

# 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/>

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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, July 8, 2026, at 1:15 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202.**

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

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

Participant Code: **2536 634 0209**

<https://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 June 10, 2026, Board of Supervisors' Meeting
    - 2) Minutes of the June 10, 2026, Auditor Selection Committee Meeting
    - 3) Advanced Aquatic Proposal for Midge Fly Treatment at Pond 21
    - 4) Brown's Tree Service Proposal for Brightwood Pavilion Palm and Oak Tree Trimming
    - 5) Clearview Change Order #1 Regarding Environmental Permitting Support for Ft. Hamer Ext. Jones Buckeye Project
    - 6) Cortex Engineering Proposal for Fort Hamer Roundabout Design and Construction
    - 7) Glass Doctor Proposal for Window Replacement at Brightwood Game Room
    - 8) Kimley-Horn Agreement for Environmental Permitting Support for Ft. Hamer Ext. Jones Buckeye Project
    - 9) Kimley-Horn Agreement for Environmental Permitting Support for Jones Buckeye Project
    - 10) Maddtraxx Proposal for Vacuum Cleaning of Storm Drainpipe
    - 11) Parrish Bike Repair Proposal for Bike Maintenance
    - 12) Pool Table Pros Proposal for Brightwood Pool Table Re-felt
    - 13) Rayco Electric Proposal for East Monument Underground Electrical Installation
    - 14) Safetouch Proposal for Brightwood Backup UPS Replacement
    - 15) Southern Land Services Proposal for Seeding Phase 2 Swales
    - 16) Steadfast Proposal for Landscape Installation at East End Little River
    - 17) Yellowstone Proposal for Riverfield Verandah Irrigation Faceplate Replacement
    - 18) District Financial Statements

## **Business Matters**

2. Consideration of Change Order #4 with Frederick Derr & Company for NRR Phase 4-2C
3. Consideration of Maverick Proposal for Phase 4-2C Mail Kiosk and Shade
4. Consideration of Maverick Proposal for Riverfield Pool Awning Replacement
5. Consideration of Impact Landscaping Hurricane Plan Pricing

## **Other Business**

### **Staff Reports**

- District Counsel
- District Engineer
- District Manager
  - Next meeting: August 21, 2026
- Field Services Operation Manager
- Lifestyle Director

### **Supervisor Requests and Comments**

## **Adjournment**



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# **North River Ranch Improvement Stewardship District**

Consent Agenda



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# **North River Ranch Improvement Stewardship District**

Minutes of the June 10, 2026,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

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

**Wednesday, June 10, 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	(left at 1:42 p.m.)
John Leinaweaver	Assistant Secretary	

Also present:

Vivian Carvalho	PFM MS – District Manager	
Kwame Jackson	PFM MS – 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)
Jim Schier	Neal Land & Neighborhoods – Developer	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Chris Fisher	Clearview Land Design	(via phone)
Cori Morgan	Lifestyle Director	(via phone)

Various audience members present in person and via phone

**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**

There were no public comments at this time.

#### **Consent Agenda**

- 1. Minutes of the May 13, 2026, Board of Supervisors' Meeting**
- 2. Adopted NRRISD Rules and Regulations V9 with Addendum**
- 3. Bliss Products Proposal for Wildleaf Park Playground Surface Repair**
- 4. County Materials Corp Revised Purchase Order for Phase 4C-2 Material**
- 5. Impact Proposal for Ferns at Brightwood Entry**
- 6. Kimley-Horn Proposal for Directional Bore General Permit Application**
- 7. Maddtraxx Proposal for Brightwood Bridge Sidewalk Repair**
- 8. Maddtraxx Proposal for Brightwood Shell Trail Maintenance**
- 9. Maddtraxx Proposal for Recutting 4B Western Boundary Swale**
- 10. Maverick Building Solutions Proposal for Mailbox Kiosk & Shade at Phase 4C-2**
- 11. Premier Outdoor Lighting Proposal for Brightwood Monument Light Repair**
- 12. Payment Authorizations Nos. 175 – 178**
- 13. Funding Requests Nos. 685 – 703**
- 14. District Financial Statements**

The Board reviewed the items.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda Items 1 – 14.

Mr. Jackson noted that Item No. 6 should be omitted and removed from the Consent Agenda as it does not relate to this District.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board omitted Item No. 6 from the Consent Agenda.

**Appointment of Auditor Selection Committee**

Ms. Carvalho presented the item.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board appointed the full Board to the Auditor Selection Committee.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Review of Letter from Supervisor of Elections, Manatee County**

Ms. Carvalho gave an overview of the letter. It was noted there are 2,144 registered voters within the District.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Manatee County.

**Consideration of Change Orders 2 & 3 with Frederick Derr & Company, Inc. for NRR Phase 4-2C**

Mr. Engel gave an overview of the change orders and noted these are related to Phase 4-2C. It was noted Change Order 2 is for an increase of \$17,457.90.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Change Order 2 with Frederick Derr and Company, Inc. for NRR Phase 4-2C.

Mr. Engel noted Change Order 3 is for an increase of \$0.

Mr. Fisher gave an overview and noted it is for asphalt lifts.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Change Order 3 with Frederick Derr and Company, Inc. for NRR Phase 4-2C.

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

- 1. Vitti**
- 2. Duty**

This was discussed earlier within the agenda.

Mr. Williams gave an overview of the Rule Hearing process.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board opened the Rule Hearing for Resident Violations for the Vitti Family.

Ms. Vitti gave an overview of the violation of having glass in the pool area. It was noted that Mr. Vitti and their son entered the pool area with a glass bottle that was put into a plastic cup. While picking Ms. Vitti up from the pool area, the cup disconnected from the bottle, causing the bottle to fall. Ms. Vitti noted she and her family cleaned the area and broken glass, but did not notify staff. She apologized for this mistake.

It was noted there was a second incident with the Vitti family having alcohol in the pool area. Dario Vitti gave an overview of the incident and noted he was 15 years old. Ms. Morgan notified the residents of the issue at that time.

It was noted this is not the first incident, but the first time Ms. Morgan has written an incident report.

Ms. Carvalho noted the suspension has been in force since the incident in April.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Rule Hearing for Resident Violations for the Vitti Family.

There was brief discussion regarding the cultural differences.

Mr. Williams noted there is no alcohol allowed in the pool area or in the Amenity Center, unless it is served at a special regulated event. He noted the privileges have been suspended long enough and as of Monday the suspension should be lifted. In the future, if there are similar incidents, there will be longer suspensions put in place.

It was noted any broken glass, or debris should be immediately reported to the Staff.

There was a recommendation to have the family discuss the policies and procedures with Ms. Morgan. The Board did not agree with the recommendation and noted rules and regulations must be followed regardless of opinion.

Ms. Snow noted the rules and regulations are posted throughout the community and should have been received when purchasing the home.

Ms. Vitti noted that the family would reread the rules and regulations. Any questions or clarification needed can be directed to Ms. Morgan.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board lifted the Vitty Family's Privilege Suspension as of June 15, 2026.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board opened the Rule Hearing for Resident Violations for the Duty Family.

Mr. Duty provided the police report to the Board and gave an overview of the violation incident. He noted the Attendant told them to leave the Game Room Pavilion area due to the storm taking place. Mr. Duty noted he felt it was unsafe to leave. The Attendant called law enforcement to remove them.

It was noted there were other parties that stayed in the area as well and spoke to the Attendant.

Mr. Duty noted he is involved in the community and Ms. Morgan does a great job with all the events and amenities.

Ms. Morgan noted that the Attendant did advise the family that they should go into the Fitness Center for safety purposes. She also noted there were comments made by several parties that were disrespectful to the Staff.

There was discussion regarding the safety protocols and comments made to the Staff. It was noted the parties should have gone into the Fitness Center at the request of the Attendant.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Rule Hearing for Resident Violations for the Duty Family.

Mr. Williams noted there has been gossip regarding this incident.

It was noted the Staff is doing what they are directed to do.

There was discussion regarding the incident and safety protocols.

Mr. Duty noted that if a similar incident were to happen, they would enter the Fitness Center.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board lifted the Duty Family's Privilege Suspension as of June 15, 2026.

#### **Update on Final Assessment Notice Letter to Resident Gildin**

Ms. Carvalho gave an overview and noted this letter was sent out to the resident and is the final notice they will receive prior to the assessment being placed on the tax roll.

#### **Update on Zones 3 & 7 Second RFP Process**

Mr. Engel gave an overview of the RFP process related to landscape and irrigation contracts for Zones 3 and 7. It was noted there were some discrepancies in the original bid documents and therefore, the RFP process will need to be completed again. Proposals should come before the Board at the August meeting.

Mr. Jackson noted the RFP process, and documents were previously approved by the Board.

Mr. Johnson noted no contract was entered into prior to this process.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Second RFP Process for Zones 3 and 7.

Mr. Johnson gave an overview of the notification process and recommended District Management to send notices to the proposers. District Management will follow up with District Counsel.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** No report.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho noted the next meeting is scheduled for July 8, 2026.

**Field Operations Manager –** No report.

**Lifestyle Director –** Ms. Morgan gave an update and noted Triva and Bingo is a big hit in the community! It was noted June was a busy month!

Mr. Williams noted the Board will support Ms. Morgan with issues related to residents.

**Audience Comments and  
Supervisor Requests**

There was brief discussion regarding the Auditor Selection Committee.

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

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There was no further business to be discussed.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the June 10<sup>th</sup>, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 2:11 p.m.

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

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



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# **North River Ranch Improvement Stewardship District**

Minutes of the June 10, 2026,  
Auditor Selection Committee Meeting

**MINUTES OF MEETING**

**NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
AUDITOR SELECTION COMMITTEE MEETING MINUTES**

**Wednesday, June 10, 2026, at 1:15 p.m.**

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

Board Members present via phone or in person:

Pete Williams	Committee Member
Janice Snow	Committee Member
John Blakley	Committee Member
John Leinaweaver	Committee Member

Also present:

Vivian Carvalho	PFM MS LLC – District Manager	
Kwame Jackson	PFM MS 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)
Jim Schier	Neal Land & Neighborhoods – Developer	
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	(via phone)
Chris Fisher	Clearview Land Design	(via phone)
Cori Morgan	Lifestyle Director	(via phone)
Various audience members present in person and via phone		

**FIRST ORDER OF BUSINESS**

**Call to Order to Confirm Quorum**

The Auditor Selection Committee Meeting of the North River Ranch ISD was called to order at 2:11 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.

**SECOND ORDER OF BUSINESS**

**Review and Approval of Audit Documents**

- **Audit RFP Notice**
- **Instructions to Proposers**

- **Evaluation Criteria – with and without price**

The Board reviewed the documents.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Committee approved the Audit Documents and Evaluation Criteria with price.

It was noted there are some changes needed within the proposal language.

**THIRD 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 June 10<sup>th</sup>, 2026, Auditor Selection Committee Meeting for the North River Ranch Improvement Stewardship District was adjourned at 2:12 p.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson



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# **North River Ranch Improvement Stewardship District**

Advanced Aquatic Proposal for  
Midge Fly Treatment at Pond 21



**ADVANCED AQUATIC SERVICES, Inc.**  
**-MIDGE FLY LARVAL APPLICATION PROPOSAL-**

**May 29, 2026**

**North River Ranch  
Improvement Stewardship District  
c/o PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 370  
Orlando, FL 32817**

**Item Description**


**Advanced Aquatic** shall perform the work in accordance with the following scope of services:

Provide nuisance Midge Fly Larvae control services with Midge Fly Larvicide application in pond #21 (6.15 acres) located at North River Ranch Improvement Stewardship District. The treatment plan will consist of a three-treatment sequence (scheduled approximately 10-14 days apart).

We cannot be responsible for flying insects that may enter the area between treatments or from other sites not being treated.

**Total \$3,600.00**

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

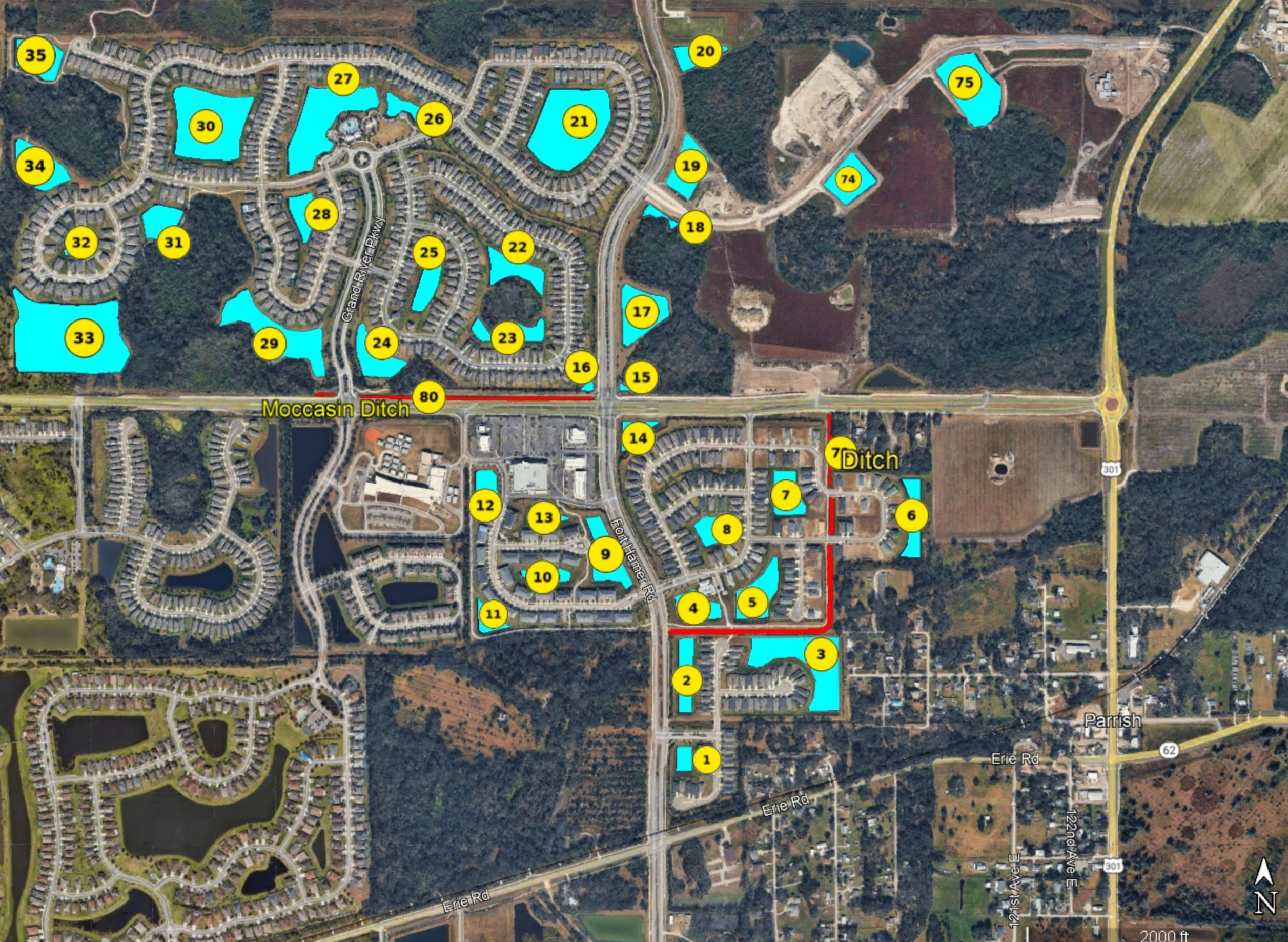
Accepted by:  Title: 2nd Airman Date: 6/1/26

# North River Ranch ISD

Ponds #1-35, 74, 75  
Ditch #71, #80 Moccasin

**Legend**



-  Ditch
-  Pond

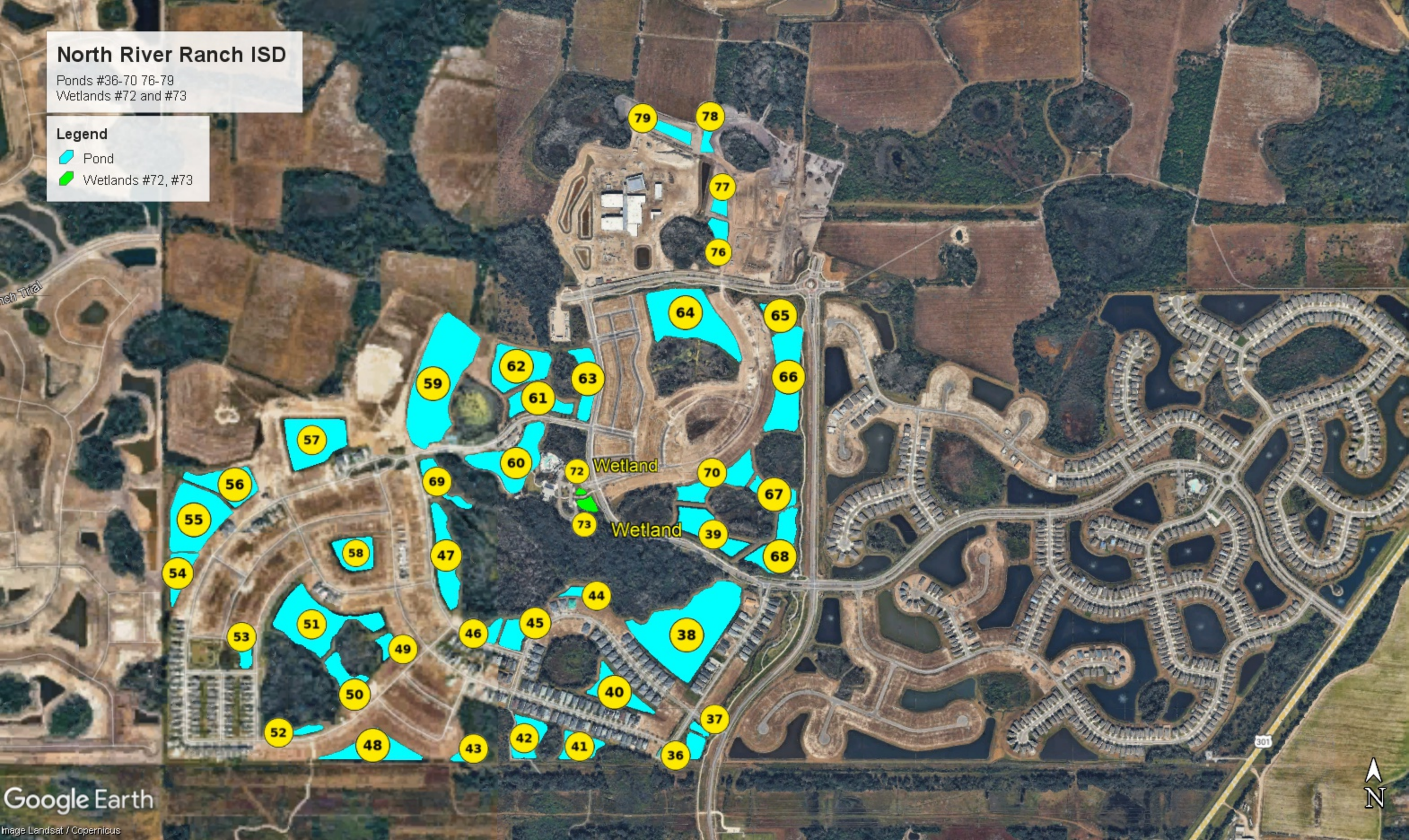


# North River Ranch ISD

Ponds #36-70 76-79  
Wetlands #72 and #73

## Legend

-  Pond
-  Wetlands #72, #73





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# **North River Ranch Improvement Stewardship District**

Brown's Tree Service Proposal for Brightwood  
Pavilion Palm and Oak Tree Trimming

**Brown's Tree Service LLC**  
 2208 72nd Terrace E  
 Sarasota, FL 34243 US  
 941-756 8733  
 brownstreeservicefl.com



**Estimate**

**NRR O/M**

North River Ranch ISD 11510 Little River Parrish, Florida
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286742323534	06/18/2026	
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<b>Tree Services</b> 941-376-8496  Brightwood amenity. 11510 Little River way Bismarck Palms (12) - 2 in front of the building and 10 around the pool deck. Prune dead fronds and remove seed pods	12	65.00	780.00
<b>Tree Services</b> 9247 Warm springs circle - Access from the shell path behind the home that starts on Little River Way.  Remove broken Limb from the Live Oak tree behind the home, the limb is broken and hanging in a second tree behind the home. Reduce back to live sucker growth around the break in the limb.	1	550.00	550.00
<b>Tree Services</b> Live Oak tree behind the home - Remove the large limb that is growing over the center of the pool cage back to the main branch union. The second limb growing over the corner of the pool cage elevate and reduce back away from the home	1	2,500.00	2,500.00
<b>Trevor</b> For questions regarding this estimate contact Trevor at 941-961-0042  For scheduling please contact Cady at 941-756-8733, or respond to this email	1	0.00	0.00

Thank you for your business. Please advise, Browns is not responsible for the following; damaged screens, landscape lighting, underground utilities (to include irrigation, cables, pipes, wires, etc.). Thanks for choosing Brown's Tree Service.

**TOTAL**

**\$3,830.00**

Accepted By

Accepted Date

Approved and accepted by:   
Pete Williams, Chairman  
Date: 6/23/26

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

Clearview Change Order #1 Regarding  
Environmental Permitting Support for Ft. Hamer  
Ext. Jones Buckeye Project

## CHANGE ORDER NO. 1

June 24, 2026

### Jones - Const. Eng

To: Mr. Tom Panaseny  
North River Ranch Improvement  
Stewardship District  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
[TPanaseny@nealland.com](mailto:TPanaseny@nealland.com) & [arichardson@nealland.com](mailto:arichardson@nealland.com)

Project Name: Jones Buckeye Phase I  
Infrastructure Design & Permitting

We hereby propose to do the following work:

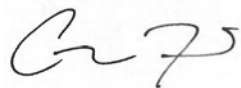
- Increase right-of-way width from 120 feet to 150 feet and design for the ultimate 6-lane configuration for Fort Hamer Road Extension.
- Design and permitting for an additional 1,600 linear feet of Road JJ not accounted for in the previously approved contract.

#### FEE SUMMARY:

Description	Job No.	Billing Type	Original Contract Amount	Change Order	Total Amount
Design/Permitting Fort Hamer Road Extension	CDD-JBE-004	Lump Sum	\$135,000	\$85,000	\$220,000

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

CLEARVIEW LAND DESIGN, P.L.



Chris Fisher, P.E.  
Senior Project Manager

ACCEPTANCE:  
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP  
DISTRICT

By:  \_\_\_\_\_

Date: 6/24/24

Please return one signed copy to: [miriam.hernandez@clearviewland.com](mailto:miriam.hernandez@clearviewland.com)

## ATTACHMENT "A"

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

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

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

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

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

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

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

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

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

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

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

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard. Clearview Land Design shall be entitled to rely on the accuracy and completeness of services and information furnished by the Client and Client's consultants. Clearview Land Design shall provide prompt written notice to the Client if Clearview Land Design becomes aware of any error, omission or inconsistency in such services or information.

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

### Limitation of Liability

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

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design , P.L. to those individuals and entities that Clearview Land Design , P.L retains for performance of the services under this Agreement, including but limited to the Clearview Land Design , P.L's current or former officers and employees and their heirs and assigns.

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

Revised 03/03/2026



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# **North River Ranch Improvement Stewardship District**

Cortex Engineering Proposal for Fort Hamer  
Roundabout Design and Construction

June 15, 2026

North River Ranch Improvement Stewardship District

Ms. Vivian Carvalho

District Manager

3501 Quadrangle Blvd., Suite 270

Orlando, FL 32817

cc: [TPanaseny@nealland.com](mailto:TPanaseny@nealland.com); [arichardson@nealland.com](mailto:arichardson@nealland.com)

**Re: Professional Services Agreement – Roundabout Design and Construction Documents (Two Intersections)**

Dear Ms. Carvalho:

Cortex Engineering (“Cortex” or “Consultant”) is pleased to submit this revised letter agreement (the “Agreement”) to ClearView Land Design, P.L. (“Client”) for providing professional transportation engineering services related to two (2) roundabout intersections along Ft Hamer Road in Manatee County, Florida: (1) Ft Hamer Rd and Buckeye Rd, and (2) Ft Hamer Rd and Road JJ. This Agreement supersedes the prior proposal dated May 18, 2026, and reflects the expanded scope communicated by the Client.

### Project Understanding

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It is understood that the Client desires the Consultant to provide design services to develop multi-lane roundabout designs for two (2) intersections along Ft Hamer Road in Manatee County. The first intersection is Ft Hamer Rd and Buckeye Rd, which is to be designed as a four-lane by four-lane (4x4) multilane roundabout. The county engineer has further requested that this roundabout be designed with the ability to be converted to a signalized intersection in the future, should Ft Hamer Road be widened to six (6) lanes. Manatee County is in the process of reclassifying Ft Hamer Road with a 150-ft right-of-way designation in anticipation of that future six-lane build-out, and the roundabout geometry at this location shall account for that long-range condition. The second intersection is Ft Hamer Rd and Road JJ, which is to be designed as a four-lane by two-lane (4x2) multilane roundabout. It is understood that the selection of the roundabout as the innovative intersection type at each location was determined by an Intersection Control Evaluation (ICE), previously completed and approved by others. It is also understood that the Client may potentially desire the Consultant to develop final roundabout design and construction documents for both intersections to be provided to the Client for inclusion with permit submittal and construction documents to be prepared by the Client. The approach road geometry internal to the development will be provided by the Client. Plans coverage provided by Cortex will be limited to the extents required for roundabout geometry and to tie-in to the adjacent roadway, as provided by the Client or Client’s subconsultants.

## Scope of Services

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Cortex will provide the services specifically set forth below:

### Task 1 – Roundabout Design

#### 1A – Preliminary Roundabout Layout

Cortex will prepare, coordinate, and develop roundabout geometry for two (2) multilane roundabouts along Ft Hamer Road: a four-lane by four-lane (4x4) roundabout at the Ft Hamer Rd and Buckeye Rd intersection, and a four-lane by two-lane (4x2) roundabout at the Ft Hamer Rd and Road JJ intersection. The 4x4 geometry at Buckeye Rd will be developed to accommodate the future six-lane build-out of Ft Hamer Road within the 150-ft right-of-way and will include provisions for future conversion to a signalized intersection, including geometric compatibility with signal phasing requirements. Cortex will develop roundabout geometry for both intersections based on criteria as described in the National Cooperative Highway Research Program (NCHRP) 1043 Report and as further described below:

- Fastest Path Evaluation verifying speeds are within criteria for a multi-lane roundabout as set forth in the NCHRP 1043 Report.
- Swept Path Evaluation verifying roundabout geometry allows for Straddle Lane design vehicle movements of a WB-62 FL design vehicle for all multi-lane entry/exit scenarios.
- Swept Path Evaluation verifying the roundabout geometry allows for Stay-in-lane design of a SU-40 design vehicle for all movements. Case 2 design allows the design vehicle (WB-50) to encroach into adjacent lanes while in the outside circulating lane of the roundabout and for use of the truck apron while utilizing the inside lane.
- Sight triangle evaluation providing entry, exit, and circulating sight triangles for establishment of landscaping zones. This evaluation will be provided to the Client in DWG format for use with landscaping plans to be developed by the Client.

*A “Straddle Lane” design, as described in the NCHRP 1043 Report (9.7.1) assumes the design vehicle (WB-67) will use the entire curb-to-curb width for entering, circulating, and existing plus the truck apron as needed.*

*A “Stay-in-lane” design, as described in the NCHRP 1043 Report (9.7.1) assumes the design vehicle will stay in-lane on entry, while circulating, and while existing, using the truck apron as needed.*

#### 1B – Roundabout Horizontal Layout Plan

Upon completion of Task 1A, and approval to proceed with Task 1B, Cortex will develop and provide (24" x 36") size plan sheets detailing horizontal geometry for each multilane roundabout (4x4 at Ft Hamer Rd & Buckeye Rd, and 4x2 at Ft Hamer Rd & Road JJ), up to the limits necessary to match the adjacent approach geometry provided by the Client and as established in Task 1A. The Buckeye Rd layout will include geometric provisions for future signal accommodation. No more than one (1) review submittal and subsequent response to comments package per intersection is anticipated. The Roundabout Horizontal Layout Plan task specifically excludes:

- Grading or any other aspect of vertical design
- Drainage design or modeling
- Landscaping, Irrigation, or Hardscaping
- Lighting
- Permitting
- Quantities
- Estimating

### **1C – Roundabout Signing and Pavement Marking Plan**

Upon completion of Task 1A&B, and approval to proceed with Task 1C, Consultant will design and provide (24" x 36") size plan sheets detailing signing and pavement marking for each multilane roundabout (4x4 at Ft Hamer Rd & Buckeye Rd, and 4x2 at Ft Hamer Rd & Road JJ), up to the limits necessary to match the adjacent approach geometry provided by the Client and as established in Task 1A&B. No more than one (1) review submittal and subsequent response to comments package per intersection is anticipated. Roundabout Signing and Pavement Marking Plan task specifically excludes:

- Guide sign sheets for street name signs
- Sign placement beyond the roundabout limits including advanced warning sign placement
- Quantities

### **Task 2 – Revisions During Permitting Process**

Cortex will provide plan revisions and technical support necessary to address review comments received from permitting agencies during the permitting process for both roundabout designs. Services under this task include, but are not limited to, revisions to the Roundabout Horizontal Layout Plans and Signing and Pavement Marking Plans in response to agency comments, preparation of written responses to requests for additional information, and coordination with the Client and Client's permitting consultants as needed to facilitate permit approval. Services will be performed on a time-and-materials basis at Cortex's then-current hourly rates and will not exceed \$15,000 without prior written authorization from the Client.

### **Additional Services**

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Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates.

### **Information Provided by Client**

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Consultant shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested

by the Consultant during the project, including but not limited to the following: CAD line work of current proposed approach geometry, survey, and proposed corridor typical section.

## **Basis of Proposal**

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This proposal is based on the following:

1. Cortex shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT and CLIENT's CONSULTANTS. Information requested by Cortex during the project may include the roadway plans, roadway profiles, wetland limits, utility geometry, signing and pavement marking plans, proposed and existing ground information including survey files; environmental assessments; preliminary and final wetland delineations; geotechnical analysis, and reports; and construction documents for adjacent phases
2. Permit applications are to be performed and provided by CLIENT or CLIENT's CONSULTANTS
3. Any roadway, drainage, or site plan modifications will be performed BY OTHERS
4. Permit and/or mitigation fees are not included and are the responsibility of the CLIENT or CLIENT's CONSULTANTS
5. Additional submittals and coordination with stakeholders, municipalities, or permitting agencies will be provided as a supplemental agreement or invoiced on an hourly basis
6. No permitting design, preparation, and permitting are not included in this scope
7. Coordination, modifications, or design of any proposed utilities are to be completed by others. Cortex will provide CADD and PDF plans with CLIENT or CLIENT consultants for coordination purposes
8. Dewatering calculations, reports, plans, and permitting are not included in this scope
9. Wetland delineation is not included with this scope
10. Listed species surveys or permitting are not included with this scope

Engineering Services and Services not included: Final Roundabout design, ICE analysis, post-design services, Drainage, Structures, Survey, Bridge Hydraulic Analysis, Scour Analysis, Utility, Environmental, Geotechnical, Traffic, Architectural, Mechanical, Electrical, Plumbing, Irrigation, Right of Way services including title search.

## **Schedule**

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Consultant will provide our services as expeditiously as practicable with the goal of meeting the following schedule: It is anticipated that Consultant will be able to provide the initial roundabout concept line work within thirty (30) days of the receipt of the signed agreement.

## Fee and Expenses

Cortex will perform the services in Task 1 for the total lump sum labor fee below. Task 2 will be invoiced on a time-and-materials basis. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task	Description	Lump Sum Fee	
		4x4 RAB	4x2 RAB
1A	Preliminary Roundabout Layout – Both Intersections (4x4 at Buckeye Rd; 4x2 at Road JJ)		
1B	Roundabout Horizontal Layout Plan (24" x 36") – Both Intersections	\$22,500	\$17,500
1C	Roundabout Signing and Pavement Marking Plan (24" x 36") – Both Intersections		
2	Revisions During Permitting Process (Hourly, Not-to-Exceed)	NTE \$15,000	
	<b>TOTAL FEE (LUMP SUM + NOT-TO-EXCEED)</b>	<b>\$55,000</b>	

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Reimbursable expenses will be invoiced based upon expenses incurred. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Cortex Engineering project number.

## Hourly Rate Schedule

Task 2 services will be invoiced on a time-and-materials basis at the hourly rates below, not to exceed \$15,000 without prior written authorization. Task 2 encompasses plan revisions, agency coordination, and technical responses required to support the permitting process for both intersections following plan submittals by the Client. Services will be performed at Cortex's then-current hourly rates as set forth below.

#	Classification	Hourly Rate
1	Licensed Professional Engineer (PE)	\$195.00/hr
2	Senior Engineer / Project Manager	\$265.00/hr
3	Project Engineer / Staff Engineer (EI)	\$130.00/hr
4	CADD Technician / Designer	\$135.00/hr
5	Administrative / Project Support	\$95.00/hr

**Closure**

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if you want us to proceed with the services, please have an authorized person sign this Agreement below and return it to us. We will commence services only after we have received a fully-executed agreement.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,  
**CORTEX ENGINEERING**



**Trevor Hawkins, PE**  
Vice President

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**North River Improvement Stewardship District**

**SIGNED:**



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**PRINTED NAME:**

Pete Williams

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**TITLE:**

Chairman

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**DATE:**

6/17/2026

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# **North River Ranch Improvement Stewardship District**

Glass Doctor Proposal for Window Replacement  
at Brightwood Game Room

GLASS DOCTOR (MV-27191)  
 LIC# SCC131151156  
 P.O. BOX 271429  
 TAMPA, FL 33688  
 (866)340-9261  
 Tax Id: 59-3295520

**Quote: 1-314420**

**Date: 6/08/26**

**Customer:**

NORTH RIVER RANCH ATTN - NOVA  
 11510 LITTLE RIVER WAY  
 PARRISH, FL 34219

PH: (813)804-8807  
 C: (941)713-6707  
 BWORLEY@NEALLAND.COM

ISR	Tech	PO	Terms	Job #	Job Type
STEVE			C.O.D		

Advert Msg
AA

Qty	Dimension	Part/Description	Unit Price	Material	Labor	Total
1.00	26 x 24	IGU		\$595.00	\$0.00	\$595.00
		1 1/4 " Impact IGU SN68 / Clr impact				
1.00		F&E		\$0.00	\$39.95	\$39.95
		Disposal, Fuel & Environmental Fee				

*[Handwritten Signature]*  
 6/9/26

GLASS DOCTOR (MV-27191)  
 LIC# SCC131151156  
 P.O. BOX 271429  
 TAMPA, FL 33688  
 (866)340-9261  
 Tax Id: 59-3295520

**Quote: 1-314420****Date: 6/08/26****Customer:**

NORTH RIVER RANCH ATTN - NOVA  
 11510 LITTLE RIVER WAY  
 PARRISH, FL 34219

PH: (813)804-8807  
 C: (941)713-6707  
 BWORLEY@NEALLAND.COM

ISR	Tech	PO	Terms	Job #	Job Type
STEVE			C.O.D		

Advert Msg
AA

Taxes	
HILLSBOROUGH 7.5%	\$0.00

**Job Location:**

NORTH RIVER RANCH ATTN - NOVA  
 11510 LITTLE RIVER WAY  
 PARRISH, FL 34219

**Notes:**

PLEASE CALL WITH ETA  
 IGU, IMPACT BRONZE  
 GAME ROOM AT AMMENTIES CENTER  
 6/08/26 10:51 AM STEVE  
 Make up:  
 1/4" SN68 TMP  
 1/2" Brz AS  
 7/16" Impact Laminated.

To keep everything crystal clear, please note:

Phone quotes from Glass Doctor are typically accurate when photos and dimensions are provided, however they remain estimates only. Final pricing requires an onsite assessment by our glass experts and may change based on dimensions, tint/color, LoE coatings, muntins, thickness, glass type (annealed, tempered, impact-rated), lifts, scaffolding, extra labor, or other job requirements.

- \$35 of your deposit is non-refundable and will be applied to your final invoice.
- \*\*Ordered glass is non-refundable\*\*
- \*\*Emergency fee is non-refundable\*\*
- Credit/Debit Cards +3% processing fee, ACH/E-check incur No Fees
- For payment by credit card, the cardholder is required to be present with photo ID.

Thank you for trusting the Glass Doctor, have a "pane free" day!

GLASS DOCTOR (MV-27191)  
 LIC# SCC131151156  
 P.O. BOX 271429  
 TAMPA, FL 33688  
 (866)340-9261  
 Tax Id: 59-3295520

**Quote: 1-314420**

**Date: 6/08/26**

**Customer:**

NORTH RIVER RANCH ATTN - NOVA  
 11510 LITTLE RIVER WAY  
 PARRISH, FL 34219

PH: (813)804-8807  
 C: (941)713-6707  
 BWORLEY@NEALLAND.COM

ISR	Tech	PO	Terms	Job #	Job Type
STEVE			C.O.D		
Advert Msg					
AA					

Material	Labor	Taxes	Total	Payments	Balance: Card	Balance: Cash\Check
\$595.00	\$39.95	\$0.00	\$634.95	\$0.00	\$654.00	\$634.95



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# **North River Ranch Improvement Stewardship District**

Kimley-Horn Agreement for Environmental  
Permitting Support for Ft. Hamer Ext.  
Jones Buckeye Project



June 22, 2026

North River Ranch Improvement Stewardship District  
Attn: Ms. Vivian Carvalho  
Senior District Manager  
PFM Management Services, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

Jones - Const Eng

Re: **Letter Agreement for Professional Services for  
Environmental Permitting Support for Ft. Hamer Extension  
Jones Buckeye Project**

Dear Ms. Carvalho:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) submits this Letter Agreement (“Agreement”) to North River Ranch Improvement Stewardship District (“Client”) for providing environmental permitting support associated with the extension of Ft. Hamer on Jones Buckeye (“Project”). The Project understanding, scope of services, and fees are described below.

### **Scope of Services**

Kimley-Horn will provide the services specifically set forth below.

#### Task 1 – Manatee County Final Site Plan

Kimley-Horn will provide the following environmental consulting services in support of a Final Site Plan (FSP) application through Manatee County:

- A. Kimley-Horn will prepare environmental reports and exhibits addressing the requirements of the Manatee County Land Development Code (LDC) in support of the application.
- B. Kimley-Horn will respond to up to two (2) reasonable requests for additional information from Manatee County.
- C. Kimley-Horn will coordinate with the Client and other project professionals (hired by the Client).

#### Task 2 – Environmental Resource Permit (ERP)

Kimley-Horn will provide the following environmental consulting services in support of an ERP permit through the Southwest Florida Water Management District (SWFWMD):

- A. Kimley-Horn will attend a pre-application meeting with SWFWMD staff.
- B. Kimley-Horn will prepare environmental components (Section C) of an ERP application to be submitted to the SWFWMD.
- C. Kimley-Horn will attend one (1) site visit with the SWFWMD Staff to review wetland and other surface water (OSW) impacts and wetland hydroperiods.

- D. Kimley-Horn will respond to up to two (2) reasonable requests for additional information from the SWFWMD.
- E. Kimley-Horn will coordinate with the Client's engineer (under separate agreement) during the permitting task.

## Services Not Included

Any other services, including but not limited to the following, are not included in this Agreement:

1. Planning services
2. Transportation analysis
3. Surveying services
4. Geotechnical services
5. Archaeological services
6. Architectural services
7. Site civil engineering, including stormwater, mass grading, off-site improvements, etc.

## Additional Services

Any services not specifically provided for in the above scope of services will be considered additional services and can be performed upon authorization of the Client and will be billed as additional services and performed at our then-current hourly rate. Approval will be obtained from the Client prior to initiating any additional services.

## Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

## Fee and Expenses

Kimley-Horn will perform the Services in Tasks 1 and 2 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Kimley-Horn's then-current rates.

Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client.

Based on current information, Kimley-Horn estimates that labor fees will be approximately \$70,000.00. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates. Individual tasks are listed below.

Task Number & Name		Fee	Type
1	Manatee County Final Site Plan	\$25,000.00	Hourly
2	Environmental Resource Permit (ERP)	\$45,000.00	Hourly
<b>TOTAL</b>		<b>\$70,000.00</b>	Hourly

Payment will be due within 25 days of Client's receipt of the invoice and should include the invoice number and Kimley-Horn project number.

### Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to North River Ranch Improvement Stewardship District.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn Project number with all payments. Please provide the following information:

\_\_\_ Please email all invoices to \_\_\_\_\_

\_\_\_ Please copy \_\_\_\_\_

Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on this Project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alec D. Hoffner  
Project Manager



Shawn Kalbli  
Associate

North River Ranch Improvement Stewardship District

SIGNED:  \_\_\_\_\_

PRINTED NAME: Pete Williams

TITLE: CHAIRMAN

DATE: 6/22/24

Client's Federal Tax ID: \_\_\_\_\_

Client's Business License No.: \_\_\_\_\_

Client's Street Address: \_\_\_\_\_

\_\_\_\_\_

Attachment – Request for Information

Attachment – Standard Provisions

**Request for Information**

*Please return this information with your signed contract; failure to provide this information could result in delay in starting your project.*

**Client Identification**

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	<input type="checkbox"/>	Agent for Owner	<input type="checkbox"/>	Unrelated to Owner

**Property Identification**

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

**Property Owner Identification**

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

**Project Funding Identification – List Funding Sources for the Project**


*Attach additional sheets if there are more than 4 parcels or more than 4 owners*

**KIMLEY-HORN AND ASSOCIATES, INC.**  
**STANDARD PROVISIONS**

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
  - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
  - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the Project and all standards of development, design, or construction.
  - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the Project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
  - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its Services.
  - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
  - f. Furnish approvals and permits from governmental authorities having jurisdiction over the Project and approvals and consents from other parties as may be necessary.
  - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
  - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's Services or any defect or noncompliance in any aspect of the Project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the Services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
  - a. Invoices will be submitted periodically for Services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
  - b. The Client will remit all payments electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.  
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104  
Account Number: 2073089159554  
ABA#: 121000248
  - c. The Client will send the Project number, invoice number and other remittance information by e-mail to [payments@kimley-horn.com](mailto:payments@kimley-horn.com) at the time of payment.
  - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
  - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
  - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the Services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this Project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no rights in the Intellectual Property to Client, unless otherwise agreed to in writing. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's Services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the Terms of Service set forth at <https://www.khtsinc.com/terms-of-Service/> which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's Services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total

compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. An increase to this limitation of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Professional Liability Insurance.** Kimley-Horn will maintain a professional liability insurance policy for the Services provided by Kimley-Horn during the course of this Agreement.
- 13) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 14) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 15) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.
- 16) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's Services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its Services until the hazardous substance or condition is eliminated.
- 17) **Construction Phase Services.**
  - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
  - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
  - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 18) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for

services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the Project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its Services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
  
- 20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
  
- (21) **PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN  
MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES  
RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.**



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# **North River Ranch Improvement Stewardship District**

Kimley-Horn Agreement for Environmental  
Permitting Support for Jones Buckeye Project



June 22, 2026

Jones - Const. Eng

**North River Ranch Improvement Stewardship District**

Attn: Ms. Vivian Carvalho  
Senior District Manager  
PFM Management Services, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

**Re: Letter Agreement for Professional Services for  
Environmental Permitting Support  
Jones Buckeye Project**

Dear Ms. Carvalho:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) submits this Letter Agreement (“Agreement”) to North River Ranch Improvement Stewardship District (“Client”) for providing environmental permitting support for Jones Buckeye (“Project”). The Project understanding, scope of services, and fees are described below.

**Scope of Services**

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Manatee County Final Site Plan

Kimley-Horn will provide the following environmental consulting services in support of a Final Site Plan (FSP) application through Manatee County:

- A. Kimley-Horn will prepare environmental reports and exhibits addressing the requirements of the Manatee County Land Development Code (LDC) in support of the application.
- B. Kimley-Horn will respond to up to two (2) reasonable requests for additional information from Manatee County.
- C. Kimley-Horn will coordinate with the Client and other project professionals (hired by the Client).

Task 2 – Environmental Resource Permit (ERP)

Kimley-Horn will provide the following environmental consulting services in support of an Environmental Resource Permit (ERP) through the Southwest Florida Water Management District (SWFWMD):

- A. Kimley-Horn will attend a pre-application meeting with SWFWMD staff.
- B. Kimley-Horn will prepare environmental components (Section C) for an ERP application to be submitted to the SWFWMD.
- C. Kimley-Horn will attend a site visit with SWFWMD Staff to review wetland and other surface water (OSW) impacts and wetland hydroperiods.

- D. Kimley-Horn will respond to up to two (2) reasonable requests for additional information from the SWFWMD.
- E. Kimley-Horn will coordinate with the Client's engineer (under separate agreement) during the permitting task.

## Services Not Included

Any other services, including but not limited to the following, are not included in this Agreement:

1. Planning services
2. Transportation analysis
3. Surveying services
4. Geotechnical services
5. Archaeological services
6. Architectural services
7. Site civil engineering, including stormwater, mass grading, off-site improvements, etc.

## Additional Services

Any services not specifically provided for in the above scope of services will be considered additional services and can be performed upon authorization of the Client and will be billed as additional services and performed at our then-current hourly rate. Approval will be obtained from the Client prior to initiating any additional services.

## Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

## Fee and Expenses

Kimley-Horn will perform the Services in Tasks 1 and 2 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Kimley-Horn's then-current rates.

Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client.

Based on current information, Kimley-Horn estimates that labor fees will be approximately \$62,000.00. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates. Individual tasks are listed below.

Task Number & Name		Fee	Type
1	Manatee County Final Site Plan	\$22,000.00	Hourly
2	Environmental Resource Permit (ERP)	\$40,000.00	Hourly
<b>TOTAL</b>		<b>\$62,000.00</b>	

Payment will be due within 25 days of Client's receipt of the invoice and should include the invoice number and Kimley-Horn project number.

### Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to North River Ranch Improvement Stewardship District.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

\_\_\_\_ Please email all invoices to \_\_\_\_\_

\_\_\_\_ Please copy \_\_\_\_\_

Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on this project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alec D. Hoffner  
Project Manager



Shawn Kalbli  
Associate

North River Ranch Improvement Stewardship District

SIGNED: 

PRINTED NAME: Pete Williams

TITLE: CHAIRMAN

DATE: 6/20/26

Client's Federal Tax ID: \_\_\_\_\_

Client's Business License No.: \_\_\_\_\_

Client's Street Address: \_\_\_\_\_

\_\_\_\_\_

Attachment – Request for Information  
Attachment – Standard Provisions

### Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project.

#### Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	<input type="checkbox"/>	Agent for Owner	<input type="checkbox"/>	Unrelated to Owner

#### Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

#### Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

#### Project Funding Identification – List Funding Sources for the Project


Attach additional sheets if there are more than 4 parcels or more than 4 owners

**KIMLEY-HORN AND ASSOCIATES, INC.**  
**STANDARD PROVISIONS**

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
  - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
  - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the Project and all standards of development, design, or construction.
  - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the Project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
  - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its Services.
  - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
  - f. Furnish approvals and permits from governmental authorities having jurisdiction over the Project and approvals and consents from other parties as may be necessary.
  - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
  - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's Services or any defect or noncompliance in any aspect of the Project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the Services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
  - a. Invoices will be submitted periodically for Services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
  - b. The Client will remit all payments electronically to:  
Account Name: KIMLEY-HORN AND ASSOCIATES, INC.  
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104  
Account Number: 2073089159554  
ABA#: 121000248
  - c. The Client will send the Project number, invoice number and other remittance information by e-mail to [payments@kimley-horn.com](mailto:payments@kimley-horn.com) at the time of payment.
  - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
  - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
  - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the Services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this Project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no rights in the Intellectual Property to Client, unless otherwise agreed to in writing. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's Services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the Terms of Service set forth at <https://www.khtsinc.com/terms-of-Service/> which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's Services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total

compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. An increase to this limitation of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

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- 13) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
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- 17) **Construction Phase Services.**
  - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
  - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
  - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 18) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for

services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the Project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its Services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
  
  - 20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- (21) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN  
MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES  
RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.



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# **North River Ranch Improvement Stewardship District**

Maddtraxx Proposal for Vacuum Cleaning of  
Storm Drainpipe



# PROPOSAL

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

YorkCDD - Storm

<b>DATE</b>	6/12/2026
<b>PAYMENT TERMS</b>	NET 30
<b>PO NUMBER</b>	061226MWCleanOut

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

<b>JOB</b>
Moccasin Wallow Rd - Clean Out


<b>SCOPE</b>	<b>QUANTITY</b>	<b>RATE</b>	<b>AMOUNT</b>
Provide labor and vacuum truck to clean debris from the existing 36-inch drainage pipe crossing Moccasin Wallow Road at the Morgen's Glen swale headwall, restoring proper drainage flow.  *Vaccum truck has a 6 hour min cost*	1	1	\$2,100.00

**Total : \$2,100.00**

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

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

Bid price (as shown) for work described above is \$2100.00. Upon execution, it constitutes a binding purchase order.

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

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



---

# **North River Ranch Improvement Stewardship District**

Parrish Bike Repair Proposal  
for Bike Maintenance



## Parrish Bike Repair

### Service Agreement: Bicycle Maintenance & Repair

This Agreement is entered into as of May 28, 2026, by and between Parrish Bike Repair ("Contractor") and North River Ranch ISD ("Client").

### Scope of Services

The Contractor shall provide professional bicycle repair and maintenance services for the Client's rental bicycle fleet. These services include, but are not limited to:

- Safety inspections and tune-ups
- Brake adjustments and pad replacement
- Gear and drivetrain tuning
- Flat tire repair and tube/tire replacement
- Chain installation and lubrication
- Brake and shift cable replacement
- Installation of various accessories (lights, saddles, grips, etc.)

### Pricing and Compensation

All services will be performed on-site for the convenience of the Client. The following rates apply to standard services and common repairs.

### Common Services and Repairs

- Basic Tune-Up: \$80
- Safety Check & Adjustment: \$40
- Flat Tire Repair: \$30 per wheel
- Brake Adjustment: \$20
- Internal Hub Overhaul: \$150
- Brake Pad Replacement: \$20 per wheel
- Chain Replacement: \$65
- Cable Replacement (Brake/Shift): \$25/\$50
- Tire Replacement: \$50-\$75 + tube
- Headset Adjustment: \$25
- Wheel Truing: \$45-75
- Headset Bearings: \$50
- Bottom Bracket Bearings: \$100

*All pricing includes labor. Parts are selected to balance durability, safety, and value. Prices are subject to change. If, during service, additional issues are identified that are expected to result in estimates in excess of \$400 per bike, Parrish Bike Repair will notify the customer and obtain approval before performing any additional repairs or incurring extra charges.*

Parrish Bike Repair

Signature: 

Date: 5/28/2026

North River Ranch ISD

Signature:   
Pete Williams

Date: 5/28/26



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# **North River Ranch Improvement Stewardship District**

**Pool Table Pros Proposal for  
Brightwood Pool Table Re-felt**



NRR O/M

# Pool Table Pros

Mike Chavez  
pooltableprosfl@gmail.com  
941-807-7828  
Brunswick Certified Technician

Mailing address:  
4716 24th Ave N  
St. Petersburg, FL 33713

# ESTIMATE

**For:** North River Ranch ISD

Estimate No: 246  
Date: Jun 18, 2026

Description	Quantity	Rate	Amount
Recover 8' outdoor pool table with championship Teflon cloth	1	\$495.00	\$495.00*

\* Indicates non-taxable item

Satisfied with our work? Give us a Google review and tell us how we did. Like us on Facebook.

Subtotal \$495.00

All service paid upon completion of job. No refunds on service.

**Total \$495.00**

After 30 days any unpaid balance stated or otherwise will incur a 17% late fee.

Pool Table Pros is not responsible not liable for any third party shipping or costs.

A 17% fee will be added to any returned check payment or declined check payment.

A 17% fee will be added to any declined credit card or debit card.

A 17% fee will be added to any canceled credit card or debit card payment.

Approved and accepted by:  
Pete Williams, Chairman  
Date: 6/22/26



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# **North River Ranch Improvement Stewardship District**

Rayco Electric Proposal for East Monument  
Underground Electrical Installation



# Rayco Electric, Inc.

603 18th Avenue West | Bradenton, Florida 34205  
941-747-1968 EC13001486 EC13013251

**RECIPIENT:**

**North River Ranch Improv. Stew. District**

5824 Lakewood Ranch Boulevard  
Bradenton, Florida 34211

**SERVICE ADDRESS:**

11510 Little River Way  
Parrish, Florida 34219

YORKCDD - Elec Svc

Quote #250254	
Sent on	Jun 30, 2026
<b>Total</b>	<b>\$4,100.00</b>

## Install New 100A, 120/240V Underground Electrical Service

Install a new 100A, 120/240V single-phase underground electrical service including a new 125A meter socket, Square D QO 12-space/24-circuit outdoor load center, 100A back-fed main breaker with breaker retainer kit, and a Type 2 surge protective device (SPD).

The meter socket and panel will be mounted on a new concrete pedestal. The new service equipment will be installed approximately 25 feet from the existing Peace River Electric concrete handhole. Install 1-1/4" PVC underground conduit and new service entrance conductors from the utility handhole to the new service equipment.

Install a complete grounding electrode system including two ground rods, all required grounding and bonding, and one weather-resistant GFCI receptacle mounted at the base of the service equipment.

All work will be performed in accordance with the current NEC and applicable local codes.

Note: Permit, inspection fees, and utility coordination are included in this estimate.

Product/Service	Description
Permit and inspection fee	
7' Concrete Banjo	
Ground rod 8'	
Ground rod acorn clamp 5/8" (NSI-GRC58)	
1/2" PVC schedule 80 conduit	
#6 THHN Stranded cooper	
Meter Can 125A (STEEL) (Milbank U8435-XL-TG- HSP)	



## Rayco Electric, Inc.

603 18th Avenue West | Bradenton, Florida 34205  
941-747-1968 EC13001486 EC13013251

Product/Service	Description
QO112L125PGRB	
QO surge protector	
SQD QO2100	
SQD QO120	
Back-feed Main retaining Kit	
1-1/4" PVC schedule 40 conduit	
1-1/4" PVC 90*	
1-1/4" PVC Male adaptor	
#3 THHN Stranded copper	
#12 THHN Stranded cooper (All Colors)	
3/4" Carflex conduit (NMLT 3/4)	
3/4" Carflex straight connector (NMLT7)	
FD 1/G PVC box (no knockouts)	
GFI receptacle 20 amp (GFNT2-W)	
1/G Bubble cover (Taymac MM410C)	
Shop supplies	Wire nuts, screws, ect.



# Rayco Electric, Inc.

603 18th Avenue West | Bradenton, Florida 34205  
941-747-1968 EC13001486 EC13013251

Product/Service	Description
Service call fee	
Labor (2-man)	Hourly labor charge
<b>Total</b>	
<b>\$4,100.00</b>	

The price set forth in this proposal is valid for thirty (30) days from the date of issuance. If not accepted within that period Rayco Electric, Inc. reserves the right to revise or withdraw this proposal to reflect changes in market conditions, material costs or labor rates.



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# **North River Ranch Improvement Stewardship District**

Safetouch Proposal for Brightwood  
Backup UPS Replacement

NRR O/M



# Estimate

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

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


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

Rep	P.O. No.	Date	Estimate #
		6/30/2026	6660

Description	Qty
Minuteman Rack Mount UPS	1
Service Labor - 1 hour minimum	1
Replacement of Backup Battery at Brightwood.	

	<b>Subtotal</b>	\$1,124.20
	Sales Tax (0.0%)	\$0.00
	<b>Total</b>	\$1,124.20

Pete Williams, Board Chairman, 6/30/2026

Signature of Acceptance X 



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# **North River Ranch Improvement Stewardship District**

Southern Land Services Proposal for  
Seeding Phase 2 Swales

**Southern Land Services of SW Florida, Inc.**

144 Whitaker Rd  
Lutz, FL 33549-5768 USA  
+18139490049  
info@southernlandsv.com

# Estimate

**YORKCDD - Earthwork**

**ADDRESS**

Andy Richardson  
NRR ISD  
5824 Lakewood Ranch Blvd  
Sarasota, FL 34240

**ESTIMATE #** 060926-1

**DATE** 06/09/2026

**LOCATION**

NRR ISD Ph 2

**ATTENTION**

Andy Richardson

DATE	JOB DESCRIPTION	ADDITIONAL DESCRIPTION	QTY	RATE	AMOUNT
	<b>Seeding.</b>	Ph 2 Swales: Roughly 1000' x 30' and 675' x 45'.  Flat area adjacent to North/South Swale: Roughly 1000' x 40' **Can exclude and reduce cost by \$1000**  Per SF price for operator with tractor to prep and seed with the following amounts:  100 LBS Bahia 50 LBS Bermuda 50 LBS Millet 600 LBS Fertilizer	100,375	0.035	3,513.13
	<b>Bushhogging.</b>	Mow areas prior to seeding	1	400.00	400.00

Thank you for the opportunity.

**TOTAL**

**\$3,913.13**

Accepted By 

Accepted Date 6/9/26



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# **North River Ranch Improvement Stewardship District**

Steadfast Proposal for Landscape Installation  
at East End Little River



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

North River Ranch Improvement Stewardship District  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

## YORKCDD - Landscaping

Print Date: 6-23-2026

### NRR Town Center Additional Roadway LS IR

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:

#### Trees/Palms

Items	Description	Qty/Unit	Unit Price	Price
LD- Livistona Decora Ribbon Palm 14' CT	14' CT.	2 EA	\$2,100.00	\$4,200.00
BNS- Bismarckia Nobilis Bismark Palm 10-12' CT	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	2 EA	\$3,302.00	\$6,604.00
FSS- Feijoa Sellowiana Pineapple Guava 1.5" Cal.	5' HT., 3' SPD., 1.5" CAL	6 EA	\$150.00	\$900.00
LIN- Lagerstroemia indica "Indica" Natchez Crape Myrtle 3" Cal.	12-14' HT. x 5-6' SPD. 3" CAL	3 EA	\$630.00	\$1,890.00
TH- Tabebuia Heterophylla Pink Trumpet Flower 2" Cal.	12-14' HT. x 6' SPD., 2" CAL. * Priced as 2" 10' OA)	2 EA	\$330.00	\$660.00

**Trees/Palms Total:**

**\$14,254.00**

## Shrubs

Items	Description	Qty/Unit	Unit Price	Price
DRS- Duranatus Erectus Duranta Standard	3' HT., x 20" SPD. 18" CT	2 EA	\$110.00	\$220.00
NC- Neomarica Caerulea 'Regina' Giant Apostle's Iris 3 Gal.	3 GAL., 26" HT. x 10" SPD	44 EA	\$16.00	\$704.00
MUH- Muhlenbergia capillaris Muhly Grass 3 Gal.	3 GAL., 18-24" HT. X 12"-14" SPD.	83 EA	\$12.00	\$996.00

**Shrubs Total:** **\$1,920.00**

## Ground Cover

Items	Description	Qty/Unit	Unit Price	Price
Cocoa brown Coco Brown Mulch		24 CY	\$60.00	\$1,440.00
TJV- Trachelospermum Jas. Variegated Variegated Confederate Jasmine 1 Gal.	1 GAL., 10-12" SPD.	639 EA	\$6.00	\$3,834.00

**Ground Cover Total:** **\$5,274.00**

## Additional Irrigation

Items	Description	Qty/Unit	Unit Price	Price
Irrigation Irrigation	Modify and extend the existing irrigation system as necessary to ensure complete coverage and proper establishment of all new plantings.	1 LS	\$1,007.50	\$1,007.50

**Additional Irrigation Total:** **\$1,007.50**

**Total Price: \$22,455.50**

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:**

6/23/26

**Print Name:**

Pete Williams



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# **North River Ranch Improvement Stewardship District**

Yellowstone Proposal for Riverfield Verandah  
Irrigation Faceplate Replacement



NRR O/M

Proposal #: 720276

Date: 6/19/2026

From: Michael Paradise

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

New Faceplate for Controller #2 Near Pool

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include Irrigation Labor and Hunter ACC2 Faceplate.

The price is to replace the defective faceplate in the controller near the pool area. Any questions or concerns please let us know.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control...

AUTHORIZATION TO PERFORM WORK:

By Pete Williams - Board Chair
[Signature]
Print Name/Title

Date 6/22/26
North River Ranch Stewardship District - Zone Two

Summary table with 2 columns: Item, Amount. Rows: Subtotal (\$866.10), Sales Tax (\$0.00), Proposal Total (\$866.10).

THIS IS NOT AN INVOICE



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# **North River Ranch Improvement Stewardship District**

District Financial Statements



# North River Ranch Improvement Stewardship District

## May 2026 Financial Package

May 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 5/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$ 853,193.17										\$ 853,193.17
Accounts Receivable	3,056.97										3,056.97
On-Roll Assessments Receivable	1,943.19										1,943.19
Off-Roll Assessments Receivable	393,277.27										393,277.27
Prepaid Expenses	26,119.58										26,119.58
Deposits	12,108.28										12,108.28
Assessments Receivable		\$ 7,517.24									7,517.24
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,333.56									89,333.56
Revenue (Series 2019)		334,002.01									334,002.01
Revenue (Series 2019-MG)		152,856.10									152,856.10
Prepayment A1 (Series 2019)		1.77									1.77
Prepayment A1 (Series 2019-MG)		3,722.68									3,722.68
Assessments Receivable			\$ 381.19								381.19
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			196,309.16								196,309.16
Off-Roll Assessments Receivable				\$ 101,273.92							101,273.92
Due From Other Funds				1,475.97							1,475.97
Debt Service Reserve A1 (Series 2023-1)				741,975.25							741,975.25
Debt Service Reserve A2 (Series 2023-1)				704,658.54							704,658.54
Debt Service Reserve A (Series 2023-2)				638,315.10							638,315.10
Revenue (Series 2023-1)				383,859.48							383,859.48
Revenue (Series 2023-2)				351,870.55							351,870.55
Interest A2 (Series 2023-1)				25,669.56							25,669.56
Prepayment A1 (Series 2023-1)				10,702.35							10,702.35
Prepayment A2 (Series 2023-1)				951,605.07							951,605.07
Prepayment A (Series 2023-2)				5,948.35							5,948.35
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				350.29							350.29
Debt Service Reserve (Series 2023B)					\$ 770,896.65						770,896.65
Revenue (Series 2023B)					42.16						42.16
Prepayment (Series 2023B)					19,391.05						19,391.05
Capitalized Interest (Series 2023B)					267.00						267.00
Accounts Receivable - Due from Developer						\$ 796,423.46					796,423.46
Prepaid Expenses						4,973.20					4,973.20
Acquisition/Constr A1, A2 (Series 2020)							\$ 53.96				53.96
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infrs								\$ 31,265.60			31,265.60
Acquisition/Constr - Master Infrastructu								460.42			460.42
Acquisition/Constr (Series 2023-2)								15.08			15.08
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									\$ 720.09		720.09
<b>Total Current Assets</b>	<b>\$ 1,289,698.46</b>	<b>\$ 753,490.24</b>	<b>\$ 420,740.35</b>	<b>\$ 3,917,704.52</b>	<b>\$ 790,596.86</b>	<b>\$ 801,396.66</b>	<b>\$ 432.41</b>	<b>\$ 32,293.87</b>	<b>\$ 720.09</b>	<b>\$ -</b>	<b>\$ 8,007,073.46</b>



**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 5/31/2026

	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
<b>Investments</b>											
Amount Available in Debt Service Funds										\$ 5,771,883.65	\$ 5,771,883.65
Amount To Be Provided										54,913,116.35	54,913,116.35
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,685,000.00	\$ 60,685,000.00
<b>Total Assets</b>	<b>\$ 1,289,698.46</b>	<b>\$ 753,490.24</b>	<b>\$ 420,740.35</b>	<b>\$ 3,917,704.52</b>	<b>\$ 790,596.86</b>	<b>\$ 801,396.66</b>	<b>\$ 432.41</b>	<b>\$ 32,293.87</b>	<b>\$ 720.09</b>	<b>\$ 60,685,000.00</b>	<b>\$ 68,692,073.46</b>
<b>Liabilities and Net Assets</b>											
<b>Current Liabilities</b>											
Accounts Payable	\$ 86,572.88										\$ 86,572.88
Sales Tax Payable	2.59										2.59
Deferred Revenue	3,056.97										3,056.97
Deferred Revenue - On-Roll	1,943.19										1,943.19
Deferred Revenue - Off-Roll	393,277.27										393,277.27
Deferred Revenue		\$ 7,517.24									7,517.24
Deferred Revenue			\$ 381.19								381.19
Deferred Revenue				\$ 101,273.92							101,273.92
Accounts Payable						\$ 796,423.46					796,423.46
Retainage Payable						141,264.31					141,264.31
Deferred Revenue						796,423.46					796,423.46
Retainage Payable								\$ 85,356.10			85,356.10
Retainage Payable									\$ 51,682.08		51,682.08
Total Current Liabilities	\$ 484,852.90	\$ 7,517.24	\$ 381.19	\$ 101,273.92	\$ -	\$ 1,734,111.23	\$ -	\$ 85,356.10	\$ 51,682.08	\$ -	\$ 2,465,174.66
<b>Long Term Liabilities</b>											
Revenue Bonds Payable - Long-Term										\$ 60,685,000.00	\$ 60,685,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,685,000.00	\$ 60,685,000.00
<b>Total Liabilities</b>	<b>\$ 484,852.90</b>	<b>\$ 7,517.24</b>	<b>\$ 381.19</b>	<b>\$ 101,273.92</b>	<b>\$ -</b>	<b>\$ 1,734,111.23</b>	<b>\$ -</b>	<b>\$ 85,356.10</b>	<b>\$ 51,682.08</b>	<b>\$ 60,685,000.00</b>	<b>\$ 63,150,174.66</b>



**North River Ranch Improvement SD**  
Statement of Financial Position  
As of 5/31/2026

	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
<b>Net Assets</b>											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted	1,030,532.36										1,030,532.36
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(95,665.11)									(95,665.11)
Net Assets, Unrestricted			\$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(705,023.48)								(705,023.48)
Net Assets, Unrestricted				\$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,674,137.78)							(1,674,137.78)
Net Assets, Unrestricted					\$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(466,671.45)						(466,671.45)
Net Assets, Unrestricted						\$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(755,869.14)					(755,869.14)
Net Assets, Unrestricted							\$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,035.31)				(28,035.31)
Net Assets, Unrestricted								\$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								37,466.85			37,466.85
Net Assets, Unrestricted									\$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,793.71		152,793.71
<b>Total Net Assets</b>	<u>\$ 804,845.56</u>	<u>\$ 745,973.00</u>	<u>\$ 420,359.16</u>	<u>\$ 3,816,430.60</u>	<u>\$ 790,596.86</u>	<u>\$ (932,714.57)</u>	<u>\$ 432.41</u>	<u>\$ (53,062.23)</u>	<u>\$ (50,961.99)</u>	<u>\$ -</u>	<u>\$ 5,541,898.80</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 1,289,698.46</u>	<u>\$ 753,490.24</u>	<u>\$ 420,740.35</u>	<u>\$ 3,917,704.52</u>	<u>\$ 790,596.86</u>	<u>\$ 801,396.66</u>	<u>\$ 432.41</u>	<u>\$ 32,293.87</u>	<u>\$ 720.09</u>	<u>\$ 60,685,000.00</u>	<u>\$ 68,692,073.46</u>



**North River Ranch Improvement SD**  
Statement of Activities  
As of 5/31/2026

	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
<b>Revenues</b>											
On-Roll Assessments	\$ 2,558,676.61										\$ 2,558,676.61
Off-Roll Assessments	1,173,232.15										1,173,232.15
Developer Contributions	0.19										0.19
Other Income & Other Financing Sources	101,071.81										101,071.81
Sales Tax Collection Allowance Revenue	0.26										0.26
On-Roll Assessments		\$ 991,912.27									991,912.27
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 443,926.16								443,926.16
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				\$ 659,507.60							659,507.60
Off-Roll Assessments				681,368.15							681,368.15
Other Assessments				3,824,324.71							3,824,324.71
Other Assessments					\$ 290,258.06						290,258.06
Developer Contributions						\$ 3,942,021.35					3,942,021.35
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								\$ 66,925.84			66,925.84
Other Income & Other Financing Sources									\$ 154,755.45		154,755.45
<b>Total Revenues</b>	<b>\$ 3,832,981.02</b>	<b>\$ 991,915.56</b>	<b>\$ 418,710.42</b>	<b>\$ 5,165,200.46</b>	<b>\$ 290,258.06</b>	<b>\$ 3,942,018.06</b>	<b>\$ 28,543.49</b>	<b>\$ 66,925.84</b>	<b>\$ 154,755.45</b>	<b>\$ -</b>	<b>\$ 14,891,308.36</b>
<b>Expenses</b>											
Supervisor Fees	\$ 8,000.00										\$ 8,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	29,193.91										29,193.91
District Management	53,666.64										53,666.64
Field Management	30,000.00										30,000.00
Engineering	61,088.88										61,088.88
Disclosure	15,000.00										15,000.00
District Counsel	19,439.80										19,439.80
Assessment Administration	25,000.00										25,000.00
Tax Preparation	96.30										96.30
Travel and Per Diem	2,157.25										2,157.25
Telephone	1,889.04										1,889.04
Postage & Shipping	3,746.49										3,746.49
Copies	1,201.81										1,201.81
Legal Advertising	1,615.06										1,615.06
Miscellaneous	6,591.58										6,591.58
Office Supplies	3,340.17										3,340.17
Property Taxes	177.31										177.31
Web Site Maintenance	2,210.00										2,210.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	754.50										754.50
Waste Holding Tank Rental	5,954.51										5,954.51
Trailer Rental	12,172.72										12,172.72
Dues, Licenses, and Fees	925.35										925.35
Security	24,954.89										24,954.89
Maintenance Staff	61,000.00										61,000.00
Lifestyle Staff	195,036.08										195,036.08
Resident Services	60,112.19										60,112.19
Electric	3,089.81										3,089.81
Amenity - Electric	42,832.81										42,832.81



**North River Ranch Improvement SD**  
Statement of Activities  
As of 5/31/2026

	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	\$ 30,886.63										\$ 30,886.63
Water Reclaimed	23,591.60										23,591.60
Wetlands Monitoring	1,500.00										1,500.00
Amenity - Cable TV / Internet / Wi-Fi	35,905.76										35,905.76
Amenity - Landscape Maintenance	6,915.00										6,915.00
Amenity - Irrigation Repairs	7,898.16										7,898.16
Amenity - Pool Maintenance	44,860.80										44,860.80
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	122,696.61										122,696.61
Amenity - Pest Control	6,740.00										6,740.00
Amenity - Fitness Equipment Leasing	23,091.50										23,091.50
Amenity - Security Monitoring	27,233.80										27,233.80
Amenity - Firepits	2,687.23										2,687.23
Amenity - Gate Access and Maintenance	28,616.67										28,616.67
Amenity - Capital Outlay	32,389.68										32,389.68
Amenity - Miscellaneous	15,367.65										15,367.65
Amenity - Pool Equipment	9,243.00										9,243.00
Amenity - AC Maintenance and Equipment	2,903.78										2,903.78
Amenity - Office Equipment Leasing	4,206.77										4,206.77
Amenity - Streetlight Leasing	82,969.09										82,969.09
Amenity - Canteen	5,899.81										5,899.81
Amenity - Repairs & Maintenance	4,273.25										4,273.25
Amenity - Operations	2,571.14										2,571.14
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	60,885.85										60,885.85
Lake Maintenance	66,495.00										66,495.00
Landscaping Maintenance & Material	679,320.04										679,320.04
Landscape Improvements	178,383.85										178,383.85
Contingency	29,636.83										29,636.83
Equipment Repair & Maintenance	8,908.07										8,908.07
Pest Control	820.00										820.00
Mulch	272,808.75										272,808.75
Monument Maintenance	21,136.12										21,136.12
Storm Landscape Replacement	5,674.00										5,674.00
Capital Expenditures	720.24										720.24
Street, Sidewalk, Curb Maintenance	24,380.00										24,380.00
Streetlight Leasing	39,490.95										39,490.95
Shared Bike Maintenance	1,250.00										1,250.00
Dog Park	11,564.40										11,564.40
Trailhead Maintenance	320.00										320.00
Developer Loan Repayment	107,796.61										107,796.61
Principal Payments - Series 2019		\$ 190,000.00									190,000.00
Principal Payments - Series 2019-MG A1		200,000.00									200,000.00
Interest Payments - Series 2019		467,977.50									467,977.50
Interest Payments - Series 2019-MG A1		250,557.50									250,557.50
Principal Payments - Series 2020 A1			\$ 160,000.00								160,000.00
Principal Payments - Series 2020 A2			675,000.00								675,000.00
Interest Payment - Series 2020 A1			288,725.00								288,725.00
Interest Payment - Series 2020 A2			14,175.00								14,175.00



**North River Ranch Improvement SD**  
Statement of Activities  
As of 5/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Principal Payments - Series 2023 (1) A1				\$ 155,000.00							\$ 155,000.00
Principal Payments - Series 2023 (1) A2				4,605,000.00							4,605,000.00
Principal Payments - Series 2023 (2) A				215,000.00							215,000.00
Interest Payments - Series 2023 (1) A1				602,220.00							602,220.00
Interest Payments - Series 2023 (1) A2				810,103.13							810,103.13
Interest Payments - Series 2023 (2) A				544,210.00							544,210.00
Principal Payment - Series 2023B					\$ 10,000.00						10,000.00
Interest Payment - Series 2023B					766,700.00						766,700.00
Engineering						\$ 385,384.35					385,384.35
Contingency						4,312,502.86					4,312,502.86
Engineering							\$ 852.50				852.50
Contingency							56,293.33				56,293.33
Engineering								\$ 4,462.00			4,462.00
Contingency								25,331.29			25,331.29
Contingency									\$ 1,976.67		1,976.67
<b>Total Expenses</b>	<b>\$ 2,836,292.74</b>	<b>\$ 1,108,535.00</b>	<b>\$ 1,137,900.00</b>	<b>\$ 6,931,533.13</b>	<b>\$ 776,700.00</b>	<b>\$ 4,697,887.21</b>	<b>\$ 57,145.83</b>	<b>\$ 29,793.29</b>	<b>\$ 1,976.67</b>	<b>\$ -</b>	<b>\$ 17,577,763.87</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>											
Interest Income	\$ 33,844.08										\$ 33,844.08
Dividend Income		\$ 20,954.33									20,954.33
Dividend Income			\$ 14,166.10								14,166.10
Dividend Income				\$ 92,194.89							92,194.89
Dividend Income					\$ 19,770.49						19,770.49
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 567.03				567.03
Dividend Income								\$ 334.30			334.30
Dividend Income									\$ 14.93		14.93
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 33,844.08</b>	<b>\$ 20,954.33</b>	<b>\$ 14,166.10</b>	<b>\$ 92,194.89</b>	<b>\$ 19,770.49</b>	<b>\$ 0.01</b>	<b>\$ 567.03</b>	<b>\$ 334.30</b>	<b>\$ 14.93</b>	<b>\$ -</b>	<b>\$ 181,846.16</b>
<b>Change In Net Assets</b>	<b>\$ 1,030,532.36</b>	<b>\$ (95,665.11)</b>	<b>\$ (705,023.48)</b>	<b>\$ (1,674,137.78)</b>	<b>\$ (466,671.45)</b>	<b>\$ (755,869.14)</b>	<b>\$ (28,035.31)</b>	<b>\$ 37,466.85</b>	<b>\$ 152,793.71</b>	<b>\$ -</b>	<b>\$ (2,504,609.35)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ (225,686.80)</b>	<b>\$ 841,638.11</b>	<b>\$ 1,125,382.64</b>	<b>\$ 5,490,568.38</b>	<b>\$ 1,257,268.31</b>	<b>\$ (176,845.43)</b>	<b>\$ 28,467.72</b>	<b>\$ (90,529.08)</b>	<b>\$ (203,755.70)</b>	<b>\$ -</b>	<b>\$ 8,046,508.15</b>
<b>Net Assets At End Of Year</b>	<b>\$ 804,845.56</b>	<b>\$ 745,973.00</b>	<b>\$ 420,359.16</b>	<b>\$ 3,816,430.60</b>	<b>\$ 790,596.86</b>	<b>\$ (932,714.57)</b>	<b>\$ 432.41</b>	<b>\$ (53,062.23)</b>	<b>\$ (50,961.99)</b>	<b>\$ -</b>	<b>\$ 5,541,898.80</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Revenues</b>					
On-Roll Assessments	\$ 2,558,676.61	\$ 1,707,079.57	\$ 851,597.04	\$ 2,560,619.36	99.92%
Off-Roll Assessments	1,173,232.15	1,044,339.61	128,892.54	1,566,509.42	74.89%
Developer Contributions	0.19	-	0.19	-	
Other Income & Other Financing Sources	101,071.81	16,533.33	84,538.48	24,800.00	407.55%
Sales Tax Collection Allowance Revenue	0.26	-	0.26	-	
<b>Net Revenues</b>	<b>\$ 3,832,981.02</b>	<b>\$ 2,767,952.51</b>	<b>\$ 1,065,028.51</b>	<b>\$ 4,151,928.78</b>	<b>92.32%</b>
<b>Expenditures</b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 8,000.00	\$ 8,000.00	\$ -	\$ 12,000.00	66.67%
Public Officials' Liability Insurance	11,203.00	7,468.67	3,734.33	11,203.00	100.00%
Trustee Services	29,193.91	20,836.67	8,357.24	31,255.00	93.41%
District Management	53,666.64	53,666.67	(0.03)	80,500.00	66.67%
Field Management	30,000.00	50,000.00	(20,000.00)	75,000.00	40.00%
Engineering	61,088.88	40,000.00	21,088.88	60,000.00	101.81%
Disclosure	15,000.00	20,000.00	(5,000.00)	30,000.00	50.00%
District Counsel	19,439.80	14,666.67	4,773.13	22,000.00	88.36%
Assessment Administration	25,000.00	16,666.67	8,333.33	25,000.00	100.00%
Reamortization Schedules	-	1,666.67	(1,666.67)	2,500.00	0.00%
Audit	-	5,000.00	(5,000.00)	7,500.00	0.00%
Arbitrage Calculation	-	2,000.00	(2,000.00)	3,000.00	0.00%
Tax Preparation	96.30	101.68	(5.38)	152.52	63.14%
Travel and Per Diem	2,157.25	2,000.00	157.25	3,000.00	71.91%
Telephone	1,889.04	1,333.33	555.71	2,000.00	94.45%
Postage & Shipping	3,746.49	2,000.00	1,746.49	3,000.00	124.88%
Copies	1,201.81	666.67	535.14	1,000.00	120.18%
Legal Advertising	1,615.06	3,333.33	(1,718.27)	5,000.00	32.30%
Miscellaneous	6,591.58	26,093.29	(19,501.71)	39,140.00	16.84%
Waste Holding Tank Rental	5,954.51	-	5,954.51	-	
Trailer Rental	12,172.72	-	12,172.72	-	
Office Supplies	3,340.17	2,000.00	1,340.17	3,000.00	111.34%
Property Taxes	177.31	200.00	(22.69)	300.00	59.10%
Web Site Maintenance	2,210.00	2,400.00	(190.00)	3,600.00	61.39%
Holiday Decorations	36,600.00	26,666.67	9,933.33	40,000.00	91.50%
Help Desk	754.50	833.33	(78.83)	1,250.00	60.36%
Dues, Licenses, and Fees	925.35	116.67	808.68	175.00	528.77%
Security	24,954.89	1,333.33	23,621.56	2,000.00	1247.74%
Maintenance Staff	61,000.00	86,666.67	(25,666.67)	130,000.00	46.92%
Lifestyle Staff	195,036.08	183,001.43	12,034.65	274,502.15	71.05%
Resident Services	60,112.19	53,333.33	6,778.86	80,000.00	75.14%
Developer Loan Repayment	107,796.61	71,864.41	35,932.20	107,796.61	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 780,924.09</b>	<b>\$ 703,916.16</b>	<b>\$ 77,007.93</b>	<b>\$ 1,055,874.28</b>	<b>73.96%</b>



**North River Ranch Improvement SD**  
**Budget to Actual**  
**For the Month Ending 5/31/2026**

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Field Operations</b>					
Electric	\$ 3,089.81	\$ 3,333.33	\$ (243.52)	\$ 5,000.00	61.80%
Water Reclaimed	23,591.60	26,666.67	(3,075.07)	40,000.00	58.98%
Wetland Monitoring	1,500.00	333.33	1,166.67	500.00	300.00%
Stormwater - Repair and Maintenance	-	4,166.67	(4,166.67)	6,250.00	0.00%
Equipment Rental	-	1,666.67	(1,666.67)	2,500.00	0.00%
General Insurance	11,203.00	7,468.67	3,734.33	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	48,468.67	24,234.33	72,703.00	100.00%
Other Insurance	500.00	333.33	166.67	500.00	100.00%
Irrigation	60,885.85	63,333.33	(2,447.48)	95,000.00	64.09%
Lake Maintenance	66,495.00	66,666.67	(171.67)	100,000.00	66.50%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	72,168.00	72,168.00	-	108,252.00	66.67%
Zone 2 - Riverfield SF - Yellowstone	107,000.00	102,800.00	4,200.00	154,200.00	69.39%
Zone 3 - Brightwood - Impact Landscaping & Irrig	137,849.52	143,333.33	(5,483.81)	215,000.00	64.12%
Zone 4 - Wildleaf - Impact Landscaping & Irrig	122,266.84	113,333.33	8,933.51	170,000.00	71.92%
Zone 5 - Camp Creek - Impact Landscaping &	52,130.56	52,130.63	(0.07)	78,195.95	66.67%
Zone 6 - Longmeadow - Impact Landscaping &	62,935.12	70,000.00	(7,064.88)	105,000.00	59.94%
Zone 7 - Crescent Creek - Steadfast Alliance	105,920.00	105,920.00	-	158,880.00	66.67%
Zone 8 - Phase 2 - Southern Land Services	19,050.00	26,666.67	(7,616.67)	40,000.00	47.63%
Landscape Improvements / Replacement	178,383.85	133,333.33	45,050.52	200,000.00	89.19%
Contingency	29,636.83	40,000.00	(10,363.17)	60,000.00	49.39%
Equipment Repair and Maintenance	8,908.07	5,600.00	3,308.07	8,400.00	106.05%
Pest Control	820.00	2,000.00	(1,180.00)	3,000.00	27.33%
Mulch (Zones 1 - 7)	272,808.75	200,000.00	72,808.75	300,000.00	90.94%
Monument Maintenance	21,136.12	16,666.67	4,469.45	25,000.00	84.54%
Bridge and Boardwalk Maintenance	-	2,666.67	(2,666.67)	4,000.00	0.00%
Storm Cleanup	-	33,333.33	(33,333.33)	50,000.00	0.00%
Storm Landscape Replacement	5,674.00	66,666.67	(60,992.67)	100,000.00	5.67%
Capital Expenditures	720.24	23,833.33	(23,113.09)	35,750.00	2.01%
Street, Sidewalk, and Curb Maintenance	24,380.00	20,000.00	4,380.00	30,000.00	81.27%
Streetlight Leasing	39,490.95	34,000.00	5,490.95	51,000.00	77.43%
Shared Bike Maintenance	1,250.00	10,000.00	(8,750.00)	15,000.00	8.33%
Dog Park	11,564.40	10,000.00	1,564.40	15,000.00	77.10%
Parks Maintenance & Repairs	-	8,333.33	(8,333.33)	12,500.00	0.00%
Trail Maintenance	320.00	3,333.33	(3,013.33)	5,000.00	6.40%
Trailhead Maintenance	-	3,333.33	(3,333.33)	5,000.00	0.00%
Mailbox Maintenance	-	333.33	(333.33)	500.00	0.00%
<b>Total Field Operations</b>	<b>\$ 1,514,381.51</b>	<b>\$ 1,522,222.62</b>	<b>\$ (7,841.11)</b>	<b>\$ 2,283,333.95</b>	<b>66.32%</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Brightwood Pavilion - Amenity</b>					
Amenity - Electric	\$ 9,605.57	\$ 10,000.00	\$ (394.43)	\$ 15,000.00	64.04%
Amenity - Water	19,891.10	23,333.33	(3,442.23)	35,000.00	56.83%
Amenity - Cable TV / Internet / Wi-Fi	7,119.24	8,000.00	(880.76)	12,000.00	59.33%
Amenity - Landscape Maintenance	6,915.00	-	6,915.00	-	
Amenity - Irrigation Repairs	1,406.03	4,666.67	(3,260.64)	7,000.00	20.09%
Amenity - Pool Maintenance	13,200.00	14,190.00	(990.00)	21,285.00	62.02%
Amenity - Access Control Maintenance	266.00	1,000.00	(734.00)	1,500.00	17.73%
Amenity - Cleaning	16,869.46	18,000.00	(1,130.54)	27,000.00	62.48%
Amenity - Pest Control	2,030.00	1,666.67	363.33	2,500.00	81.20%
Amenity - Fitness Equipment Leasing	23,091.50	18,262.80	4,828.70	27,394.20	84.29%
Amenity - Security Monitoring	5,378.33	4,333.33	1,045.00	6,500.00	82.74%
Amenity - Firepits	2,687.23	4,000.00	(1,312.77)	6,000.00	44.79%
Amenity - Capital outlay	11,450.01	14,360.90	(2,910.89)	21,541.35	53.15%
Amenity - Miscellaneous	3,781.66	3,333.33	448.33	5,000.00	75.63%
Amenity - Pool equipment	2,148.00	2,000.00	148.00	3,000.00	71.60%
Amenity - A/C Maintenance and Equipment	2,903.78	1,000.00	1,903.78	1,500.00	193.59%
Amenity - Playground Maintenance	-	4,666.67	(4,666.67)	7,000.00	0.00%
Amenity - Streetlight Leasing	46,935.17	44,666.67	2,268.50	67,000.00	70.05%
Amenity - Repairs & Maintenance	223.96	-	223.96	-	
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 175,902.04</b>	<b>\$ 177,480.37</b>	<b>\$ (1,578.33)</b>	<b>\$ 266,220.55</b>	<b>66.07%</b>
<b>Riverfield Verandah - Amenity</b>					
Amenity - Electric	\$ 5,090.55	\$ 5,333.33	\$ (242.78)	\$ 8,000.00	63.63%
Amenity - Water	9,953.74	14,666.67	(4,712.93)	22,000.00	45.24%
Amenity - Cable TV / Internet / Wi-Fi	8,000.32	8,000.00	0.32	12,000.00	66.67%
Amenity - Irrigation Repairs	447.75	3,333.33	(2,885.58)	5,000.00	8.96%
Amenity - Pool Maintenance	10,260.80	11,033.33	(772.53)	16,550.00	62.00%
Amenity - Access Control Maintenance	266.00	666.67	(400.67)	1,000.00	26.60%
Amenity - Cleaning	14,649.87	15,333.33	(683.46)	23,000.00	63.70%
Amenity - Pest Control	1,185.00	1,466.67	(281.67)	2,200.00	53.86%
Amenity - Security Monitoring	5,378.33	4,666.67	711.66	7,000.00	76.83%
Amenity - Gate Access and Maintenance	28,616.67	26,666.67	1,950.00	40,000.00	71.54%
Amenity - Capital Outlay	8,863.00	10,000.00	(1,137.00)	15,000.00	59.09%
Amenity - Miscellaneous	553.06	2,000.00	(1,446.94)	3,000.00	18.44%
Amenity - Pool Equipment	5,865.00	4,000.00	1,865.00	6,000.00	97.75%
Amenity - Streetlight Leasing	27,714.74	27,333.33	381.41	41,000.00	67.60%
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 126,844.83</b>	<b>\$ 134,500.00</b>	<b>\$ (7,655.17)</b>	<b>\$ 201,750.00</b>	<b>62.87%</b>



**North River Ranch Improvement SD**  
Budget to Actual  
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<b>Camp Creek - Amenity</b>					
Amenity - Electric	\$ 28,136.69	\$ 26,666.67	\$ 1,470.02	\$ 40,000.00	70.34%
Amenity - Water	1,041.79	3,333.33	(2,291.54)	5,000.00	20.84%
Amenity - Cable TV / Internet / Wi-Fi	20,786.20	26,666.67	(5,880.47)	40,000.00	51.97%
Amenity - Irrigation Repairs	6,044.38	6,666.67	(622.29)	10,000.00	60.44%
Amenity - Pool Maintenance	21,400.00	22,000.00	(600.00)	33,000.00	64.85%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Cleaning	91,177.28	83,333.33	7,843.95	125,000.00	72.94%
Amenity - Pest Control	3,525.00	4,000.00	(475.00)	6,000.00	58.75%
Amenity - Security Monitoring	16,477.14	10,666.67	5,810.47	16,000.00	102.98%
Amenity - Fire Pits	-	2,000.00	(2,000.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	1,666.67	(1,666.67)	2,500.00	0.00%
Amenity - Capital Outlay	12,076.67	6,666.67	5,410.00	10,000.00	120.77%
Amenity - Miscellaneous	11,032.93	3,333.33	7,699.60	5,000.00	220.66%
Amenity - Pool Equipment	1,230.00	6,666.67	(5,436.67)	10,000.00	12.30%
Amenity - Office Equipment Leasing	4,206.77	5,000.00	(793.23)	7,500.00	56.09%
Amenity - Bike Pump Park Maintenance	-	666.67	(666.67)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	833.33	(833.33)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	9,333.33	(9,333.33)	14,000.00	0.00%
Amenity - Streetlight Leasing	8,319.18	8,000.00	319.18	12,000.00	69.33%
Amenity - Canteen	5,899.81	6,666.67	(766.86)	10,000.00	59.00%
Amenity - Repairs & Maintenance	4,049.29	6,666.67	(2,617.38)	10,000.00	40.49%
Amenity - Dumpster	-	666.67	(666.67)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,666.67	(1,666.67)	2,500.00	0.00%
Amenity - Operations	2,571.14	6,666.67	(4,095.53)	10,000.00	25.71%
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 238,240.27</b>	<b>\$ 249,833.36</b>	<b>\$ (11,593.09)</b>	<b>\$ 374,750.00</b>	<b>63.57%</b>
<b>Non-County Maintained Roads</b>					
Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	
Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-	
Riverfield Non-County Maintained Roads	-	-	-	-	
<b>Total Non-County Maintained Roads</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Total Expenses</b>	<b>\$ 2,836,292.74</b>	<b>\$ 2,787,952.51</b>	<b>\$ 48,340.23</b>	<b>\$ 4,181,928.78</b>	<b>67.82%</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 33,844.08	\$ 20,000.00	\$ 13,844.08	\$ 30,000.00	112.81%
<b>Total Other Income (Expenses)</b>	<b>\$ 33,844.08</b>	<b>\$ 20,000.00</b>	<b>\$ 13,844.08</b>	<b>\$ 30,000.00</b>	<b>112.81%</b>
<b>Net Income (Loss)</b>	<b>\$ 1,030,532.36</b>	<b>\$ -</b>	<b>\$ 1,030,532.36</b>	<b>\$ -</b>	



# **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 5/31/2026	Anticipated 6/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
<b>Revenues</b>					
On-Roll Assessments	\$ 2,558,676.61	\$ 1,942.75	\$ 2,560,619.36	\$ 2,560,619.36	\$ 3,085,655.78
Off-Roll Assessments	1,173,232.15	393,277.27	1,566,509.42	1,566,509.42	1,456,957.40
Developer Contribution	0.19	-	0.19	-	-
Other Income & Other Financing Sources	101,071.81	14,040.91	115,112.72	24,800.00	36,000.00
Sales Tax Collection Allowance Revenue	0.26	-	0.26	-	-
<b>Net Revenues</b>	<b>\$ 3,832,981.02</b>	<b>\$ 409,260.93</b>	<b>\$ 4,242,241.95</b>	<b>\$ 4,151,928.78</b>	<b>\$ 4,578,613.18</b>
<b>Expenditures</b>					
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 8,000.00	\$ 4,000.00	\$ 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	29,193.91	2,061.09	31,255.00	31,255.00	31,255.00
District Management	53,666.64	26,833.36	80,500.00	80,500.00	80,500.00
Field Management	30,000.00	20,000.00	50,000.00	75,000.00	60,000.00
Engineering	61,088.88	30,544.44	91,633.32	60,000.00	60,000.00
Disclosure	15,000.00	15,000.00	30,000.00	30,000.00	30,000.00
District Counsel	19,439.80	9,719.90	29,159.70	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	2,157.25	1,078.63	3,235.88	3,000.00	3,500.00
Telephone	1,889.04	944.52	2,833.56	2,000.00	2,500.00
Postage & Shipping	3,746.49	1,873.25	5,619.74	3,000.00	3,000.00
Copies	1,201.81	600.91	1,802.72	1,000.00	1,500.00
Legal Advertising	1,615.06	807.53	2,422.59	5,000.00	5,000.00
Miscellaneous	6,591.58	3,295.79	9,887.37	39,140.00	5,000.00
Waste Holding Tank Rental	5,954.51	2,977.26	8,931.77	-	8,423.52
Trailer Rental	12,172.72	6,086.36	18,259.08	-	18,996.00
Property Taxes	177.31	-	177.31	300.00	300.00
Web Site Maintenance	2,210.00	1,390.00	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	925.35	-	925.35	175.00	175.00
Security	24,954.89	17,256.00	42,210.89	2,000.00	20,000.00
Maintenance Staff	61,000.00	34,000.00	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
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 533,384.15</b>	<b>\$ 193,919.04</b>	<b>\$ 727,303.19</b>	<b>\$ 708,825.13</b>	<b>\$ 691,490.55</b>



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

	Actual Through 5/31/2026	Anticipated 6/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
<b>Field Operations</b>					
Electric	\$ 3,089.81	\$ 1,544.91	\$ 4,634.72	\$ 5,000.00	\$ 6,000.00
Water Reclaimed	23,591.60	11,795.80	35,387.40	40,000.00	50,000.00
Wetland Monitoring	1,500.00	1,000.00	2,500.00	500.00	18,950.00
Stormwater - Repair and Maintenance	-	2,083.33	2,083.33	6,250.00	5,000.00
Equipment Rental	-	833.33	833.33	2,500.00	1,500.00
Irrigation	60,885.85	30,442.93	91,328.78	95,000.00	95,000.00
Lake Maintenance	66,495.00	33,247.50	99,742.50	100,000.00	120,000.00
Landscape Maintenance, Irrigation, & Material					
Zone 1 - Riverfield TH - Yellowstone	72,168.00	36,084.00	108,252.00	108,252.00	108,252.00
Zone 2 - Riverfield SF - Yellowstone	107,000.00	47,200.00	154,200.00	154,200.00	149,700.00
Zone 3 - Brightwood - Impact Landscaping & Irrigation	137,849.52	77,150.48	215,000.00	215,000.00	209,000.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	122,266.84	47,733.16	170,000.00	170,000.00	170,000.00
Zone 5 - Camp Creek - Impact Landscaping & Irrigator	52,130.56	26,065.39	78,195.95	78,195.95	68,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigatic	62,935.12	42,064.88	105,000.00	105,000.00	105,000.00
Zone 7 - Crescent Creek - Steadfast Alliance	105,920.00	52,960.00	158,880.00	158,880.00	158,880.00
Zone 8 - Phase 2 - Southern Land Services	19,050.00	20,950.00	40,000.00	40,000.00	40,000.00
Zone 9 - NRR Trail East of Ft Hamer roundabout	-	-	-	-	153,237.00
Landscape Improvements / Replacement	178,383.85	89,191.93	267,575.78	200,000.00	200,000.00
Tree Trimming	-	-	-	-	50,000.00
Contingency	29,636.83	14,818.42	44,455.25	60,000.00	60,000.00
Equipment Repair and Maintenance	8,908.07	4,454.04	13,362.11	8,400.00	9,000.00
Pest Control	820.00	410.00	1,230.00	3,000.00	2,000.00
Mulch (Zones 1 - 7)	272,808.75	-	272,808.75	300,000.00	315,000.00
Monument Maintenance	21,136.12	10,568.06	31,704.18	25,000.00	25,000.00
Bridge and Boardwalk Maintenance	-	1,333.33	1,333.33	4,000.00	4,000.00
Storm Cleanup	-	50,000.00	50,000.00	50,000.00	50,000.00
Storm Landscape Replacement	5,674.00	94,326.00	100,000.00	100,000.00	75,000.00
Capital Expenditures	720.24	11,916.67	12,636.91	35,750.00	25,000.00
Street, Sidewalk, and Curb Maintenance	24,380.00	12,190.00	36,570.00	30,000.00	35,000.00
Streetlight Leasing	39,490.95	19,745.48	59,236.43	51,000.00	51,000.00
Shared Bike Maintenance	1,250.00	625.00	1,875.00	15,000.00	15,000.00
Dog Park	11,564.40	5,782.20	17,346.60	15,000.00	15,000.00
Parks Maintenance & Repairs	-	-	-	12,500.00	-
Trail Maintenance	320.00	160.00	480.00	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
<b>Total Field Operations</b>	<b>\$ 1,429,975.51</b>	<b>\$ 746,676.84</b>	<b>\$ 2,176,652.35</b>	<b>\$ 2,198,927.95</b>	<b>\$ 2,428,714.95</b>



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

	Actual Through 5/31/2026	Anticipated 6/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
<b>Brightwood Pavilion - Amenity</b>					
Amenity - Electric	\$ 9,605.57	\$ 4,802.79	\$ 14,408.36	\$ 15,000.00	\$ 15,000.00
Amenity - Water	19,891.10	9,945.55	29,836.65	35,000.00	27,500.00
Amenity - Cable TV / Internet / Wi-Fi	7,119.24	3,559.62	10,678.86	12,000.00	12,000.00
Amenity - Landscape Maintenance	6,915.00	3,457.50	10,372.50	-	6,000.00
Amenity - Irrigation Repairs	1,406.03	703.02	2,109.05	7,000.00	5,000.00
Amenity - Pool Maintenance	13,200.00	6,600.00	19,800.00	21,285.00	19,800.00
Amenity - Access Control Maintenance	266.00	133.00	-	1,500.00	4,000.00
Amenity - Cleaning	16,869.46	8,434.73	25,304.19	27,000.00	27,000.00
Amenity - Pest Control	2,030.00	1,015.00	3,045.00	2,500.00	2,500.00
Amenity - Fitness Equipment Leasing	23,091.50	4,805.70	27,897.20	27,394.20	30,000.00
Amenity - Security Monitoring	5,378.33	1,800.00	7,178.33	6,500.00	6,500.00
Amenity - Firepits	2,687.23	1,343.62	4,030.85	6,000.00	-
Amenity - Capital Outlay	11,450.01	5,725.01	17,175.02	21,541.35	10,000.00
Amenity - Miscellaneous	3,781.66	1,890.83	5,672.49	5,000.00	5,000.00
Amenity - Pool Equipment	2,148.00	1,074.00	3,222.00	3,000.00	4,000.00
Amenity - A/C Maintenance and Equipment	2,903.78	1,451.89	4,355.67	1,500.00	5,000.00
Amenity - Playground Maintenance	-	-	-	7,000.00	-
Amenity - Streetlight Leasing	46,935.17	23,467.59	70,402.76	67,000.00	60,000.00
Amenity - Repairs & Maintenance	223.96	111.98	335.94	-	-
Amenity - Property & Casualty Insurance	24,234.33	-	24,234.33	24,234.33	27,869.48
Amenity - Lifestyle Staff	65,012.02	32,506.01	97,518.03	91,500.72	143,265.48
Amenity - Resident Services	20,037.39	10,018.70	30,056.09	26,666.67	16,044.93
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 285,185.78</b>	<b>\$ 122,846.54</b>	<b>\$ 407,633.32</b>	<b>\$ 408,622.27</b>	<b>\$ 426,479.89</b>
<b>Riverfield Verandah - Amenity</b>					
Amenity - Electric	\$ 5,090.55	\$ 2,545.28	\$ 7,635.83	\$ 8,000.00	\$ 8,000.00
Amenity - Water	9,953.74	4,976.87	14,930.61	22,000.00	20,000.00
Amenity - Cable TV / Internet / Wi-Fi	8,000.32	4,000.16	12,000.48	12,000.00	12,000.00
Amenity - Landscape Maintenance	-	-	-	-	4,500.00
Amenity - Irrigation Repairs	447.75	223.88	671.63	5,000.00	5,000.00
Amenity - Pool Maintenance	10,260.80	5,130.40	15,391.20	16,550.00	16,000.00
Amenity - Access Control Maintenance	266.00	333.33	599.33	1,000.00	4,000.00
Amenity - Cleaning	14,649.87	7,324.94	21,974.81	23,000.00	23,000.00
Amenity - Pest Control	1,185.00	592.50	1,777.50	2,200.00	2,200.00
Amenity - Security Monitoring	5,378.33	1,800.00	7,178.33	7,000.00	7,000.00
Amenity - Gate Access and Maintenance	28,616.67	14,308.34	42,925.01	40,000.00	51,768.00
Amenity - Capital Outlay	8,863.00	4,431.50	13,294.50	15,000.00	15,000.00
Amenity - Miscellaneous	553.06	276.53	829.59	3,000.00	3,000.00
Amenity - Pool Equipment	5,865.00	2,932.50	8,797.50	6,000.00	6,000.00
Amenity - Streetlight Leasing	27,714.74	13,857.37	41,572.11	41,000.00	35,000.00
Amenity - Property & Casualty Insurance	24,234.33	-	24,234.33	24,234.33	27,869.48
Amenity - Lifestyle Staff	65,012.03	32,506.02	97,518.05	91,500.72	143,265.48
Amenity - Resident Services	20,037.40	10,018.70	30,056.10	26,666.67	16,044.93
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 236,128.59</b>	<b>\$ 105,258.32</b>	<b>\$ 341,386.91</b>	<b>\$ 344,151.72</b>	<b>\$ 399,647.89</b>



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

	Actual Through 5/31/2026	Anticipated 6/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
<b>Camp Creek - Amenity</b>					
Amenity - Electric	\$ 28,136.69	\$ 14,068.35	\$ 42,205.04	\$ 40,000.00	\$ 40,000.00
Amenity - Water	1,041.79	520.90	1,562.69	5,000.00	5,000.00
Amenity - Cable TV / Internet / Wi-Fi	20,786.20	10,393.10	31,179.30	40,000.00	40,000.00
Amenity - Landscape Maintenance	-	-	-	-	10,000.00
Amenity - Irrigation Repairs	6,044.38	3,022.19	9,066.57	10,000.00	10,000.00
Amenity - Pool Maintenance	21,400.00	10,700.00	32,100.00	33,000.00	33,000.00
Amenity - Access Control Maintenance	266.00	133.00	399.00	-	4,000.00
Amenity - Cleaning	91,177.28	45,588.64	136,765.92	125,000.00	140,000.00
Amenity - Window Cleaning	-	-	-	-	9,600.00
Amenity - Pest Control	3,525.00	1,762.50	5,287.50	6,000.00	6,000.00
Amenity - Security Monitoring	16,477.14	8,238.57	24,715.71	16,000.00	35,000.00
Amenity - Fire Pits	-	1,000.00	1,000.00	3,000.00	-
Amenity - Gate Access and Maintenance	-	833.33	833.33	2,500.00	2,500.00
Amenity - Capital Outlay	12,076.67	6,038.34	18,115.01	10,000.00	25,000.00
Amenity - Miscellaneous	11,032.93	5,516.47	16,549.40	5,000.00	5,000.00
Amenity - Pool Equipment & Geothermal	1,230.00	615.00	1,845.00	10,000.00	10,000.00
Amenity - Office Equipment Leasing	4,206.77	2,103.39	6,310.16	7,500.00	7,500.00
Amenity - Bike Pump Park Maintenance	-	333.33	333.33	1,000.00	1,000.00
Amenity - Pickleball Maintenance	-	416.67	416.67	1,250.00	1,250.00
Amenity - Cost of Goods Sold	-	4,666.67	4,666.67	14,000.00	-
Amenity - Streetlight Leasing	8,319.18	4,159.59	12,478.77	12,000.00	12,000.00
Amenity - Canteen	5,899.81	2,949.91	8,849.72	10,000.00	45,000.00
Amenity - Repairs & Maintenance	4,049.29	2,024.65	6,073.94	10,000.00	10,000.00
Amenity - Dumpster	-	333.33	333.33	1,000.00	1,000.00
Amenity - Water Slide Preventative Maintenance	-	833.33	833.33	2,500.00	2,500.00
Amenity - Operations	2,571.14	1,285.57	3,856.71	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	3,340.17	1,670.09	5,010.26	3,000.00	3,500.00
Amenity - Help Desk	754.50	377.25	1,131.75	1,250.00	1,250.00
Amenity - Lifestyle Staff	65,012.03	32,506.02	97,518.05	91,500.73	143,265.48
Amenity - Resident Services	20,037.40	10,018.70	30,056.10	26,666.64	16,044.93
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 351,618.70</b>	<b>\$ 172,108.89</b>	<b>\$ 523,727.59</b>	<b>\$ 521,401.70</b>	<b>\$ 657,279.89</b>



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

	Actual Through 5/31/2026	Anticipated 6/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
<b>Non-County Maintained Roads</b>					
Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	\$ -
Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-	-
Riverfield Non-County Maintained Roads	-	-	-	-	-
<b>Total Non-County Maintained Roads</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ 2,836,292.74</b>	<b>\$ 1,340,809.63</b>	<b>\$ 4,176,703.37</b>	<b>\$ 4,181,928.78</b>	<b>\$ 4,603,613.18</b>
<b>Other Income (Expenses)</b>					
Interest Income	\$ 33,844.08	\$ 7,500.00	\$ 41,344.08	\$ 30,000.00	\$ 25,000.00
<b>Total Other Income (Expenses)</b>	<b>\$ 33,844.08</b>	<b>\$ 7,500.00</b>	<b>\$ 41,344.08</b>	<b>\$ 30,000.00</b>	<b>\$ 25,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 1,030,532.36</b>	<b>\$ (924,048.70)</b>	<b>\$ 106,882.66</b>	<b>\$ -</b>	<b>\$ -</b>



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

<u>Phase</u>	<u>Unit Type</u>	<b>2026</b>	<b>2027</b>	<u>Increase / (Decrease)</u>
		<u>O&amp;M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>O&amp;M*</u> <u>Assessment</u> <u>(Gross)</u>	
<b>Series 2019 (Brightwood)</b>				
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
<b>Series 2019-Morgan's Glen (Riverfield)</b>				
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
<b>Series 2020 (Wildleaf)</b>				
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
<b>Series 2023 (1) (Longmeadow &amp; Crescent Creek)</b>				
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>	<b>2026</b> <u>O&amp;M*</u> <u>Assessment</u> <u>(Gross)</u>	<b>2027</b> <u>O&amp;M*</u> <u>Assessment</u> <u>(Gross)</u>	<u>Increase /</u> <u>(Decrease)</u>
<b>Series 2023 (2) (Del Webb)</b>				
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)
<b>Series 2026 (Deer Park)</b>				
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
<b>Commercial Development</b>				
2	Unplatted Acres	1,061.03	1,019.03	\$ (42.00)
<b>Future Development</b>				
1, 2, 3, 4, Amenity	Unplatted Acres	249.27	160.59	\$ (88.68)



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

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## *Revenues*

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### **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.

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## *General & Administrative Expenses*

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### **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.

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## *Field Operations*

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## **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

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## *Brightwood Pavilion – Amenity Expenses*

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### **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.

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## *Riverfield Verandah – Amenity Expenses*

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## **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.

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## *Camp Creek Amenity – Amenity Expenses*

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### **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.

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*Other Income (Expenses)*

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**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
<b>REVENUES:</b>									
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
<b>TOTAL REVENUES</b>	<b>\$ 883,678.75</b>	<b>\$ 472,125.00</b>	<b>\$ 4,290.00</b>	<b>\$ 586,800.00</b>	<b>\$ 42,525.00</b>	<b>\$ 1,031,165.00</b>	<b>\$ 931,068.75</b>	<b>\$ 908,941.25</b>	<b>\$ 1,149,540.00</b>
<b>EXPENDITURES:</b>									
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	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 658,952.50</b>	<b>\$ 353,250.00</b>	<b>\$ 2,860.00</b>	<b>\$ 448,125.00</b>	<b>\$ 28,350.00</b>	<b>\$ 738,580.00</b>	<b>\$ 620,712.50</b>	<b>\$ 644,527.50</b>	<b>\$ 766,360.00</b>
<b>EXCESS REVENUES</b>	<b>\$ 224,726.25</b>	<b>\$ 118,875.00</b>	<b>\$ 1,430.00</b>	<b>\$ 138,675.00</b>	<b>\$ 14,175.00</b>	<b>\$ 292,585.00</b>	<b>\$ 310,356.25</b>	<b>\$ 264,413.75</b>	<b>\$ 383,180.00</b>
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



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# **North River Ranch Improvement Stewardship District**

Consideration of Change Order #4 with  
Frederick Derr & Company for NRR Phase 4-2C

# Change Order

No. 4

Date of Issuance: June 11, 2026 Effective Date: July 15, 2026

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

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

Description:

**Re-configuring some of the potable/reclaimed/sanitary services as shown on the approved plans to better accommodate fit and future common area irrigation**

Attachments: (List documents supporting change):

**Frederick Derr & Company, Inc. CO#4- Received 06/11/2026**

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$ 5,582,622.90

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 3 :

\$ 32,600.90

Contract Price prior to this Change Order:

\$ 5,615,223.50

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

\$ 0.00

Contract Price incorporating this Change Order:

\$ 5,614,705.80

**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. 3 :

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)

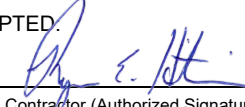
Date: 06/11/2026

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

Date: \_\_\_\_\_

ACCEPTED:

By:   
Contractor (Authorized Signature)

Date: 06/11/2026

Approved by Funding Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

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EJCDC No. C-941 (2002 Edition)

Page 1 of 1

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.



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

# CONTRACT CHANGE ORDER

6/11/2026

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

Number **4.00**  
Job: North River Ranch  
Phase: IV-C2

## CITCDD

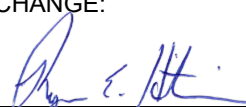
We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT \$	TOTAL \$
<b>1-04-000</b>	<b>IIA Water Distribution</b>				
1-04-130	Single Service - Short	2.00	EA	1,373.00	2,746.00
1-04-150	Double Service - Short <b>Potable Water</b>	-1.00	EA	2,414.00	-2,414.00
	<b>Water Distribution Total</b>				<b>332.00</b>
<b>1-05-000</b>	<b>IIB Sanitary Sewer</b>				
1-05-180	Single Service <b>Sanitary</b>	-2.00	EA	1,525.00	-3,050.00
1-05-190	Double Service	1.00	EA	2,185.00	2,185.00
	<b>Sanitary Sewer Total</b>				<b>-865.00</b>
<b>1-06-000</b>	<b>II Reclaimed Distribution</b>				
1-06-020	Private Irrig Meter Asmby (3/4")	-2.00	EA	2,960.00	-5,920.00
1-06-150	Single Service - Long	-2.00	EA	1,460.00	-2,920.00
1-06-170	Double Service - Long <b>Reclaimed</b>	1.00	EA	2,405.00	2,405.00
1-06-180	2" Above Ground Service	1.00	EA	6,450.00	6,450.00
	<b>Reclaimed Distribution Total</b>				<b>15.00</b>

REASON FOR CHANGE:

Revise utility service layouts along Spruce River Way.  
Change common area reclaim assembly sizes.

Proposed

  
\_\_\_\_\_  
For the Contractor

THIS CHANGE ORDER

NET **\$ (518.00)**

Accepted

\_\_\_\_\_  
For the Engineer

EXISTING CONTRACT

TOTAL **\$ 5,615,223.80**

Accepted

\_\_\_\_\_  
For the Owner

NEW CONTRACT

TOTAL **\$ 5,614,705.80**



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# **North River Ranch Improvement Stewardship District**

Consideration of Maverick Proposal for  
Phase 4-2C Mail Kiosk and Shade

# NRR 4C-2 CBU ESTIMATE

Full Turnkey CBU's, Shade Structure and Installation

Grand Total (USD)

**\$68,440.00**

**BILL TO**  
**North River Ranch Improvement**  
**Stewardship District**  
Andy Richardson

9413768496  
arichardson@nealland.com

**CITCDD - Mailboxes**

**Estimate Number:** 829  
**Estimate Date:** April 8, 2026  
**Valid Until:** May 8, 2026  
**Grand Total (USD):** **\$68,440.00**

ITEMS	QUANTITY	PRICE	AMOUNT
<b>4c-20 Recessed Black Cbus</b> Salsbury Maximum Height Recessed Mounted 4C Horizontal Mailbox with 20 Doors and 2 Parcel Lockers in Aluminum with USPS Access - Front Loading . Model # 3716D-20AFU	8	\$2,400.00	\$19,200.00
<b>4C-15 Recessed CBU</b> Salsbury Maximum Height Recessed Mounted 4C Horizontal Mailbox with 15 Doors and 3 Parcel Lockers in Aluminum with USPS Access - Front Loading	1	\$2,350.00	\$2,350.00
<b>4C-8P Recessed Black Cbus</b> Salsbury Maximum Height Recessed Mounted 4C Horizontal Mailbox with 8 Parcel Lockers in Aluminum with USPS Access - Front Loading Model # 3716D-8P	1	\$2,600.00	\$2,600.00



**MAVERICK BUILDING SOLUTIONS**  
805 Charles Boulevard  
Oldsmar, Florida 34677  
United States

**Contact Information**  
Mobile: 205-704-9412  
Phillip@maverickbuildingsolutions.com

# NRR 4C-2 CBU ESTIMATE

Full Turnkey CBU's, Shade Structure and Installation

Grand Total (USD)

**\$68,440.00**

ITEMS	QUANTITY	PRICE	AMOUNT
<b>CBU Installation</b> Covers full installation of CBU's to concrete pad, travel expenses, and disposal of materials waste on jobsite. Also includes full turnkey USPS dealings with postmaster and developer to ensure the addressing and key labeling in accepted and will deliver labeled keys to developer after installation is completed.	10	\$125.00	\$1,250.00
<b>CBU Cage/ Shelter</b> Custom Design CBU shelter steel/aluminum frame, siding, and roof to hold (10) 4C-20 cluster boxes and surface mount into concrete pad.	1	\$7,300.00	\$7,300.00
<b>Concrete Pad</b> This covers all materials and labor needed for framing, pouring, dressing, and permits needed of 12' x 24' 3500 psi Concrete pad.	1	\$3,510.00	\$3,510.00
<b>T frame Style Fabric Shelter</b> T-Style 14x26 Quick and easy Turnbuckle Tensioning, powder coat, Fabric covered shelter 2 pole structure. Direct Embedment poles for concrete pad. Price covers all shipping and delivery fees as well as any additional engineer sealed stamping needed from original drawings.	1	\$19,030.00	\$19,030.00
<b>Concrete Footers</b> Concrete needed for footers for designated shade structures. 2 Footers will be 6ft x 6ft at 30" deep. Footers will incorporate #6 rebar matts and framed out	1	\$4,900.00	\$4,900.00



## MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard  
Oldsmar, Florida 34677  
United States

## Contact Information

Mobile: 205-704-9412  
Phillip@maverickbuildingsolutions.com

# NRR 4C-2 CBU ESTIMATE

Full Turnkey CBU's, Shade Structure and Installation

Grand Total (USD)  
**\$68,440.00**

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Shade Structure Installation</b> Covers full installation of Shade Structure. Covers all materials and miscellaneous items needed outside of the concrete footers, each of 3000 psi concrete and rebar matt. Also includes any changes needed during installation process, as well as all heavy equipment needed to complete installation to spec.	1	\$7,000.00	\$7,000.00
<b>Engineering</b> Fees for Engineered sealed drawings and calculations from Manufacture	1	\$1,300.00	\$1,300.00
<b>Grand Total (USD):</b>			<b>\$68,440.00</b>

## Notes / Terms

To initiate the project, a Material Acquisition invoice payment is required upon proposal approval before any materials are ordered, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



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805 Charles Boulevard  
Oldsmar, Florida 34677  
United States

**Contact Information**  
Mobile: 205-704-9412  
Phillip@maverickbuildingsolutions.com



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# **North River Ranch Improvement Stewardship District**

Consideration of Maverick Proposal for  
Riverfield Pool Awning Replacement

# NRR FABRIC REPLACEMENT ESTIMATE

3 10ftx12ft Fabric Top Shade Structures by pool area

Grand Total (USD)

**\$14,100.00**

BILL TO  
**North River Ranch Improvement  
Stewardship District**  
Andy Richardson

NRR O/M

**Estimate Number:** 910  
**Estimate Date:** July 6, 2026  
**Valid Until:** August 5, 2026  
**Grand Total (USD):** **\$14,100.00**

9413768496  
arichardson@nealland.com

ITEMS	QUANTITY	PRICE	AMOUNT
<b>Shade Structure Fabric Replacement</b> Replacement awning Cover with new material from manufacture for all three shade structures at the pool area. Pricing includes any miscellaneous materials needed.	1	\$12,000.00	\$12,000.00
<b>Shade Structure Fabric Replacement Labor</b> Pricing covers all labor and heavy equipment needed for shade structure removal and replacement.	1	\$2,100.00	\$2,100.00
<b>Grand Total (USD):</b>			<b>\$14,100.00</b>

## Notes / Terms

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Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

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Phillip@maverickbuildingsolutions.com



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# **North River Ranch Improvement Stewardship District**

Consideration of Impact Landscaping  
Hurricane Plan Pricing

## **Community Name: North River Ranch Improvement Stewardship District**

Hurricane season is upon us once again. With any luck, all preparations will have been made for storms that don't materialize this season. However, if you don't wish to test your luck and feel it is prudent to be prepared, please consider the following suggestions with respect to your landscape:

- The learning experiences from prior year's hurricanes taught us how vulnerable communications can be during and after severe storms. Even cellular systems were taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization with your Impact Irrigation and Landscape representative now. Further, exchange and update phone numbers to be used during emergency response situations with your Impact representative as well.
- Communicate any special needs to your Impact representative that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, Impact will photo document some representative damage and will journal manpower, equipment, and brief description of work provided.

In the event of a hurricane or severe storm event, be aware that Impact Landscaping and Irrigation does have a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to the landscape damages left behind by a potential hurricane. In the event of a hurricane, we will initially canvas every property that Impact provides landscape or tree care services to and then will dispatch to customer authorized/approved clean-up sites based on the following priorities:

- Priority One- Clearing vehicle access to allow emergency personnel ability to service needs and access to your property
- Priority Two - Clearing debris from structural dwellings that may pose immediate risk or danger. Remove any debris from street storm drains.
- Priority Three- Re-planting plant material that may have chance of surviving if rootballs can be planted and watered soon
- Priority Four-Trim and remove hazardous damaged limbs that still remain in trees versus on the ground.

As a company, we will be prepared to import additional Impact resources from outside of the south Florida area if needed to help expedite clean-up response efforts. Once the priorities detailed above have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties.

We encourage you to be as prepared as you can to help assure a timely and effective response should luck elude us, and we once again face damaging storms. If you would like to preapprove Impact to perform clean-up operations as detailed above, you may sign the section at the bottom of this page. Our emergency rates are also below for your review. Dump expenses range based on the material, size, and weight.

Any overtime worked will be billed at time and a half rate.

All staking material, tree straps, braces, and tree saver will be billed on a time and material basis.

PLEASE SEE EXHIBIT A WHICH OUTLINES OUR HURRICANE PREPAREDNESS PRE AND POST STORM.

## 2026 HURRICANE PRICE LIST

General Labor	\$75.00 / hour
Skilled Labor (Chain Saw Operator)	\$95.00 / hour
Loader & Operator	\$165.00 / hour
Dump Fees *If Necessary*	\$290.00 / per 12 yds (Branches, Leaves, Debris)
Grapple Removal (if dump is closed or busy)	\$2,800 / per 40 yds
Lodge Poles	\$15.00 each
Twisters	\$20.00 each
2 x 4's	\$22.00 each
Root Drench (insect/fungi)	\$32.00 per tree
Large trees with machine	\$205.00 per tree
Small or Medium Trees	\$100.00 per tree
Tree Saver	\$10.75 per tree

**Approval for clean-up services:**

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Property Name

\_\_\_\_\_  
Print Name / Title

\_\_\_\_\_  
Date

**Emergency Contact Numbers:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Land Line #

\_\_\_\_\_  
Cell #

\_\_\_\_\_  
Name

\_\_\_\_\_  
Land Line #

\_\_\_\_\_  
Cell #

Hurricane preparedness pre and post storm

# Exhibit A

## I. Pre-storm prep

- a) Shut down of Irrigation clocks and pump stations.
- b) Inspect and clean all storm water collection drains in the common areas.
- c) Securing patio furniture to Amenity centers and sales centers and models.
- d) Ensure existing loose tree straps are tightened and existing braces are secure.

## II. Post Storm Prep

- a) Once the threat of the storm has passed and it is safe to travel, we will dispatch our emergency response teams to assess the damage to the property. Pictures will be taken and submitted to the management company along with suggestions of where to start based on safety observations / concerns. We will also determine if a staging area is available for Impact to use to avoid long lines at the dump and to maximize production efforts onsite. Once the entire job is completed, we will utilize our 40-yard dump to remove the material from the staging area(s).
- b) All tree staking / bracing will be completed at time of the storm clean up to all trees and palm trees that have fallen completely over. Trees that are still rooted and only show a 5 to 10 degree lean, will be completed post the initial storm debris clean up to aid in allowing Impact to focus on the heavily affected tree and palm specimens throughout the community that are safety related concerns.
- c) Proposals for trees replacements will be submitted for review and approval within 20 business days of the time the post storm cleanup commences. Please keep in mind that it may be too early to tell if some trees and palms will recover or not.
- d) The storm clean up team will be compromised with our Landscape division due to their training and qualification to handle emergencies of this nature, This allows our lawn maintenance teams to focus on maintenance related items such as mowing, trimming and light clean up efforts to the community.

- III. **Storm clean-up billing process/procedure:** In the event certain communities take longer than a week to complete, detailed weekly billing will be submitted for review and processing. We will do our best to create “not to exceed” or “worst case” scenario costs in advance to assist in what the overall costs may be to clean up the site to the community and Developers standards.



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# **North River Ranch Improvement Stewardship District**

Staff Reports

# July Story board Field Operations and Maintenance

North River Ranch

# Summary

- Homeowner inquires slightly down this month.
- Weather has made an impact on landscaping, but vendors are doing a good job. Heat, water restrictions, and lower county pressure are all being accounted for.
- Final landscape plantings for this fiscal year should hopefully be able to be completed this month depending on the weather.
- The main focus for the 4<sup>th</sup> quarter is to finish up any projects and maintenance needed.



# Community Photos

Tree over homeowner's screen cage will be trimmed next week



# Community Photos

Pool table to be re-felted this month, rust on speaker



# Community Photos

Pond algae, Adirondack chair replacements, pool lights



# Community Photos

Common area mowing, palm trimming, leaning signs



# Community Photos

Daycare pad complete, new phase construction



**NORTH RIVER**  
RANCH

# Monthly Summary Report

June 2026

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# FEATURED LIFESTYLE EVENTS



## JUNE FOOD DRIVE

All Month Long

Throughout the month of June, North River Ranch proudly partnered with Meals on Wheels PLUS of Manatee, collecting non-perishable food items to help support local families in need. Residents donated essential pantry staples such as peanut butter, cereal, canned goods, pasta, rice, and more at the Clubhouse, while neighborhoods competed in a friendly food drive challenge to see who could contribute the most.

The campaign culminated with our Giving Day community celebration on Saturday, June 27, where residents, prospective homeowners, and members of the public came together for an evening of giving back.

The event featured live music, food trucks, yard games, children's service activities, raffle prizes, and a special Meals on Wheels PLUS information booth, creating a fun and meaningful experience for guests of all ages.

While we are still waiting for the official total to confirm whether we reached our ambitious goal of 2,650 pounds, one thing is already certain: our residents donated more food than ever before, demonstrating the compassionate spirit that makes North River Ranch such a special place to call home.



# FEATURED LIFESTYLE EVENTS



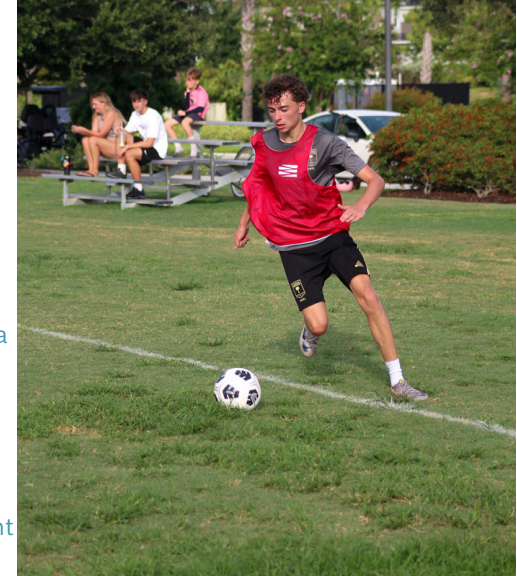
## NRR SOCCER SUMMER SERIES Every Monday / 5:00 PM - 8:00 PM

North River Ranch's inaugural Soccer Summer Nights has quickly become one of the community's signature summer events, bringing together neighbors for an evening of friendly competition, family fun, and community connection.

Over the course of the series, four teams competed in a six-week 5v5 league, culminating in playoff and championship action, while emphasizing sportsmanship, teamwork, and fun for all participants.

Each Monday evening, more than 150 residents gather at Brightwood to cheer on the teams and enjoy a vibrant atmosphere featuring food trucks, music, inflatable attractions, a Toddler Zone, and activities for younger children. The event creates opportunities for residents of all ages to connect—whether they were playing on the field, supporting friends and family from the sidelines, or simply enjoying dinner and entertainment together.

Soccer Summer Nights has become much more than a recreational series; it has grown into a weekly community gathering that encourages active lifestyles, neighborhood pride, and meaningful connections among residents. With consistently strong attendance and enthusiastic participation throughout the season, the program has proven to be a tremendous success and an exciting addition to North River Ranch's annual event lineup.



# ENGAGE LIFESTYLE PROGRAMMING

Every Month	NRR Clubs (Soccer, Fishing, Homeschool, and Book Club)	Varies between Club
Every Other Friday	Food Truck Friday (Partnering with All About Food Trucks for Bookings and Online Orders)	Vaires between 30-50 attendees
Every Other Friday	Food Trucks & Flowers (Partnering with Posies Flower Bus)	Vaires between 30-50 attendees
Every Wednesday Evening	Wednesdays are for Tacos and Margs (Partnership with Poppo's Taqueria)	Ranges from 60-75 attendees
Every Monday	NRR Soccer Summer Series	Ranges 150 - 250 each week
6.15.26-6.19.26	Art Discovery Summer Series (Art Summer Camp)	2 attendees
6.6.26	Drive In Movie	200 attendees
6.12.26	Family Game Night	30 attendees
6.13.26	Poolside DJ	150 attendees
6.14.26	Make and Mingle	11 attendees
6.20.26	Father's Day Speakeasy	60 attendees
6.26.26	NRR Summer Concert Series	80 attendees
6.26.26	Hit the Goal Giving Day	20 attendees (Rained 20 minutes into the event)

# EXCEED FITNESS PROGRAMMING

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DATE(S)	PROGRAM DETAILS	PARTICIPATION
Weekly	Fuel Your Week (Weekly Recipes)	Attendees Vary
Weekly	Digital Detox Thursdays (Digital Detox Reminders)	Attendees Vary
6.7.26	Yoga & Brunch	15 attendees
6.20.26	Body Bar & Spiritz	13 attendees
6.28.26	Strength & Recovery	6 attendees

# FACILITY UTILIZATION

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

SPACE	TOTAL VISITS
Brightwood Pavilion	3,125
Riverfield Verandah	2,141
Clubhouse	2,562
Headwaters Swim Center	3,553
Activities Outpost	1,835
Pickleball Courts	917
Pump Park	600
Dash's Bark Park	280

# FACILITY OPERATIONS & MAINTENANCE

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SPACE	ITEM	STATUS
Brightwood Fitness Center	Cubbies	In Progress ▾
Brightwood Fitness Center	<b>NRR Fitness Logo Signage on the Wall</b>	Completed ▾
Pickleball Courts	Water Bottle Holder	Completed ▾
Pickleball Courts	Permanent Court Number & Paddle System Signage	In Progress ▾
Event Calendar	Researching Better Ways for Residents to Know About Programs and Events	In Progress ▾

# COMMUNITY IN ACTION



# COMMUNITY IN ACTION



# COMMUNITY IN ACTION



# FORECAST

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PROGRAM	STATUS
Bringing Back Quarterly Pet Events	COMPLETED ▾
Bringing Back Quarterly Date Night Out Events	COMPLETED ▾

CURRENT ACTION ITEMS	DETAILS	DUE DATE
Hire Staff	Hire and Train Summer Staff (Full Time and Part Time Front Desk)	8.1.26
(Additional) Train Summer Staff	Continue to train summer staff through the month of July (Staffing changes during the month of June resulted in additional hiring and training needed for the month of July)	8.1.26
RSVP	Figure out a better way for residents to RSVP to Programs and Events	9.1.26