |
| Amenity - Cleaning | 12,705.45 | 12,705.45 | 25,410.90 | 27,000.00 | 27,000.00 |
| Amenity - Pest Control | 1,405.00 | 1,405.00 | 2,810.00 | 2,500.00 | 2,500.00 |
| Amenity - Fitness Equipment Leasing | 18,460.80 | 9,261.40 | 27,722.20 | 27,394.20 | 30,000.00 |
| Amenity - Security Monitoring | 2,978.33 | 2,700.00 | 5,678.33 | 6,500.00 | 6,500.00 |
| Amenity - Firepits | 1,195.09 | 1,195.09 | 2,390.18 | 6,000.00 | - |
| Amenity - Capital Outlay | 6,000.00 | 6,000.00 | 12,000.00 | 21,541.35 | 10,000.00 |
| Amenity - Miscellaneous | 2,237.53 | 2,237.53 | 4,475.06 | 5,000.00 | 5,000.00 |
| Amenity - Pool Equipment | 2,148.00 | 2,148.00 | 4,296.00 | 3,000.00 | 4,000.00 |
| Amenity - A/C Maintenance and Equipment | 2,903.78 | 2,903.78 | 5,807.56 | 1,500.00 | 5,000.00 |
| Amenity - Playground Maintenance | - | - | - | 7,000.00 | - |
| Amenity - Streetlight Leasing | 28,238.42 | 28,238.42 | 56,476.84 | 67,000.00 | 60,000.00 |
| Amenity - Access Control Maintenance | 266.00 | 266.00 | - | 1,500.00 | 4,000.00 |
| Amenity - Repairs & Maintenance | 172.25 | 172.25 | 344.50 | - | - |
| Amenity - Property & Casualty Insurance | 24,234.33 | - | 24,234.33 | 24,234.33 | 27,869.48 |
| Amenity - Lifestyle Staff | 42,026.80 | 42,026.80 | 84,053.60 | 91,500.72 | 143,265.48 |
| Amenity - Resident Services | 17,068.61 | 17,068.61 | 34,137.22 | 26,666.67 | 16,044.93 |
| Total Brightwood Pavilion - Amenity Expenses | \$ 195,713.89 | \$ 162,001.83 | \$ 357,183.72 | \$ 408,622.27 | \$ 426,479.89 |
| Riverfield Verandah - Amenity | | | | | |
| Amenity - Electric | \$ 3,105.13 | \$ 3,105.13 | \$ 6,210.26 | \$ 8,000.00 | \$ 8,000.00 |
| Amenity - Water | 8,445.86 | 8,445.86 | 16,891.72 | 22,000.00 | 20,000.00 |
| Amenity - Cable TV / Internet / Wi-Fi | 5,995.26 | 5,995.26 | 11,990.52 | 12,000.00 | 12,000.00 |
| Amenity - Landscape Maintenance | - | - | - | - | 4,500.00 |
| Amenity - Irrigation Repairs | - | 2,500.00 | 2,500.00 | 5,000.00 | 5,000.00 |
| Amenity - Pool Maintenance | 7,695.60 | 7,695.60 | 15,391.20 | 16,550.00 | 16,000.00 |
| Amenity - Cleaning | 11,031.63 | 11,031.63 | 22,063.26 | 23,000.00 | 23,000.00 |
| Amenity - Pest Control | 935.00 | 935.00 | 1,870.00 | 2,200.00 | 2,200.00 |
| Amenity - Security Monitoring | 2,978.33 | 2,700.00 | 5,678.33 | 7,000.00 | 7,000.00 |
| Amenity - Gate Access and Maintenance | 20,860.38 | 20,860.38 | 41,720.76 | 40,000.00 | 51,768.00 |
| Amenity - Capital Outlay | 8,863.00 | 8,863.00 | 17,726.00 | 15,000.00 | 15,000.00 |
| Amenity - Miscellaneous | 469.26 | 469.26 | 938.52 | 3,000.00 | 3,000.00 |
| Amenity - Pool Equipment | 4,300.00 | 1,700.00 | 6,000.00 | 6,000.00 | 6,000.00 |
| Amenity - Streetlight Leasing | 16,770.25 | 16,770.25 | 33,540.50 | 41,000.00 | 35,000.00 |
| Amenity - Access Control Maintenance | 266.00 | 500.00 | 766.00 | 1,000.00 | 4,000.00 |
| Amenity - Property & Casualty Insurance | 24,234.33 | - | 24,234.33 | 24,234.33 | 27,869.48 |
| Amenity - Lifestyle Staff | 42,026.79 | 42,026.79 | 84,053.58 | 91,500.72 | 143,265.48 |
| Amenity - Resident Services | 17,068.62 | 17,068.62 | 34,137.24 | 26,666.67 | 16,044.93 |
| Total Riverfield Verandah - Amenity Expenses | \$ 175,045.44 | \$ 150,666.78 | \$ 325,712.22 | \$ 344,151.72 | \$ 399,647.89 |

* "Lifestyle Staff" and "Resident Services" are expected to be 70% of the anticipated budget of \$____. The remaining 30% is paid by the developer.



North River Ranch Improvement SD FY 2027 Proposed O&M Budget

| | Actual Through 3/31/2026 | Anticipated 4/2026 - 9/2026 | Anticipated FY 2026 Total | FY 2026 Adopted Revised Budget ** | FY 2027 Proposed Budget |
|--|-----------------------------|--------------------------------|------------------------------|--------------------------------------|----------------------------|
| Camp Creek - Amenity | | | | | |
| Amenity - Electric | \$ 18,268.70 | \$ 18,268.70 | \$ 36,537.40 | \$ 40,000.00 | \$ 40,000.00 |
| Amenity - Water | 573.20 | 573.20 | 1,146.40 | 5,000.00 | 5,000.00 |
| Amenity - Cable TV / Internet / Wi-Fi | 16,842.20 | 16,842.20 | 33,684.40 | 40,000.00 | 40,000.00 |
| Amenity - Landscape Maintenance | - | - | - | - | 10,000.00 |
| Amenity - Irrigation Repairs | 3,221.87 | 3,221.87 | 6,443.74 | 10,000.00 | 10,000.00 |
| Amenity - Pool Maintenance | 16,050.00 | 16,050.00 | 32,100.00 | 33,000.00 | 33,000.00 |
| Amenity - Cleaning | 66,218.65 | 66,218.65 | 132,437.30 | 125,000.00 | 140,000.00 |
| Amenity - Window Cleaning | - | - | - | - | 9,600.00 |
| Amenity - Pest Control | 2,890.00 | 2,890.00 | 5,780.00 | 6,000.00 | 6,000.00 |
| Amenity - Security Monitoring | 10,077.54 | 10,077.54 | 20,155.08 | 16,000.00 | 35,000.00 |
| Amenity - Fire Pits | - | 1,500.00 | 1,500.00 | 3,000.00 | - |
| Amenity - Gate Access and Maintenance | - | 1,250.00 | 1,250.00 | 2,500.00 | 2,500.00 |
| Amenity - Capital Outlay | 10,515.84 | 5,000.00 | 15,515.84 | 10,000.00 | 25,000.00 |
| Amenity - Miscellaneous | 328.72 | 328.72 | 657.44 | 5,000.00 | 5,000.00 |
| Amenity - Pool Equipment & Geothermal | - | 5,000.00 | 5,000.00 | 10,000.00 | 10,000.00 |
| Amenity - Office Equipment Leasing | 3,374.17 | 3,374.17 | 6,748.34 | 7,500.00 | 7,500.00 |
| Amenity - Bike Pump Park Maintenance | - | 500.00 | 500.00 | 1,000.00 | 1,000.00 |
| Amenity - Pickleball Maintenance | - | 625.00 | 625.00 | 1,250.00 | 1,250.00 |
| Amenity - Cost of Goods Sold | - | 7,000.00 | 7,000.00 | 14,000.00 | - |
| Amenity - Streetlight Leasing | 5,033.01 | 5,033.01 | 10,066.02 | 12,000.00 | 12,000.00 |
| Amenity - Access Control Maintenance | 266.00 | 266.00 | 532.00 | - | 4,000.00 |
| Amenity - Canteen | 3,942.22 | 3,942.22 | 7,884.44 | 10,000.00 | 45,000.00 |
| Amenity - Repairs & Maintenance | 3,580.39 | 3,580.39 | 7,160.78 | 10,000.00 | 10,000.00 |
| Amenity - Dumpster | - | 500.00 | 500.00 | 1,000.00 | 1,000.00 |
| Amenity - Water Slide Preventative Maintenance | - | 1,250.00 | 1,250.00 | 2,500.00 | 2,500.00 |
| Amenity - Operations | 1,695.40 | 1,695.40 | 3,390.80 | 10,000.00 | 10,000.00 |
| Amenity - Property & Casualty Insurance | 24,234.33 | - | 24,234.33 | 24,234.33 | 27,869.48 |
| Amenity - Office Supplies | 2,683.73 | 2,683.73 | 5,367.46 | 3,000.00 | 3,500.00 |
| Amenity - Help Desk | 420.00 | 420.00 | 840.00 | 1,250.00 | 1,250.00 |
| Amenity - Lifestyle Staff | 42,026.79 | 42,026.79 | 84,053.58 | 91,500.73 | 143,265.48 |
| Amenity - Resident Services | 17,068.62 | 17,068.62 | 34,137.24 | 26,666.64 | 16,044.93 |
| Total Camp Creek - Amenity Expenses | \$ 249,311.38 | \$ 237,186.21 | \$ 486,497.59 | \$ 521,401.70 | \$ 657,279.89 |



North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

| | Actual Through 3/31/2026 | Anticipated 4/2026 - 9/2026 | Anticipated FY 2026 Total | FY 2026 Adopted Revised Budget ** | FY 2027 Proposed Budget |
|--|-----------------------------|--------------------------------|------------------------------|--------------------------------------|----------------------------|
| Non-County Maintained Roads | | | | | |
| Highview Non-County Maintained Roads | \$ - | \$ - | \$ - | \$ - | \$ - |
| Crescent Creek (4E only) Non-County Maintained Roads | - | - | - | - | - |
| Riverfield Non-County Maintained Roads | - | - | - | - | - |
| Total Non-County Maintained Roads | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | |
| Total Expenses | \$ 2,114,322.29 | \$ 1,912,561.70 | \$ 4,026,351.99 | \$ 4,181,928.78 | \$ 4,603,613.18 |
| | | | | | |
| Other Income (Expenses) | | | | | |
| Interest Income | \$ 25,992.39 | \$ 7,500.00 | \$ 33,492.39 | \$ 30,000.00 | \$ 25,000.00 |
| Total Other Income (Expenses) | \$ 25,992.39 | \$ 7,500.00 | \$ 33,492.39 | \$ 30,000.00 | \$ 25,000.00 |
| | | | | | |
| Net Income (Loss) | \$ 1,592,203.23 | \$ (1,342,485.60) | \$ 250,249.63 | \$ - | \$ - |



**North River Ranch Improvement SD
FY 2027 Proposed O&M Assessment Comparison**

| <u>Phase</u> | <u>Unit Type</u> | 2026 <u>O&M*</u> <u>Assessment</u> <u>(Gross)</u> | 2027 <u>O&M*</u> <u>Assessment</u> <u>(Gross)</u> | <u>Increase /</u> <u>(Decrease)</u> |
|--|--------------------|---|---|--|
| Series 2019 (Brightwood) | | | | |
| 1A | SF 40' | 1,262.00 | 1,520.71 | \$ 258.71 |
| 1A | SF 50' | 1,577.50 | 1,900.88 | \$ 323.38 |
| 1B | SF 40' | 1,262.00 | 1,520.71 | \$ 258.71 |
| 1B | SF 50' | 1,577.50 | 1,900.88 | \$ 323.38 |
| 1C | SF 40' | 1,262.00 | 1,520.71 | \$ 258.71 |
| 1C | SF 50' | 1,577.50 | 1,900.88 | \$ 323.38 |
| 1D (West) | SF 60' | 1,893.00 | 2,281.06 | \$ 388.06 |
| 1D (East) | SF 60' | 1,893.00 | 2,281.06 | \$ 388.06 |
| Series 2019-Morgan's Glen (Riverfield) | | | | |
| 1 | SF 50' | 1,577.50 | 1,900.88 | \$ 323.38 |
| 2 | SF 40'/45'/50' | 1,577.50 | 1,900.88 | \$ 323.38 |
| 3 | Townhome | 1,104.25 | 1,330.62 | \$ 226.37 |
| Series 2020 (Wildleaf) | | | | |
| 4A - 4B | Attached Villa 35' | 1,104.25 | 1,330.62 | \$ 226.37 |
| 4A - 4B | SF 45' | 1,419.75 | 1,710.80 | \$ 291.05 |
| 4A - 4B | SF 50' | 1,577.50 | 1,900.88 | \$ 323.38 |
| 4A - 4B | SF 57' | 1,798.35 | 2,167.01 | \$ 368.66 |
| Series 2023 (1) (Longmeadow & Crescent Creek) | | | | |
| 4C-1 | SF 40' | 1,403.98 | 1,691.79 | \$ 287.81 |
| 4C-1 | SF 50' | 1,751.03 | 2,109.98 | \$ 358.95 |
| 4C-1 | SF 60' | 2,098.08 | 2,528.18 | \$ 430.10 |
| 4E | Paired Villa | 1,340.03 | 1,501.70 | \$ 161.67 |
| 4E | Townhome (24') | 899.01 | 1,007.47 | \$ 108.46 |
| 4F | SF 45' | 1,696.24 | 1,900.88 | \$ 204.64 |
| 3 (TH) | Townhome (20') | 694.10 | 836.39 | \$ 142.29 |



**North River Ranch Improvement SD
FY 2027 Proposed O&M Assessment Comparison**

| <u>Phase</u> | <u>Unit Type</u> | 2026 <u>O&M*</u> <u>Assessment</u> <u>(Gross)</u> | 2027 <u>O&M*</u> <u>Assessment</u> <u>(Gross)</u> | <u>Increase /</u> <u>(Decrease)</u> |
|-----------------------------------|------------------|---|---|--|
| Series 2023 (2) (Del Webb) | | | | |
| 1 | Villa 33 | 778.09 | 747.29 | \$ (30.80) |
| 1 | Single Family 40 | 943.14 | 905.80 | \$ (37.34) |
| 1 | Single Family 50 | 1,178.92 | 1,132.25 | \$ (46.67) |
| 1 | Single Family 64 | 1,509.02 | 1,449.28 | \$ (59.74) |
| 2 | Villa 33 | 778.09 | 747.29 | \$ (30.80) |
| 2 | Single Family 40 | 943.14 | 905.80 | \$ (37.34) |
| 2 | Single Family 50 | 1,178.92 | 1,132.25 | \$ (46.67) |
| 2 | Single Family 64 | 1,509.02 | 1,449.28 | \$ (59.74) |
| 3 | Villa 33 | 778.09 | 747.29 | \$ (30.80) |
| 3 | Single Family 40 | 943.14 | 905.80 | \$ (37.34) |
| 3 | Single Family 50 | 1,178.92 | 1,132.25 | \$ (46.67) |
| 3 | Single Family 64 | 1,509.02 | 1,449.28 | \$ (59.74) |
| Series 2026 (Deer Park) | | | | |
| 1A | SF 40' | - | 142.74 | \$ 142.74 |
| 1A | SF 50' | - | 178.43 | \$ 178.43 |
| 1B | SF 40' | - | 142.74 | \$ 142.74 |
| 1B | SF 50' | - | 178.43 | \$ 178.43 |
| 2 | SF 40' | - | 142.74 | \$ 142.74 |
| 2 | SF 50' | - | 178.43 | \$ 178.43 |
| Commercial Development | | | | |
| 2 | Unplatted Acres | 1,061.03 | 1,019.03 | \$ (42.00) |
| Future Development | | | | |
| 1, 2, 3, 4, Amenity | Unplatted Acres | 249.27 | 160.59 | \$ (88.68) |



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via direct billing are referred to as “Off-Roll Assessments.”

Other Income & Other Financing Sources

Any revenue received that is not from the District’s main source of income.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

POL (Public Officials’ Liability) Insurance

The cost of insurance policies designed to protect elected and appointed public officials—and the entities they serve—from legal claims arising from their official duties.

Trustee Services

The costs associated with hiring and compensating the District’s trustees responsible for managing trust assets in accordance with legal and fiduciary obligations

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Field Management

The District receives Field Management services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” Section “V” of the Management Agreement.

Engineering

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District’s legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Preparation

The costs associated with filing Forms 1099 and 1096 with the Internal Revenue Service.

Travel and Per Diem

The costs associated with District-related travel to and from meetings.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Telephone

The costs associated with telephone services as related to the District.

Postage & Shipping

The costs associated with sending mail, packages, and freight for District operations.

Copies

The costs associated with printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

The costs associated with small, irregular, or unpredictable costs that do not fit neatly into other predefined budget line items.

Waste Holding Tank Rental

The costs associated with renting a waste holding tank.

Trailer Rental

The costs associated with renting a trailer.

Property Taxes

Ad valorem taxes on District property that is not tax-exempt.

Web Site Maintenance

The costs of keeping a website functional, secure, and up-to-date.

Holiday Decorations

The costs of set-up and take-down of holiday decorations through the District.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Security

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the common areas.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Maintenance Staff

Maintenance staff as hired by the District for miscellaneous services.

General Insurance

The costs associated with an annual premium for comprehensive insurance coverage including property, liability, and business interruption.

Other Insurance

The costs associated with an annual premium for insurance coverage not covered under General Insurance or Property & Casualty Insurance.

Developer Loan Repayment

The costs associated with paying off the Developer loan from FY 2024 and FY 2025.

Field Operations

Electric

The costs associated with electricity consumption, which can fluctuate based on seasonal changes, weather, and District lifestyle.

Water Reclaimed

The costs associated with treating wastewater to a quality suitable for reuse, as well as the costs of implementing and operating the infrastructure required for water reclamation and distribution.

Wetland Monitoring

The costs associated with actions taken to offset the impacts of unavoidable wetland losses.

Stormwater – Repair and Maintenance

The costs associated with for managing stormwater runoff within a specific area, encompassing activities like infrastructure improvements, maintenance, and pollution prevention.

Equipment Rental

The costs associated with periodic equipment rentals to assist the maintenance staff in its duties of maintaining certain common facilities.

Irrigation

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Lake Maintenance

The costs associated with the upkeep and ecological management of the District's on-site lakes.

Landscape Maintenance

The costs associated with the routine upkeep of outdoor grounds including lawn care, tree and shrub trimming, seasonal planting, weed control, and irrigation system monitoring.

Landscape Improvements / Replacements

The costs associated with the enhancements to plantings, hardscape features, irrigation systems, lighting, and overall design to increase curb appeal, functionality, and property value.

Tree Trimming

The costs associated with professional trimming and pruning of trees to remove overgrowth, dead limbs, and potential hazards.

Contingency

The costs associated with covering unexpected charges, changes in scope, or unforeseen conditions that may arise.

Equipment Repair and Maintenance

The costs associated with maintaining and repairing District equipment to ensure safe, efficient, and uninterrupted operations.

Pest Control

The costs associated with managing and preventing pest infestations in District areas.

Mulch (Zones 1 – 7)

The costs associated with purchasing, transporting, and installing mulch in landscaped areas.

Monument Maintenance

The costs associated with preserving, cleaning, and repairing monuments and memorial structures.

Bridge and Boardwalk Maintenance

The costs associated with maintaining pedestrian bridges and boardwalks to ensure structural integrity, safety, and aesthetic appeal.

Storm Cleanup

The costs associated with post-storm cleanup operations, including debris removal, damage assessment, and safety measures.

Storm Landscape Replacement

The costs associated with post-storm cleanup operations, including landscape restoration.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Capital Expenditures

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure.

Street, Sidewalk, and Curb Maintenance

The costs associated with maintaining and repairing paved infrastructure, including streets, sidewalks, and curbs.

Streetlight Leasing

The costs associated with leasing streetlights from a utility provider or third-party vendor.

Shared Bike Maintenance

The costs associated with maintaining a fleet of shared bicycles, ensuring safety, reliability, and user satisfaction.

Dog Park

The costs associated with planning, constructing, and maintaining a dog park.

Parks Maintenance & Repairs

The costs associated with maintaining and repairing public or private park facilities, ensuring safety, cleanliness, usability, and aesthetic appeal.

Trail Maintenance

The costs associated with maintaining trails used for walking, hiking, biking, or equestrian activities.

Trailhead Maintenance

The costs associated with maintaining trailhead facilities—the entry points to trail systems.

BW, RF, Wildleaf Playground Maintenance

The costs associated with maintaining and repairing the playgrounds for the Brightwood, Riverfield, and Wildleaf playgrounds.

BW Fire Pits

The costs associated with maintaining and repairing the fire pits within Brightwood.

CC Fire Pits

The costs associated with maintaining and repairing the fire pits within Camp Creek.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Brightwood Pavilion – Amenity Expenses

Amenity – Electric

The costs associated with electric meters related to the Brightwood Pavilion.

Amenity – Water

The costs associated with water service related to the Brightwood Pavilion.

Amenity – Cable TV / Internet / Wi-Fi

The costs associated with providing and maintaining cable television, internet, and Wi-Fi services across the Brightwood Pavilion.

Amenity – Landscape Maintenance

The costs associated with the routine upkeep of outdoor grounds including lawn care, tree and shrub trimming, seasonal planting, weed control, and irrigation system monitoring for the Brightwood Pavilion.

Amenity – Irrigation Repairs

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep within the boundaries of the Brightwood Pavilion.

Amenity – Pool Maintenance

The costs associated with maintaining the swimming pool at the Brightwood Pavilion, including routine cleaning, chemical balancing, equipment servicing, and seasonal upkeep.

Amenity – Cleaning

The costs associated with routine and specialized cleaning services across the Brightwood Pavilion, including labor, supplies, equipment, and service contracts.

Amenity – Pest Control

The costs associated with managing and preventing pest infestations at the Brightwood Pavilion.

Amenity – Fitness Equipment Leasing

The costs associated with leasing fitness equipment for the Brightwood Pavilion.

Amenity – Security Monitoring

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the Brightwood Pavilion.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Amenity – Capital Outlay

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure for the Brightwood Pavilion.

Amenity – Miscellaneous

The costs associated with small, irregular, or unpredictable charges for the Brightwood Pavilion that do not fit neatly into other predefined budget line items.

Amenity – Pool Equipment

The costs associated with purchasing, installing, and maintaining essential pool equipment for the Brightwood Pavilion pool.

Amenity – A/C Maintenance and Equipment

The costs associated with maintaining, repairing, and replacing air conditioning systems, including both routine servicing and capital investments in HVAC equipment for the Brightwood Pavilion.

Amenity – Streetlight Leasing

The costs associated with leasing streetlights for the Brightwood Pavilion from a utility provider or third-party vendor.

Amenity – Access Control Maintenance

The costs associated with maintaining access control systems, including hardware, software, and support services for the Brightwood Pavilion.

Amenity – Property & Casualty Insurance

The annual premium cost for insurance coverage protecting the Brightwood Pavilion.

Amenity – Lifestyle Staff

The costs associated with paying District staff who are responsible for enhancing the quality of life for the Brightwood Pavilion community by managing various lifestyle components, including fitness, aquatics, travel, special events, and workshops.

Amenity – Resident Services

The costs associated with providing various amenities and programs to District residents within Brightwood Pavilion.

Riverfield Verandah – Amenity Expenses

Amenity – Electric

The costs associated with electric meters related to the Riverfield Verandah.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Amenity – Water

The costs associated with water service related to the Riverfield Verandah.

Amenity – Cable TV / Internet / Wi-Fi

The costs associated with providing and maintaining cable television, internet, and Wi-Fi services across the Riverfield Verandah.

Amenity – Landscape Maintenance

The costs associated with the routine upkeep of outdoor grounds including lawn care, tree and shrub trimming, seasonal planting, weed control, and irrigation system monitoring for the Riverfield Verandah.

Amenity – Irrigation Repairs

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep within the boundaries of the Riverfield Verandah.

Amenity – Pool Maintenance

The costs associated with maintaining the swimming pool at the Riverfield Verandah, including routine cleaning, chemical balancing, equipment servicing, and seasonal upkeep.

Amenity – Cleaning

The costs associated with routine and specialized cleaning services across the Riverfield Verandah, including labor, supplies, equipment, and service contracts.

Amenity – Pest Control

The costs associated with managing and preventing pest infestations at the Riverfield Verandah.

Amenity – Security Monitoring

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the Riverfield Verandah.

Amenity – Gate Access and Maintenance

The costs associated with installing, operating, and maintaining gate access systems, including mechanical gates, electronic access controls, and related infrastructure at the Riverfield Verandah.

Amenity – Capital Outlay

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure for the Riverfield Verandah.

Amenity – Miscellaneous

The costs associated with small, irregular, or unpredictable charges for the Riverfield Verandah that do not fit neatly into other predefined budget line items.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Amenity – Pool Equipment

The costs associated with purchasing, installing, and maintaining essential pool equipment for the Riverfield Verandah pool.

Amenity – Streetlight Leasing

The costs associated with leasing streetlights for the Riverfield Verandah from a utility provider or third-party vendor.

Amenity – Access Control Maintenance

The costs associated with maintaining access control systems, including hardware, software, and support services for the Riverfield Verandah.

Amenity – Property & Casualty Insurance

The annual premium cost for insurance coverage protecting the Riverfield Verandah.

Amenity – Lifestyle Staff

The costs associated with paying District staff who are responsible for enhancing the quality of life for the Riverfield Verandah community by managing various lifestyle components, including fitness, aquatics, travel, special events, and workshops.

Amenity – Resident Services

The costs associated with providing various amenities and programs to District residents within Riverfield Verandah.

Camp Creek Amenity – Amenity Expenses

Amenity – Electric

The costs associated with electric meters related to the Camp Creek Amenity.

Amenity – Water

The costs associated with water service related to the Camp Creek Amenity.

Amenity – Cable TV / Internet / Wi-Fi

The costs associated with providing and maintaining cable television, internet, and Wi-Fi services across the Camp Creek Amenity.

Amenity – Landscape Maintenance

The costs associated with the routine upkeep of outdoor grounds including lawn care, tree and shrub trimming, seasonal planting, weed control, and irrigation system monitoring for the Camp Creek Amenity.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Amenity – Irrigation Repairs

The costs associated with the installation, maintenance, and operation of irrigation systems to support landscaping and grounds upkeep within the boundaries of the Camp Creek Amenity.

Amenity – Pool Maintenance

The costs associated with maintaining the swimming pool at the Camp Creek Amenity, including routine cleaning, chemical balancing, equipment servicing, and seasonal upkeep.

Amenity – Cleaning

The costs associated with routine and specialized cleaning services across the Camp Creek Amenity, including labor, supplies, equipment, and service contracts.

Amenity – Window Cleaning

The costs associated with window cleaning services for the Camp Creek Amenity, including labor, supplies, equipment, and service contracts.

Amenity – Pest Control

The costs associated with managing and preventing pest infestations at the Camp Creek Amenity.

Amenity – Security Monitoring

The costs associated with implementing and maintaining security monitoring systems, including surveillance cameras, alarm systems, access control, and remote monitoring services for the Camp Creek Amenity.

Amenity – Gate Access and Maintenance

The costs associated with installing, operating, and maintaining gate access systems, including mechanical gates, electronic access controls, and related infrastructure at the Camp Creek Amenity.

Amenity – Capital Outlay

The costs associated with long-term investments in physical assets that enhance, expand, or replace existing infrastructure for the Camp Creek Amenity.

Amenity – Miscellaneous

The costs associated with small, irregular, or unpredictable charges for the Camp Creek Amenity that do not fit neatly into other predefined budget line items.

Amenity – Pool Equipment & Geothermal

The costs associated with purchasing, installing, and maintaining essential pool equipment for the Camp Creek Amenity pool.

Amenity – Office Equipment Leasing

The costs associated with leasing essential office equipment such as printers, copiers, computers, phone systems, and furniture for the Camp Creek Amenity.



North River Ranch Improvement SD Budget Item Descriptions FY 2026 – 2027

Amenity – Bike Pump Park Maintenance

The costs associated with the ongoing upkeep, safety, and functionality of the bike park for the Camp Creek Amenity.

Amenity – Pickleball Maintenance

The costs associated with the regular upkeep, safety, and longevity of pickleball courts for the Camp Creek Amenity.

Amenity – Streetlight Leasing

The costs associated with leasing streetlights for the Camp Creek Amenity from a utility provider or third-party vendor.

Amenity – Access Control Maintenance

The costs associated with maintaining access control systems, including hardware, software, and support services for the Camp Creek Amenity.

Amenity – Canteen

The costs associated with operating the Camp Creek Amenity canteen efficiently.

Amenity – Repairs & Maintenance

The costs associated with maintaining and repairing physical assets, equipment, and infrastructure at the Camp Creek Amenity.

Amenity – Dumpster

The costs associated with renting and servicing dumpsters for waste management needs at the Camp Creek Amenity.

Amenity – Water Slide Preventative Maintenance

The costs associated with routine inspections, surface treatments, and seasonal preparations for water slides at the Camp Creek Amenity.

Amenity – Operations

The costs associated with managing resources, maintaining service levels, and achieving strategic goals for the Camp Creek Amenity.

Amenity – Property & Casualty Insurance

The annual premium cost for insurance coverage protecting the Camp Creek Amenity.

Amenity – Office Supplies

The costs associated with consumable items and materials used in daily office operations at the Camp Creek Amenity.

Amenity – Help Desk

The costs associated with providing technical support and assistance to District staff at the Camp Creek Amenity.



North River Ranch Improvement SD
Budget Item Descriptions
FY 2026 – 2027

Amenity – Lifestyle Staff

The costs associated with paying District staff who are responsible for enhancing the quality of life for the Camp Creek Amenity community by managing various lifestyle components, including fitness, aquatics, travel, special events, and workshops.

Amenity – Resident Services

The costs associated with providing various amenities and programs to District residents within Camp Creek Amenity.

Other Income (Expenses)

Interest Income

Earnings generated from interest-bearing financial assets such as savings accounts, certificates of deposit (CDs), bonds, and other fixed-income investments.



**North River Ranch Improvement SD
FY 2027 Proposed Debt Service Budgets ***

| | Series 2019A-1 | Series 2019A-1 (Morgan's Glen) | Series 2019A-2 (Morgan's Glen) | Series 2020A-1 | Series 2020A-2 | Series 2023A-1 | Series 2023A-2 | Series 2023A | Series 2023B |
|---------------------------|----------------------|-----------------------------------|-----------------------------------|----------------------|---------------------|------------------------|----------------------|----------------------|------------------------|
| REVENUES: | | | | | | | | | |
| Special Assessments | \$ 883,678.75 | \$ 472,125.00 | \$ 4,290.00 | \$ 586,800.00 | \$ 42,525.00 | \$ 1,031,165.00 | \$ 931,068.75 | \$ 908,941.25 | \$ 1,149,540.00 |
| TOTAL REVENUES | \$ 883,678.75 | \$ 472,125.00 | \$ 4,290.00 | \$ 586,800.00 | \$ 42,525.00 | \$ 1,031,165.00 | \$ 931,068.75 | \$ 908,941.25 | \$ 1,149,540.00 |
| EXPENDITURES: | | | | | | | | | |
| Interest 11/01/2026 | \$ 229,476.25 | \$ 121,625.00 | \$ 1,430.00 | \$ 141,562.50 | \$ 14,175.00 | \$ 296,790.00 | \$ 310,356.25 | \$ 267,263.75 | \$ 383,180.00 |
| Interest 05/01/2027 | 229,476.25 | 121,625.00 | 1,430.00 | 141,562.50 | 14,175.00 | 296,790.00 | 310,356.25 | 267,263.75 | 383,180.00 |
| Principal 05/01/2027 | 200,000.00 | 110,000.00 | - | 165,000.00 | - | 145,000.00 | - | 110,000.00 | - |
| TOTAL EXPENDITURES | \$ 658,952.50 | \$ 353,250.00 | \$ 2,860.00 | \$ 448,125.00 | \$ 28,350.00 | \$ 738,580.00 | \$ 620,712.50 | \$ 644,527.50 | \$ 766,360.00 |
| EXCESS REVENUES | \$ 224,726.25 | \$ 118,875.00 | \$ 1,430.00 | \$ 138,675.00 | \$ 14,175.00 | \$ 292,585.00 | \$ 310,356.25 | \$ 264,413.75 | \$ 383,180.00 |
| Interest 11/01/2027 | \$ 224,726.25 | 118,875.00 | 1,430.00 | 138,675.00 | 14,175.00 | 292,585.00 | 310,356.25 | 264,413.75 | 383,180.00 |

* Completed Debt Service:
Series 2019A-2
Series 2021B



North River Ranch Improvement Stewardship District

Consideration of Resolution 2026-04,
Designating a Date, Time and Location
for the 2026 Landowner's Meeting
[suggested date of November 18, 2026]

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, North River Ranch Improvement Stewardship District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida, as amended, being situated within Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District in November, which shall be noticed pursuant to Chapter 2020-191(5), Laws of Florida.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

| <u>Seat Number</u> | <u>Supervisor</u> | <u>Term Expiration Date</u> |
|--------------------|-------------------|-----------------------------|
| 1 | Dale Weidemiller | 11/2026 |
| 2 | Janice Snow | 11/2026 |
| 3 | John Leinaweaver | 11/2026 |
| 4 | John Blakley | 11/2028 |
| 5 | Pete Williams | 11/2028 |

This year, Seat 1, currently held by Dale Weidemiller, Seat 2, currently held by Janice Snow, and Seat 3, currently held by John Leinaweaver, are subject to election by landowners on November __, 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon termination of the current Supervisor seat.

2. **LANDOWNERS’ ELECTION.** In accordance with Chapter 2020-191(5), Laws of Florida, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on November __, 2026, at _____.m. at _____.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Chapter 2020-191(5), Laws of Florida.

4. **FORMS.** A sample notice of landowners' meeting and election, proxy, ballot form and instructions are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF MAY 2026.

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS
OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**

Notice is hereby given to the public and all landowners within North River Ranch Improvement Stewardship District (the "**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 2,752.98 acres, located within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____, November ____, 2026
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2026

TIME: _____ .M.

LOCATION: _____

Pursuant to Chapter 2020-191(5)(2)(b), Laws of Florida, after the North River Ranch Improvement Stewardship District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Chapter 2020-191(5)(2)(b), Laws of Florida.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon termination of the current applicable seat.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the North River Ranch Improvement Stewardship District to be held at the offices of _____, on Tuesday, November __, 2026, at _____ .m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

By: _____
Title: _____

Date

| <u>Parcel Description</u> | <u>Acreage</u> | <u>Authorized Votes</u> |
|---------------------------|----------------|-------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: * Pursuant to Chapter 2020-191(5)(2)(b), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026

For Election (3 Supervisors): The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years, with the term of office for each successful candidate commencing upon termination of the current applicable seat.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the North River Ranch Improvement Stewardship District and described as follows:

| <u>Description</u> | <u>Acreage</u> |
|--------------------|----------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

| NAME OF CANDIDATE | NUMBER OF VOTES |
|--------------------------|------------------------|
| 1. _____ | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |

Date: _____

Signed: _____

Printed Name: _____



North River Ranch Improvement Stewardship District

Consideration of Resolution 2026-05, Setting
Public Hearing Date on Rules of Procedure

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the North River Ranch Improvement Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida, as amended; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Chapter 2020-191(6)(6)(e), Laws of Florida, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 12, 2026, at 1:15 p.m., at 8141 Lakewood Main Street, Bradenton, Florida 34202.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of May, 2026.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RULES OF PROCEDURE
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT**

RULE NO. _____

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

- (1) The North River Ranch Improvement Stewardship District (the “**District**”) was created pursuant to the provisions of Chapter 2020-191, Laws of Florida, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida
Law Implemented: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Chapter 2020-191(5), Laws of Florida. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Chapter 2020-191(6)(2) and (3), Laws of Florida, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapter 112 of the Florida Statutes, and Chapter 2020-191, Laws of Florida, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(5) and (6), Laws of Florida, §§ 112.3143, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(5), Laws of Florida, §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 723-5900. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Chapter 2020-191(6)(4), Laws of Florida. Once adopted in accord with Chapter 2020-191(6)(4), Laws of Florida, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(5) and (6), Laws of Florida, §§ 189.069(2)(a)16, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Chapter 2020-191(6)(6)(e), Laws of Florida, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 2020-191, Laws of Florida. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
 - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
 - (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
 - (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
 - (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
- (ii) The type of action requested;
- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
- (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
 - (i) Is a valid exercise of delegated legislative authority;
 - (ii) Has current statutory authority;
 - (iii) Reiterates or paraphrases statutory material;
 - (iv) Is in proper form;

- (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
 - (vi) Requires a technical or substantive update to reflect current use; and
 - (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the “**Rule Review Resolution**”):
- (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule;
 - 2. A written statement of its intended action; and
 - 3. Its assessment of factors specified in Section 16(c) of this Rule.
 - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
 - 2. A written statement of its intended action;
 - 3. Its assessment of the factors specified in Section 16(c) of this Rule; and
 - 4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
 - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;
 2. The recommended change or changes coded by underlining new text and striking through deleted text;
 3. A written statement of its intended action; and
 4. Its assessment of factors specified in Section 16(c) of this Rule.
- (iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:
1. A written statement of its intended action; and
 2. Its assessment of factors specified in subsection 16(c) of this Rule.

(e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.

(17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q) and (6)(20), Laws of Florida
Law Implemented: Ch. 2020-191(6)(6)(e) and (6)(20), Laws of Florida, §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with 2020-191(6)(19)(a) through (c), Laws of Florida, and Sections 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(19), Laws of Florida, §§ 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(6)(c); (6)(19), Laws of Florida, §§ 119.0701, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 189 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(19), Laws of Florida, §§ 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 2020-191, Laws of Florida, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(19), Laws of FL, §§ 119.0701, 189.053, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(19), Laws of Florida, §§ 119.0701, 189.053, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(19), Laws of Florida, §§ 189.053, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of

the Florida Statutes, if the vendor is a corporation; and

- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: Ch. 2020-191(6)(6)(e), (6)(6)(q), and (6)(19), Laws of Florida
Law Implemented: Ch. 2020-191(6)(19), Laws of Florida, §§ 119.0701, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Chapter 2020-191(6)(19)(c), Laws of Florida, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(6)(c) and (6)(19), Laws of Florida, § 119.0701, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida
Law Implemented: Ch. 2020-191(6)(19), Laws of Florida, § 120.69(2)(a), Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2020-191(6)(6)(e); (6)(6)(q), Laws of Florida



North River Ranch Improvement Stewardship District

Consideration of Frederick Derr & Co.
Change Order 1 for Phase 4-2C

Change Order

No. 1

Date of Issuance: May 12, 2026 Effective Date: September 10, 2025

| | | |
|---|--|--|
| Project: NRR Phase 4 -2C | Owner: North River Ranch Improvement Stewardship District | Owner's Contract No.: |
| Contract: \$5,582,622.90 | | Date of Contract: April 7, 2026 |
| Contractor: Frederick Derr & Company, Inc. | | Engineer's Project No.: 215616746 |
| Contractor No.: | | |

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

Description:

Add silt fence, Adding irrigation assembly, deducting signs

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. CO#1- Received 05/11/2026

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 5,582,622.90

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0:

\$ N/A

Contract Price prior to this Change Order:

\$ 5,582,622.90

[Increase] [~~Decrease~~] of this Change Order:

\$ 15,143.00

Contract Price incorporating this Change Order:

\$ 5,597,765.90

CHANGE IN CONTRACT TIMES:

Original Contract Times: Working days Calendar days

Substantial completion (days or date): 335 Days (03/17/2027)

Ready for final payment (days or date): 365 Days (04/16/2027)

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): 335 Days (03/17/2027)

Ready for final payment (days or date): 365 Days (04/16/2027)

[Increase] [~~Decrease~~] of this Change Order:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

Contract Times with all approved Change Orders:

Substantial completion (days or date): 335 Days (03/17/2027)

Ready for final payment (days or date): 365 Days (04/16/2027)

RECOMMENDED:

By: 
Engineer (Authorized Signature)

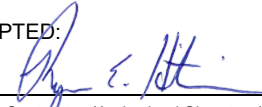
Date: 05/12/2026

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 05/12/2026

Approved by Funding Agency (if applicable): _____

Date: _____

V:\2156\active\215616746\civil\construction_phase_documents\contract_docs\nrr_ph_4_c2\change_orders\received\con_nrrisd_nrr-ph-4-2c_co-1_15143.00_deduct-dpo_fred-derr_20260512.docx



FREDERICK DERR & COMPANY
I N C O R P O R A T E D

CONTRACT CHANGE ORDER

Date 5/11/2026

North River Ranch Improvement
Stewardship District
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817-8329

Number **1.00**
Job: North River Ranch
Phase: IV-C2

We agree to the following changes, additions, or deductions:

| ITEM | DESCRIPTION | EST QUAN | UNIT | UNIT \$ | TOTAL \$ |
|---|---|----------|------|----------|------------------|
| 1-00-000 IA Earthwork | | | | | |
| 1-00-040 | Silt Fence Installation and Maintenance | 3,220.00 | LF | 3.65 | 11,753.00 |
| Earthwork Total | | | | | 11,753.00 |
| 1-01-000 IB Road Construction | | | | | |
| 1-01-130 | Dead End Barricade (Install) | -3.00 | EA | 1,020.00 | -3,060.00 |
| Road Total | | | | | -3,060.00 |
| 1-06-000 II Reclaimed Distribution | | | | | |
| 1-06-180 | 2" Above Ground Service | 1.00 | EA | 6,450.00 | 6,450.00 |
| Reclaimed Total | | | | | 6,450.00 |

REASON FOR CHANGE:

Additional required silt fence, Add above ground irrigation service assembly, Deduct signs to be done by owner

Proposed 
For the Contractor

THIS CHANGE ORDER
NET **\$ 15,143.00**

Accepted _____
For the Engineer

EXISTING CONTRACT
TOTAL **\$ 5,582,622.90**

Accepted _____
For the Owner

NEW CONTRACT
TOTAL **\$ 5,597,765.90**



A1 Silt & Erosion

Invoice

Date: 4.15. 2026

P.O #: 26-1191

Invoice No: 10872

Project Name: Nort River Ranch PH. IV- C2

Project Location: Long Meadow Ave, Parris Fl.

Bill To: Frederick Derr

TERM: N30- Description: Quantity: Rate: Total:

Installed silt fence 11220 LF \$ \$.

Total: \$

As per: Ron

Site: Ron

Please email Release of Lien with a copy of the check to:

A1Silt & Erosion

1609 Morris Bridge Road.

Wesley Chapel Fl. 33543

CP: 813.748.2986-Ralph

A1silterosion@hotmail.com

APPROVAL / RELEASE RD

JOB / EQ# 26-1191

COST CODE 5901

GL# 1-10-503.00

HOLD _____ DATE _____

COMMITMENT

PENDING COMMITMENT
APR 20 2026

ENTERED APR 14 2026

12120 LF



North River Ranch Improvement Stewardship District

Staff Reports

May Story board Field Operations and Maintenance

North River Ranch

Summary

- Slight increase in homeowner inquiries this month. Mostly in reference to landscaping, wild animals, Proptia, gates and irrigation concerns. Issues continue to be resolved in a timely manner, and communication is strong between PFM and the residents.
- Focusing on bringing on more vendors to cover all community needs.
- Continued to coordinate with lifestyle director and define roles and responsibilities.
- Strong focus on remaining budget and finishing projects before the end of the fiscal year.

Community Photos

Landscaping repairs,
installs, and ADA mat repair



Community Photos

Landscape repairs, screen door repair, and future awning cover replacement



Community Photos

Tree bracing removal,
irrigation repair, future pool
furniture replacement



Community Photos

Future tree removal,
landscape installs, and oak
tree removal





NORTH RIVER
RANCH

Monthly Summary Report

April 2026

FEATURED LIFESTYLE EVENTS



BODYBAR & SPRITZ

4.18.26 / 10AM - 11AM

Our BODYBAR & Spritz series continues to be a favorite, and April was an especially exciting milestone!

Since January, we've partnered with BODYBAR Pilates to bring complimentary monthly Pilates classes to North River Ranch residents while their studio in Palmetto was under construction. It's been a great way to introduce residents to Pilates in a fun, approachable way right here in the community.

In April, we celebrated the grand opening of their studio, and the BODYBAR team generously hosted a complimentary class for our residents at their new space. It was a wonderful experience—residents had the opportunity to see the studio, get hands-on with the reformers, and enjoy a high-quality class in a beautiful setting.

We're so excited to continue this partnership, with BODYBAR bringing Pilates classes back to North River Ranch through December.



FEATURED LIFESTYLE EVENTS



PICKLEBALL PALOOZA & CLINICS

4.17.26 / 5:30PM - 7:30PM

We officially kicked off our very first Pickleball Palooza, sponsored by TruVani, this April—and it was a great start to what we know will be an exciting monthly event at North River Ranch!

This event also marked the beginning of our partnership with Universal Rackets, and we couldn't be more excited about what's ahead. The energy on the courts, friendly competition, and overall turnout made for a fun and welcoming experience for players of all levels.

In addition to our monthly Pickleball Palooza events, Universal Rackets is now offering ongoing clinics for residents, including:

- Beginner and intermediate adult clinics
- Junior clinics for younger players

This partnership brings a great mix of structured play, skill-building, and community connection—and we're just getting started.

April was a strong kickoff, and we can't wait to see this program continue to grow in the months ahead!



ENGAGE LIFESTYLE PROGRAMMING

| | | |
|---------------------------|--|---------------------------------|
| Every Other Friday | Food Truck Friday (Partnering with All About Food Trucks for Bookings and Online 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 | 350 attendees |
| 4.10.26 | Kids Bingo Night | 25 kids |
| 4.12.26 | Crafternoon: Adult Edition | 17 attendees |
| 4.19.26 | Fairytale Friends at NRR | 15 Kids |
| 4.25.26 | Spring Community Garage Sale | 52 Homes Participated |

EXCEED FITNESS PROGRAMMING

| DATE(S) | PROGRAM DETAILS | PARTICIPATION |
|--------------|--|---------------|
| 4.18.26 | BodyBar & Spritz (In their new Studio) | 7 Attendees |
| 4.17.26 | Pickleball Palooza (Partnership with Universal Rackets) | 22 Attendees |
| 4.26.26 | Yoga & Brunch | 5 Attendees |
| 4.28.26 | Pickleball Clinic: Adult Intermediate (Partnership with Universal Rackets) | 4 Attendees |
| Every Monday | Fuel Your Week: Recipe of the Week | Varies |

FACILITY UTILIZATION



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

| SPACE | TOTAL VISITS |
|------------------------|--------------|
| Brightwood Pavilion | 2,538 ∨ |
| Riverfield Verandah | 916 ∨ |
| Clubhouse | 968 ∨ |
| Headwaters Swim Center | 1,970 ∨ |
| Activities Outpost | 621 ∨ |
| Pickleball Courts | 254 ∨ |
| Pump Park | 84 ∨ |
| Dash's Bark Park | 225 ∨ |

FACILITY OPERATIONS & MAINTENANCE

| SPACE | ITEM | STATUS |
|---------------------------|---|---------------|
| Brightwood Fitness Center | Cubbies | In Progress ▾ |
| Clubhouse | Canteen Food Installation | Completed ▾ |
| Clubhouse | Signage for Trash Can Location | Completed ▾ |
| Pickleball Courts | Water Bottle Holder | In Progress ▾ |
| Business Center | Wipe Dispenser for Business Center (needed on since it is now utilized for crafts and projects as well) | Completed ▾ |

COMMUNITY IN ACTION



COMMUNITY IN ACTION



COMMUNITY IN ACTION



FORECAST

| PROGRAM | STATUS |
|---|-------------|
| NEW FITNESS CLASS: Strength & Recovery | COMPLETED ▾ |
| UPDATED PARTNERSHIP WITH FRONTIER: Bounces & Brews (Quarterly FunDay Event) | COMPLETED ▾ |
| Second Splash (Marketing Event) | COMPLETED ▾ |

| CURRENT ACTION ITEMS | DETAILS | DUE DATE |
|----------------------------|---|----------|
| Summer Programs | Continue looking for Summer Offerings for the NRR Kids | 5.31.26 |
| Hire Summer Staff | Hire and Train Summer Staff | 5.31.26 |
| Events Photos to Residents | Figure out the best way to get Event Photos to Residents | 5.31.26 |
| Train New Employees | New Lifestyle Manager and Community Services Specialist Joining the Team in April | 8.1.26 |