

North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **Wednesday, September 9, 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://pfmcdd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
 - 1) Minutes of the August 12, 2026, Auditor Selection Committee and Board of Supervisors' Meeting
 - 2) Florida Patio Proposal for Table and Umbrella Replacement
 - 3) Maddtraxx Proposal for Brightwood Bridge Repair
 - 4) Maddtraxx Proposal for Dog Park Repairs
 - 5) Maddtraxx Proposal for Phase 4EF Washout Repair
 - 6) PRECO Domestic Power Installation Agreement for Phase 4C-2
 - 7) Rayco Electric Proposal for Phase 2 Monument Underground Electrical Installation
 - 8) SignPro Proposal for Monument Cabinet
 - 9) Steadfast Landscape Maintenance Contract for Zone 8
 - 10) Yellowstone Proposal for Plantings on Richmond Trail Berm
 - 11) Payment Authorizations Nos. 187 – 191
 - 12) Funding Requests Nos. 730 – 746
 - 13) District Financial Statements

Business Matters

- 2. Consideration of Stantec Proposal for General District Engineer Services for Fiscal Year 2026-2027
- 3. Consideration of Axis One Proposal for Monument Construction for Fort Hamer 3rd Extension
- 4. Consideration of Change Orders 5 & 6 for Frederick Derr & Co. Inc. Re: Phase 4-2C

Other Business

5. Staff Reports

- District Counsel
- District Engineer
- District Manager
- Field Services Operation Manager
- Lifestyle Director

6. Supervisor Requests and Comments

Adjournment



North River Ranch Improvement Stewardship District

Consent Agenda



North River Ranch Improvement Stewardship District

Minutes of the August 12, 2026,
Auditor Selection Committee and
Board of Supervisors' Meeting

MINUTES OF MEETING

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

Wednesday, August 12, 2026, at 2:00 p.m.

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

Board Members present via phone or in person:

Pete Williams	Chairperson	
Janice Snow	Vice Chairperson	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(via phone)
John Leinaweaver	Assistant Secretary	

Also present:

Vivian Carvalho	PFM Management Services LLC – District Manager	
Amanda Lane	PFM Management Services LLC – District Accountant	
Kwame Jackson	PFM Management Services LLC – Associate DM	
Sarah Sandy	Kutak Rock – District Counsel	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseney	Neal Communities – Developer	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Cori Morgan	Lifestyle Director	(via phone)
Chris Fisher	Clearview	(via phone)
Charles Varah	Neal Land & Neighborhoods	

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 2:03 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

A resident asked if the builder is paying the same fees as the homeowners.

Consent Agenda

- 1. Minutes of the July 8, 2026, Board of Supervisors' Meeting**
- 2. C&M Proposals for Little River Way Base Repair and Final Lift**
- 3. Frederick Derr Co #4 for Phase 4-2C**
- 4. Impact Proposal for Wildleaf Buffer Tree Replacement**
- 5. Maddtraxx Proposal for Preparation for Future Monument at US301 & Little River Way**
- 6. Maddtraxx Proposal for Preparing Future Stockpile Area**
- 7. Maddtraxx Proposal for Stump Removal on Grand River Parkway & Fort Hamer Road**
- 8. Maverick Proposal for Repairing Wildleaf Sign**
- 9. RIPA Proposal for Reclaimed Water Meter Lids in Phase 4E**
- 10. RIPA Proposal for Reclaimed Water Reconfiguration to Private – Phase 4EF**
- 11. Stand Out Pool Proposal for Brightwood Pool Light Fixture Replacements**
- 12. Payment Authorizations Nos. 179 - 186**
- 13. Funding Requests Nos. 704 - 729**

14. District Financial Statements

The Board reviewed the Consent Agenda Items

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

SECOND ORDER OF BUSINESS

Business Matters

Ranking of Auditing Services Proposals

Ms. Carvalho reviewed the Auditor Selection Committee Recommendations.

There was brief discussion amongst the committee regarding the District Manager's ranking sheet.

The committee revised the rankings of the proposals.

ON MOTION by Mr. Williams, seconded by Ms. Snow with all in favor, the committee approved the revised rankings with McIntosh as #1, Grau & Associates as #2, Richie Tandoc as #3, and Berger, Toombs, Elam, Gaines & Frank as #4.

Review & Consideration of Auditor Selection Committee Recommendation

Ms. Carvalho reviewed the Auditor Selection Committee Recommendations.

There was brief discussion amongst the board regarding the rankings.

ON MOTION by Mr. Williams, seconded by Ms. Snow with all in favor, the Board approved Auditor Selection Committee Recommendation with McIntosh as #1, Grau & Associates as #2, Richie Tandoc as #3, and Berger, Toombs, Elam, Gaines & Frank as #4.

Consideration of Resolution 2026-06, Adopting Goals, Objectives

**and Performance Measures
and Standards for Fiscal
Year 2027**

Ms. Carvalho noted that the Goals and Objectives coincide with the current ones.

ON MOTION, by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-06, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2027.

**Public Hearing on the
Adoption of the District's
Annual Budget**

- a. Public Comments
and Testimony**
- b. Board Comments**
- c. Consideration of
Resolution 2026-07,
Adopting the Fiscal
Year 2026-2027
Budget and
Appropriating
Funds**

Ms. Carvalho requested a motion to open the public hearing.

ON MOTION, by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board opened the public hearing.

A resident commented on the 26% increase and questioned what was creating large expenses.

A resident questioned if the expense for leasing the fitness equipment was greater than purchasing the equipment outright. He also had concerns with several expenses such as lifestyle staff, cantina at camp creek and field operations. He would also like to know what the carry-over was from Fiscal Year 2026.

A resident noted that she requested a copy of the budget and has not received it. She expressed concerns about not being able to have an informed comment because she was unable to review the budget previously.

A resident wanted to ensure the District was not overpaying for services and receiving bids from other companies.

A resident would like a line-item detail about the stormwater maintenance increase from \$500 to \$18,000.00.

A resident commented on the costs of cable and Wi-Fi and asked if they were able to review the invoices.

ON MOTION, by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board closed the public hearing.

Mr. Williams noted the need for additional landscape areas, additional amenity services, and cost of service increases as major variances for the budget increase. He noted that when the final Budget is posted, there will be more detailed information and highlighted areas of increase.

Mr. Williams noted that at the time the fitness equipment was implemented it was more cost-effective to lease. He noted that they will investigate purchase options in the future. Ms. Snow also noted that leasing equipment allowed for updated equipment.

Mr. Williams asked Ms. Morgan for her staff count. Ms. Morgan noted that over the summer there were 14 staff members and currently there are 12 staff members.

Mr. Williams noted the cantina at camp creek expense is for supplies.

Mr. Williams commented on the bikeshare facility.

Mr. Williams noted that the District does not carry over expenditure from one year to the next. He noted that if there are additional funds left over at the end of the year, that money is used to offset assessments or reserves for other improvements.

Mr. Williams gave a brief overview of lake maintenance requirements and costs.

Mr. Williams noted that due to the size of the community, several landscapers are needed for various areas or projects.

Mr. Williams noted that there were several areas in stormwater drainage that needed to be repaired. Stormwater drainage will continue to be a routine maintenance item.

Mr. Williams commented on the community center cable and Wi-Fi rates.

Mr. Williams gave a brief overview on how to access and receive copies of documents through a public records request.

Mr. Williams reviewed an email request.

Mr. Jackson commented on how to find the monthly financials on the website.

A resident commented on increasing fees for future amenities. She also wanted to confirm the assessment increases were being distributed evenly.

Ms. Carvalho noted that the completion of additional infrastructure will stabilize the budget.

ON MOTION, by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-07, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds.

**Public Hearing on the
Imposition of Special
Assessments**

- a. Public Comments
and Testimony**
- b. Board Comments**
- c. Consideration of
Resolution 2026-08,
Adopting an
Assessment Roll for
Fiscal Year 2026-
2027, and Certifying
Special
Assessments for
Collection**

Ms. Carvalho requested a motion to open the public hearing.

ON MOTION, by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board opened the public hearing.

Ms. Carvalho noted that this reflects the debt service obligation and the operation and maintenance assessment roll based on the Budget that was just approved.

The Board briefly discussed when this would appear on the tax bill.

ON MOTION, by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the public hearing.

The Board reviewed the resolution.

ON MOTION, by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2026-2027, and Certifying Special Assessments for Collection.

**Public Hearing on the
Adoption of Revised Rules
of Procedure**

- a. Public Comments
and Testimony**
- b. Board Comments**
- c. Consideration of
Resolution 2026-09,
Adopting Revised
Rules of Procedure**

Ms. Carvalho requested a motion to open the public hearing.

ON MOTION, by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board opened the public hearing.

Ms. Snow noted page 233, rule 1.2 has a spelling error on the word "District".

Mr. Williams and Mr. Jackson provided an overview of Rules of Procedure and the revisions being proposed.

Ms. Carvalho noted that these are statutory changes

ON MOTION, by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board closed the public hearing.

The Board reviewed the resolution.

ON MOTION, by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2026-09, Adopting Revised Rules of Procedure with the corrected spelling changes.

**Consideration of
Resolution 2026-10,
Adopting the Annual
Meeting Schedule for Fiscal
Year 2026-2027**

Ms. Carvalho noted that due to a holiday in November the meeting date has been changed to November 18, 2026.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 for the second Wednesday of each month with the exception of November meeting, which will be held on the third Wednesday of the month, at 2:00 p.m. at Lakewood Ranch Library – 1st Floor Meeting Room B (#130) 16410 Rangeland Pkwy, Bradenton, FL 34211.

**Review and Consideration
of Responses to RFP
Landscape & Irrigation
Maintenance Services for
Zones 3 & 7**

Mr. Varah gave an overview of the proposals received and the evaluation by the team.

ON MOTION, by Mr. Leinaweaver, seconded by Ms. Snow, opposed by Mr. Williams, the Board approved RFP Landscape & Irrigation Maintenance Services for Zones 3 & 7, awarding Zone 3 to Impact Landscaping and Zone 7 to Steadfast Alliance.

**Consideration of Certificate
of Completion for 2020
Bond Issuance**

Ms. Carvalho gave an overview of the Bond Issuance and requirements for a Certificate of Completion.

ON MOTION, by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Certificate of Completion for 2020 Bond Issuance.

**Discussion of Off-Duty
Officer Assignment for
Traffic Calming**

Ms. Carvalho noted this was for the off-duty officer for the first week of school.

ON MOTION, by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Off-Duty Officer Assignment for Traffic Calming.

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 September 9, 2026, at 1 p.m.

Field Operations Manager – Ms. Carvalho noted the Field Operations report was in the agenda packet.

Lifestyle Director – Ms. Carvalho noted the Lifestyle report was in the agenda packet.

**Audience Comments and
Supervisor Requests**

There were no public comments or Supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to be discussed.

ON MOTION, by Mr. Blakley, seconded by Mr. Williams, with all in favor, the August 12, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 3:26 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



North River Ranch Improvement Stewardship District

Florida Patio Proposal for Table
and Umbrella Replacement



NRR O/M

Estimate

506 8th Street West
Palmetto, FL 34221

Date	Estimate #
8/27/2026	33257

Name / Address
NRR ISD 3501 Quadrangle Blvd., Ste. 270 Orlando, FL 32817 941-376-8496 Jeff jranger@nealland.com

Ship To
NRR ISD 11645 Camp Creek Trl, Parrish, FL 34219 941-376-8496 Jeff jranger@nealland.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	8/27/2026	Int	Palmetto

Item	Quantity	Description	Cost	Total
Acrylic Tops	10	New 18" Acrylic Top	35.00	350.00T
Repair	1	Repair/Resew/ Patch Pockets On Umbrella Cover	100.00	100.00T
Freight		Shipping Charge	100.00	100.00

			Subtotal	\$550.00
			Sales Tax (0.0%)	\$0.00
			Total	\$550.00

Phone #	Fax #
941-722-5643	941-723-9223

Approved and accepted by:
Pete Williams, Chairman
Date: 8/27/26



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Brightwood Bridge Repair



PROPOSAL - CO

MaddTraxx LLC

3946 Sasser Rd

Zolfo Springs FL

863-832-4807

NRR - O/M Street, Sidewalk and Curb Maintenance

DATE	5/4/2026
PAYMENT TERMS	NET 30
PO NUMBER	050426MWSidewalk-CO

BILL TO
North River Ranch

JOB
Moccasin Wallow Sidewalk - Change Order

SCOPE	QUANTITY	RATE	AMOUNT
ADDITIONAL ITEMS ADDED - Change Order Remobilized site with skid steer and dump trailer to tear out additonal sidewalk panel to allow for irrigation repairs to be made underneath. Form and repour the additonal panel after irrigation repairs were made.	1	1	\$1,700.00

Total : \$1,700.00

TERMS

Bid price (as shown) for work described above is \$1700.00. Upon execution, it constitutes a binding purchase order.

Pete Williams 8/11/26 Board Chair**Signature of Acceptance****Signature of Acceptance**



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for Dog Park Repairs



PROPOSAL

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

NRR O/M

DATE	8/13/2026
PAYMENT TERMS	NET 30
PO NUMBER	

BILL TO
North River Ranch ISD

JOB
Dog Park Chain-link Repairs

SCOPE	QUANTITY	RATE	AMOUNT
Provide labor and materials to complete miscellaneous repairs on the dog park chain-link fence. Materials provided will complete 100' of 5' black chain-link mesh fence. Tension wire and hog rings will be installed as needed. Gate adjustments are also included.			\$2,990.00

Total : \$2,990.00

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

TERMS

Upon execution, it constitutes a binding purchase order.

Pete Williams 8/26/26

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

Maddtraxx Proposal for
Phase 4EF Washout Repair



PROPOSAL

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

FORCDD - Earthwork

DATE	8/18/2026
PAYMENT TERMS	NET 30
PO NUMBER	

BILL TO
North River Ranch ISD

JOB
Phase 4EF, Washout Repair

SCOPE	QUANTITY	RATE	AMOUNT
Provide labor, materials and equipment to import aprox 2 loads of onsite fill. The area will be graded and compacted to ensure a stable base and topped with bahia sod. *The leftover section of pvc pipe will be removed and disposed of.			\$3,760.00

Total : \$3,760.00

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

TERMS

Upon execution, this constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



North River Ranch Improvement Stewardship District

**PRECO Domestic Power Installation Agreement
for Phase 4C-2**

UNDERGROUND RESIDENTIAL DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement, made this 14th day of August, 2026, by and between **NORTH RIVER RANCH ISD** organized and existing under the laws of the State of Florida (hereinafter called the Developer/Customer) and **Peace River Electric Cooperative Inc.**, a corporation organized and existing under the laws of the State of Florida (Hereinafter called PRECO).

WITNESSETH:

Whereas, the Developer/Customer has applied to PRECO for underground distribution facilities to be installed on Developer/Customer's property known as **WO#949490 NRR PH4C-2 LOTS (163 LOTS)** located in **Manatee**, (City/County) Florida. A legal survey of the above described property where new underground electric facilities are to be installed are attached hereto and made part of this agreement.

Address for CAC refunds:

5824 Lakewood Ranch Blvd Attn: Kris Watts
Sarasota, FL 34240

That for and in consideration of the covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

- I. Current year URD full Cost per lot **\$3,389** X 163 Lots = \$552,407.00
- II. Total credit for Developer installed facilities \$40,540.42
- III. **Equipment Damaged during Construction**
 - a. A security deposit for equipment damage in the amount of \$15,000 shall be provided by the Developer/Customer.
 - b. The Developer/Customer acknowledges and agrees that any subsequent repairs to the PRECO system, once installed, necessitated by actions of the Developer/Customer, their contractors, or subcontractors, shall be the financial responsibility of the Developer/Customer.
 - c. The Developer/Customer further acknowledges and agrees that each section of the subdivision will be assigned a replacement value for installed equipment in the event of construction-related damages. This assessed amount will be held in a non-interest-bearing account with Peace River Electric Cooperative. Upon completion of

the respective section, the funds will either be refunded to the Developer/Customer or, with mutual agreement, retained for the next section of development.

- IV. The total estimated cost of construction is with credit applied \$511,866.58
- V. Total Developer contract price with credit and deposit applied \$526,866.58
- VI. Total credit is limited to the total charges applicable; in no instance shall the CIAC be less than zero.

- VII. Maximum CAC refundable amount \$407,826.00

VIII. CONTRIBUTION IN AID TO CONSTRUCTION /CONSUMER ADVANCE FOR CONSTRUCTION

- A. **(Option A)** (NOT WITHIN 2 YEARS) Cost of Contribution in Aid to Construction (CIAC) and Consumer Advance for Construction (CAC).
 - a. The total estimated cost of construction is **\$511,866.58**
 - b. Any “Consumer Advance” for Construction will be determined and refunded in accordance with Peace River Electric Cooperative, Inc’s Service Rules and Regulations.
 - c. The reimbursement clock will start once the subdivision phase is energized.

CAC Prorated Amounts Per Lot to Be Reimbursed, By Year of Service Supplied:

1. First 24 months, 100 percent	<u>\$2,502.00</u>
2. In Excess of 24 months but less the 36 months, 75 percent	<u>\$1,876.50</u>
3. In Excess of 36 Months but Less Than 48 Months, 50 percent	<u>\$1,251.00</u>
4. In Excess of 48 Months, no return	

- d. The Developer/Customer can receive a credit of **\$40,540.42** for installing the secondary trench and duct system in accordance with Peace River Electric Cooperative, Inc’s Service Rules and Regulations.

IX. ENGINEERING

- A. Developer/Customer Engineering Responsibilities
 - a. Paving, grading, and drainage plans showing all surface and sub-surface drainage satisfactory to PRECO.
 - b. Construction Schedule of development build out.

- c. An estimate of when electric service will be required, and
- d. Copies of the Developer/Customer's final construction plans as well as other construction drawings (plot, site, sewage, electrical, etc.) requested by PRECO. Plats provided by the Developer/Customer must be either recorded by the clerk of court or other recording office.
- e. Provide good and sufficient easements, including legal descriptions and survey work to produce such easements, and mortgage subordinations required by PRECO for the installation and maintenance of its electric distribution facilities. Such easements must be granted obtained, and recorded, at no cost to PRECO, prior to trenching, installation and/or construction of PRECO facilities.
- f. Should for any reason, except for the sole error of PRECO, PRECO's facilities not be constructed within the easement, PRECO shall require the Developer/Customer to grant new easements and obtain any necessary mortgage subordinations to cover PRECO's installed facilities, at no cost to PRECO, and PRECO will release the existing easement.

B. PRECO Engineering Responsibilities

- a. Provide the Developer/Customer with a design drawing indicating the location of all PRECO underground facilities, point of delivery, and transformer locations and specifications required by PRECO and agreed to by Developer/Customer.
- b. Engineering design and cost estimates will be based on employment of rapid production techniques and cooperation to eliminate conflicts with other utilities. Underground service, secondary, and primary conductors are to be of standard PRECO design, in conduit, and with above-grade appurtenances.
- c. Provide single phase underground electric service operating at 120/240 volts.
- d. If developer/Customer request three phase either underground or overhead electric service, PRECO will provide an estimate of the additional costs and contribution in aid to construction to be paid by Developer/Customer to provide such three phase electric service.

X. CONSTRUCTION

A. Developer/ Construction Responsibilities

- a. PRECO would require the Developer/Customer to participate in a pre-construction conference with the Developer/Customer's contractors, the PRECO representatives and other utilities within three (3) weeks of the start of construction. At the pre-construction conference, PRECO shall provide the Developer/Customer with an estimate of the date when service may be provided.
- b. If developer/Customer requests PRECO to delay the scheduled date of installation, any additional costs, including but not limited to, engineering, construction and material costs shall be paid by the Developer/Customer in advance. When a Developer/Customer requests delays or changes to the

underground installation of PRECO's facilities, it shall be the Developer/Customer's responsibility to pay for such additional costs not included in the original contribution. The original contribution does not include the cost of conversion of any existing overhead lines to underground or the relocation of any existing overhead or underground facilities to serve the property identified above.

- c. Clear the PRECO easement on the Developer/Customer's property of tree stumps, all trees, and other obstructions that conflict with construction, including the drainage of all flooded areas. The Developer/Customer shall be responsible for clearing, compacting, boulder and large rock removal, stump removal, paving, and addressing other special conditions. The entire easement shall be graded to within six inches of final grade.
- d. Provide property line and corner stakes, designated by a licensed surveyor, to establish a reference for locating the underground cable trench route in the easement and additional reference points when required by PRECO. Also, the Developer/Customer shall provide stakes identifying the location, depth, size, and type of all non-PRECO underground facilities within or near the easement where PRECO distribution facilities will be installed. The Developer/Customer shall maintain these stakes, and if any of these stakes are lost, destroyed or moved and PRECO requires their use, the Developer/Customer shall replace the stakes at no cost to PRECO, unless the stakes are lost, destroyed or moved by an agent, employee, contractor or subcontractor of PRECO, in which case PRECO will pay the Developer/Customer the cost of replacing the stakes.
- e. It is further understood and agreed that subsequent relocation or repair of the PRECO system, once installed, will be paid by the Developer/Customer if relocation or repair is a result of action by Developer/Customer or any of the Developer/Customer's contractors or subcontractors from the time the underground facilities were installed; and, that subsequent repair to PRECO's system, once installed, will be paid by the Developer/Customer if said repair is a result of damage caused by the Developer/Customer or any of the Developer/Customer's contractors or subcontractors.
- f. **Provide sufficient and timely advance notice (30 days) as required by PRECO, for PRECO to install its underground distribution facilities prior to the installation of paving, landscaping, sodding, sprinkler systems, or other surface obstructions.** In the absence of sufficient coordination, as determined by PRECO, by the Developer/Customer, all additional costs for trenching and backfilling shall be paid by the Developer/Customer, and none of the costs of restoring paving, landscaping, grass, sprinkler systems and all other surface obstructions to their original condition, should they be installed prior to PRECO's facilities, shall be borne by PRECO.
- g. Pay for all additional costs incurred by PRECO which may include, but are not limited to, engineering design, administration and relocation expenses, due to changes made subsequent to this agreement on the subdivision or development layout or grade.

B. PRECO Construction Responsibilities

- a. Install, own, and maintain the electric distribution facilities up to the designated point of delivery except when otherwise noted.
- b. Will closely coordinate with Developer/Customer to avoid delays in providing permanent electric service at the time of the Developer/Customer's receipt of certificate of occupancy.

C. This Agreement is subject to change if PRECO's Peace River Electric Cooperative, Inc's Service Rules and Regulations change.

- XI. The terms and conditions of this Agreement are valid for 30 days from the date PRECO signs this Agreement.

Accepted:

PRECO CEO/General Manager (Date)

Accepted:

 8/15/26

Developer/Customer Signature (Date)

Pete Williams, Chairman

APPROVED

By Andy Richardson at 8:02 am, Aug 17, 2026

Witness (Date)

Witness (Date)



North River Ranch Improvement Stewardship District

Rayco Electric Proposal for Phase 2
Monument Underground Electrical Installation



Rayco Electric, Inc.

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

RECIPIENT: **YORKCDD - Elec Svc**

North River Ranch Improv. Stew. District

5824 Lakewood Ranch Boulevard
Bradenton, Florida 34211

SERVICE ADDRESS:

11510 Little River Way
Parrish, Florida 34219

Quote #250263

Sent on Jul 31, 2026

Total \$3,650.00

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

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

Install a new 100A, 120/240V single-phase 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 at the approved location. Install and complete all load-side service equipment, including the connection from the meter socket to the main service panel, and provide a complete grounding electrode system with two ground rods, all required grounding, and one weather-resistant GFCI receptacle mounted at the base of the 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.

Peace River Electric will be responsible for installing the new transformer, underground conduit, boring, service entrance conductors.

Product/Service	Description
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Permit and inspection fee	
---------------------------	--

7' Concrete Banjo	
-------------------	--

Ground rod 8'	
---------------	--

Ground rod acorn clamp 5/8" (NSI-GRC58)	
--	--

1/2" PVC schedule 80 conduit	
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Rayco Electric, Inc.

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

Product/Service	Description
#6 THHN Stranded cooper	
Meter Can 125A (STEEL) (Milbank U8435-XL-TG-HSP)	
QO112L125PGRB	
QO surge protector	
SQD QO2100	
SQD QO120	
Back-feed Main retaining Kit	
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
Total	
\$3,650.00	

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.



North River Ranch Improvement Stewardship District

SignPro Proposal for Monument Cabinet

8/21/26

To: North River Ranch Improvement Stewardship District
5824 Lakewood Ranch Blvd.
Sarasota, FL 34240
Att: Tom Panaseny / VP of Land Development

813.464.4915

Re: Box Logo Tower / Letters and Graphics for Hamer Rd Signs

Desc: A: (1) Monument requiring the following...

- Letters are 6" deep x 30" tall FACE LIT Channel letters - NORTH RIVER RANCH
- Letters are mounted to the top of a 6" x 6" aluminum box which attaches to the top of the cement / stucco knee wall by Others.
- Installs in 3 equal sections for ease of installation. Needs one 120 v 15 amp circuit.
- Wave logo Graphic is an internally lit cabinet 72" wide x 42" tall x 6" deep with push thru Acrylic Waves each having translucent colors. Background is pierce cut white aluminum.
- Wave cabinet mounts to a 16' tall x 8' wide x 2' deep aluminum box tower. Faux Corten Steel finish. Mounts to (2) 8" x 21' steel posts (included in installation price).

PRICE: (Price has increased since original done in 2024)

\$39,950.00

INSTALLATION: Requires setting steel and return trip to set cabinet

\$ 7,585.00

ENGINEER SEAL ONLY- For Permit Acquisition BY NealLand

\$ 275.00

SUB-TOTAL:

\$47,810.00

SALES TAX: CDD PROJECT

\$ EXEMPT

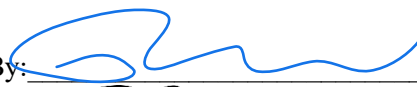
TOTAL:

\$47,810.00

TERMS: 50% Down Payment Required to start Job due upon receipt of invoice.

Balance is Due upon completion and receipt of invoice net 10 days.

Accepted By:



Date:

8/24/26

Submitted By:



Date: 6/26/26

Tom Bowers Pres. / Creative Director

SignPro Studios guarantees these prices for a period of 60 days after which we reserve the right to re-evaluate and resubmit new pricing if needed. We also retain the rights to all items produced until the contract is paid in full and have the right to recover any signage and associated costs related to removal and or binding arbitration. Any artwork used without consent or compensation may result in a charge not to exceed \$1,000.00



North River Ranch Improvement Stewardship District

**Steadfast Landscape Maintenance Contract
for Zone 8**

LANDSCAPE MAINTENANCE SERVICES AGREEMENT FOR DISTRICT PONDS

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Manatee County, Florida, whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District”); and

STEADFAST CONTRACTORS ALLIANCE, LLC, a Florida limited liability company, whose address is: 30435 Commerce Drive, Unit 102, San Antonio, Florida 33576 (the “Contractor”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District owns, operates and maintains certain landscaping and irrigation improvements; (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape maintenance services for the Ponds; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide landscape maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF LANDSCAPE MAINTENANCE SERVICES. The Contractor will provide landscape maintenance services for the public improvement portions of the Ponds identified on the maintenance area map attached hereto and incorporated herein by reference as **Exhibit B**. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor an amount not to exceed **Fifty-Seven Eight Hundred Seventeen Dollars and Twenty-Five Cents (\$57,817.25) annually**, to be paid monthly in twelve, equal monthly payments of **Four Thousand Eight Hundred Eighteen Dollars and Ten Cents (\$4,818.10)**. The term of this Agreement shall be from the date and year first written above through December 31, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for four (4) additional one (1) year terms unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

(5) Contractual Liability Insurance with limits of not less than \$2,000,000 for general aggregate and \$2,000,000 for bodily injury and property damage (combined each occurrence).

(6) Pollution Insurance (covering third-party injury and property damage claims, including clean-up costs) with a limit not less than \$1,000,000.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and/or other expenses including but not limited to attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest all as actually incurred by the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately

discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:	North River Ranch Improvement Stewardship District 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
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With a copy to:

Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Steadfast Contractors Alliance, LLC
30435 Commerce Drive, Unit 102
San Antonio, Florida 33576
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Manatee County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Vivian Carvalho** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a

reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, (407) 723-5946, 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FL 32817. ATTENTION TO DISTRICT MANAGER VIVIAN CARVALHO AT EMAIL: CARVALHOV@PFM.COM.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and

Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor certifies under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 32. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[remainder of this page intentionally blank]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**NORTH RIVER RANCH IMPROVEMENT
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

ATTEST:

WITNESS:

**STEADFAST CONTRACTORS
ALLIANCE, LLC**

By: _____
Print name

By: _____
Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map

Exhibit A

Scope of Services



Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
main@steadfastalliance.com

North River Ranch | Zone 8

Parrish, FL 34219

July, 2026

North River Ranch ISD
C/O PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Landscape Maintenance Program

Service Area

Common Area

Service	Price Per Month	Price Per Year
General Maintenance Services	\$4,141.17	\$49,694.01
Irrigation Watchdog	\$240.00	\$2,880.00
Fertilization Plan	\$436.94	\$5,243.24
Total	\$4,818.10	\$57,817.25

Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD

*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC., DBA Steadfast, hereafter referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licenses to be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape Maintenance Program

1. Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed



Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
main@steadfastalliance.com

- November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
2. **Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
 3. **Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
 4. **Pruning:** Tree Management Program – All Hardwood trees to be pruned for safety clearance of eye level branches up to 8' eight feet monthly (12 times per year). All palms to be pruned up to 12' twelve feet for low hanging fronds or seedpods monthly (12 times per year). Palms and Hardwoods to be pruned with a pole saw from a flat-footed, on the ground. Trees located within a right-of-way ("R/W") shall be maintained as detailed on each "R/W" planting plan. Trees located within the "R/W" shall be maintained as such that fronds do not fall onto the roadway and / or bike path. Pruning of Sabal Palms is not included within this maintenance contract. Tree pruning within the maintenance specification does not provide for ladder work or structural pruning of any kind. Tree pruning services may be provided for an additional charge.
 5. **Pest Control and Fertilization:** Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
 6. **Irrigation:** Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
 7. **Weeding:** Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
 8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.



Landscape Maintenance Contract

Steadfast Maintenance Division

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
main@steadfastalliance.com

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3% cost of living increase. Either party may cancel this contract, with or without cause, with sixty (60) days written notice, by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2026.

NRRISD

Client

[Signature]

Signature of Representative

ZHAIRMAN

Title

Steadfast

Signature of Owner or Agent

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes?

Exhibit B

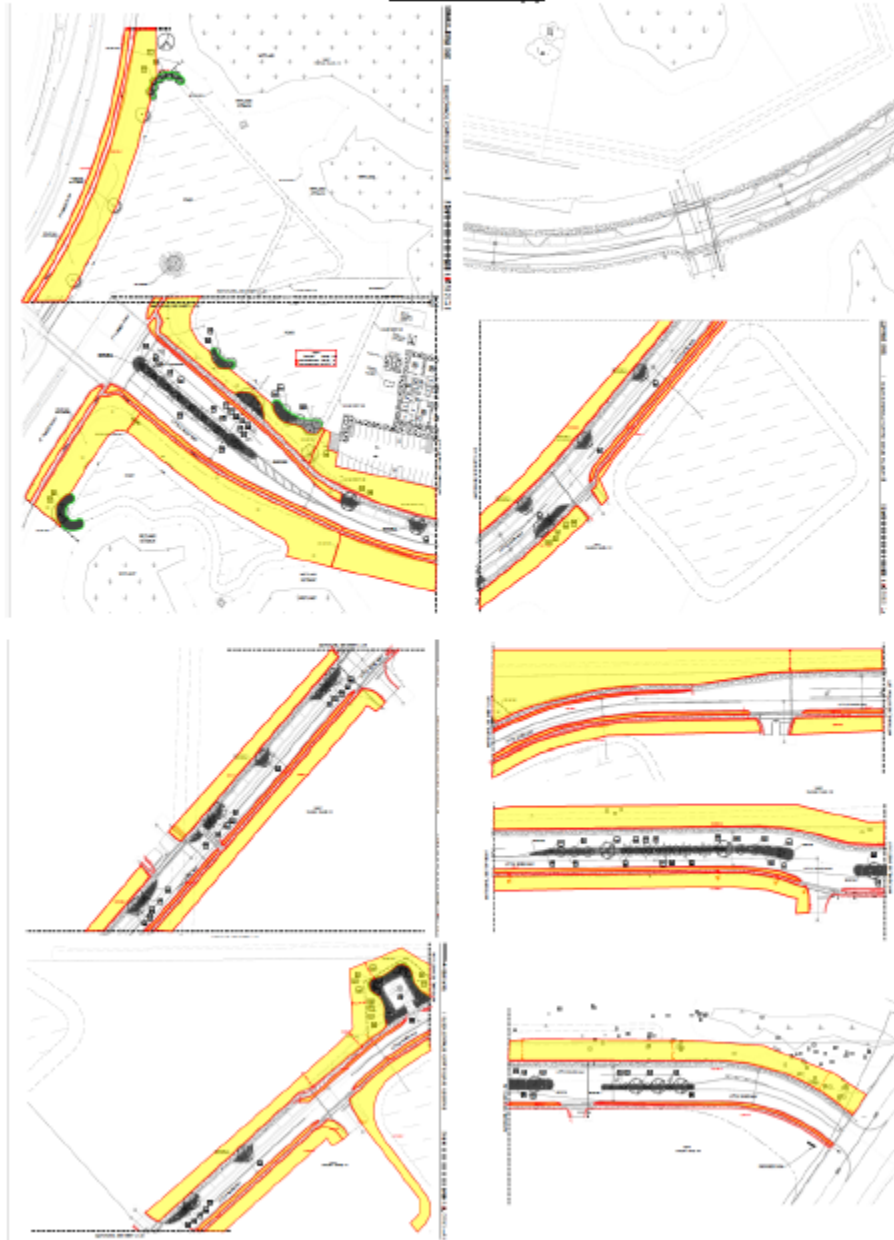
Landscape Maintenance Map



Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
main@steadfastalliance.com

Service Area(s)





North River Ranch Improvement Stewardship District

Yellowstone Proposal for Plantings
on Richmond Trail Berm



NRR o/m

Proposal #: 747552

Date: 8/24/2026

From: Rafael Garcia

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

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

LOCATION OF PROPERTY

8400 Arrowcreek Drive
Parish, FL 34219

Berm Replanting

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor		\$0.00	\$0.00
Eagleston Holly FTG - 25 gal	5	\$575.00	\$2,875.00
Cedar - Red - 25 gal	1	\$525.00	\$525.00
Wax Myrtle 3 Gal	12	\$18.50	\$222.00

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

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

AUTHORIZATION TO PERFORM WORK:

By Pete Williams - Board Chair

Print Name/Title

Date 8/27/26

North River Ranch Stewardship District - Zone Two

Subtotal	\$3,622.00
Sales Tax	\$0.00
Proposal Total	\$3,622.00

THIS IS NOT AN INVOICE



North River Ranch Improvement Stewardship District

Payment Authorizations Nos. 187 – 191

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT				
	Payment Authorizations 187 - 191			
PA #	Description	Amount	Total	
187	Alsco Uniforms	\$ 62.07		
	Aqua Plumbing & Air	\$ 352.00		
	Jones & Sons	\$ 75.00		
		\$ 25.00		
		\$ 20.00		
		\$ 20.00		
		\$ 80.00		
		\$ 25.00		
		\$ 80.00		
	Maverick Building Solutions	\$ 8,460.00		
	Safetouch	\$ 1,118.42		
	Southern Automated Access Services	\$ 250.00		
	Spectrum Business	\$ 138.02		
	Stantec Consulting Services	\$ 9,641.00		
	United Rentals	\$ 708.00		

	Weniger Electric	\$	930.00	
			\$21,984.51	
188	AlSCO Uniforms	\$	62.07	
	Frontier	\$	1,443.48	
		\$	130.98	
		\$	810.08	
		\$	202.01	
	Jones & Sons	\$	125.00	
		\$	125.00	
		\$	200.00	
		\$	150.00	
		\$	125.00	
	MCUD	\$	1,027.60	
		\$	165.38	
		\$	298.46	
		\$	90.21	
		\$	482.85	
		\$	136.17	
		\$	461.86	
		\$	933.54	
		\$	0.12	
		\$	894.87	
		\$	35.72	
		\$	6.62	
		\$	162.39	
		\$	139.55	
		\$	206.78	

		\$	97.61		
		\$	61.74		
		\$	77.52		
		\$	(154.88)		
		\$	126.37		
		\$	42.39		
		\$	(354.83)		
		\$	16.06		
	Peace River Electric Cooperative	\$	1,339.96		
		\$	1,508.37		
		\$	30.91		
		\$	58.88		
		\$	1,158.34		
		\$	61.41		
		\$	60.65		
		\$	62.91		
		\$	72.24		
		\$	40.99		
		\$	700.06		
		\$	29.39		
		\$	762.95		
		\$	2,462.27		
		\$	34.68		
		\$	797.63		
		\$	1,387.19		
		\$	1,699.31		
		\$	31.66		
		\$	29.39		
		\$	39.73		
		\$	37.09		
		\$	67.83		
		\$	2,874.70		

		\$ 1,699.31		
		\$ 30.15		
		\$ 30.03		
		\$ 31.16		
		\$ 573.57		
		\$ 886.36		
		\$ 290.16		
		\$ 30.91		
		\$ 1,012.90		
		\$ 1,664.63		
		\$ 39.98		
		\$ 45.53		
		\$ 832.32		
		\$ 213.95		
		\$ 32.54		
		\$ 30.66		
		\$ 91.69		
	Safetouch	\$ 1,365.66		
	Southern Automated Access Services	\$195.00		
	Southern Land Services of Southwest Florida	\$1,900.00		
		\$2,550.00		
		\$1,075.00		
	Tyree Brown Arborist	\$700.00		
	United Rentals	\$1,583.00		
	US Bank	\$2,357.34		
		\$6,995.16		

	Verizon Business	\$229.92		
	WTS International	\$14,533.35		
			\$ 64,696.54	
189	Advanced Aquatic Services	\$8,529.00		
	AlSCO Uniforms	\$62.07		
	Aqua Plumbing & Air	\$163.00		
	Ballenger Landcare	\$750.00		
	Clean Sweep Parking Lot Maintenance	\$180.00		
	Daystar Exterior Cleaning	\$315.00		
	Doody Free 941	\$1,092.00		
	Impact Landscaping & Irrigation	\$1,330.00		
		\$17,231.19		
		\$10,380.23		
		\$6,516.32		
		\$7,091.89		
		\$315.00		
		\$470.00		
		\$243.50		
		\$185.00		
		\$213.00		
	Jan-Pro of Manasota	\$483.11		
		\$88.53		

		\$283.02		
		\$3,595.00		
		\$128.75		
		\$200.85		
		\$1,766.35		
		\$1,814.84		
	JB Edwards	\$66.00		
	Jones and Sons	\$200.00		
	Kutak Rock	\$3,590.98		
	Lewis Consulting Services	\$300.00		
	Manatee County Sheriff's Office	\$3,420.00		
	McClatchy Company	\$127.74		
		\$189.88		
		\$100.55		
		\$143.27		
		\$1,324.36		
	Neal Land & Neighborhoods	\$13,500.00		
	Peace River Electric Cooperative	\$1,107.45		
	Safetouch	\$2,449.80		
		\$2,697.00		
		\$450.00		
		\$2,507.00		
		\$450.00		
		\$1,617.00		

	S&G Pools	\$2,675.00		
		\$1,650.00		
		\$1,282.60		
	Steadfast Alliance	\$13,240.00		
	TieTechnology	\$85.30		
	Valley National Bank	\$8,561.16		
	VglobalTech	\$210.00		
	WTS International	\$2,924.25		
		\$35.45		
		\$191.80		
		\$1,416.88		
		\$643.50		
		\$1,287.00		
	Yellowstone Landscape	\$9,021.00		
		\$12,250.00		
			\$153,142.62	
190	AlSCO Uniforms	\$48.40		
	Clearview Land Design	\$1,523.25		
	Daystar Exterior Cleaning	\$1,250.00		
	Dex Imaging	\$367.41		

	Frontier	\$119.98		
		\$119.98		
		\$119.98		
		\$151.67		
		\$109.95		
		\$875.14		
	Jones & Sons	\$20.00		
		\$145.00		
		\$80.00		
	Neal Land & Neighborhoods	\$13,500.00		
	S&G Pools	\$849.20		
	Southern Land Services of Southwest Florida	\$1,900.00		
		\$2,550.00		
		\$1,075.00		
	Steadfast Alliance	\$94.85		
		\$441.00		
		\$4,818.11		
		\$4,818.11		
	Supervisor Fees	\$200.00		
		\$200.00		
		\$200.00		
		\$200.00		
		\$200.00		
			\$35,977.03	
191	Alsco Uniforms	\$48.40		

		\$48.40		
	Aqua Plumbing & Air	\$120.00		
	Daystar Exterior Cleaning	\$8,520.95		
		\$800.00		
		\$315.00		
	Florida Patio Furniture	\$550.00		
	Frontier	\$1,443.48		
		\$135.98		
		\$825.08		
	GreatAmerica Financial Services	\$416.30		
	Impact Landscaping & Irrigation	\$9,214.00		
		\$3,431.50		
	JB Edwards	\$39.00		
	Jones & Sons	\$300.00		
	Katherine Storm	\$150.00		
	Manatee County Utilities Department	-\$0.05		
		\$524.10		
		\$123.97		
		\$370.86		
		\$112.55		
	PFM Management Services	\$6,708.33		
		\$1,033.88		

	Pool Table Pros	\$495.00		
	Peace River Electric Cooperative	\$1,359.45		
		\$1,515.68		
		\$30.97		
		\$62.08		
		\$1,161.63		
		\$61.16		
		\$61.56		
		\$62.34		
		\$64.31		
		\$41.73		
		\$706.09		
		\$29.39		
		\$765.04		
		\$2,468.97		
		\$34.77		
		\$799.81		
		\$1,390.97		
		\$1,703.94		
		\$31.63		
		\$30.32		
		\$40.42		
		\$37.27		
		\$66.02		
		\$2,877.82		
		\$1,703.94		
		\$30.06		
		\$30.18		
		\$31.10		
		\$436.38		
		\$891.53		

		\$292.14		
		\$30.84		
		\$1,015.04		
		\$1,669.17		
		\$40.16		
		\$39.51		
		\$834.58		
		\$215.20		
		\$32.15		
		\$30.71		
		\$92.23		
	Southern Land Services of Southwest Florida	\$1,900.00		
		\$2,550.00		
		\$1,075.00		
	Spectrum Business	\$138.02		
	Tyree Brown, Arborist	\$700.00		
	United Rentals	\$1,583.00		
		\$708.00		
	WTS International	\$13,832.56		
		\$13,638.03		
			\$94,669.63	
			\$370,470.33	



North River Ranch Improvement Stewardship District

Funding Requests Nos. 730 – 746

Funding Requests 730 - 746			
FR #	Description	Amount	Total
730			
Phase 2	Peace River Electric Cooperative	\$ 2,134.10	
			\$2,134.10
731			
Phase 4C-2	County Materials	\$ 4,364.80	
		\$ 6,745.60	
		\$ 8,332.80	
		\$ 8,332.80	
		\$ 3,328.00	
		\$ 7,936.00	
		\$ 7,936.00	
		\$ 6,656.00	
		\$ 3,328.00	
		\$ 8,921.60	
		\$ 9,344.00	
			\$75,225.60
732			
Phase Ft. Hamer	Kimley-Horn	\$ 2,141.69	
			\$2,141.69
733			
Phase 2	Steadfast Alliance	\$ 22,455.50	

			\$22,455.50
734			
Phase Jones Buckeye	Kimley Horn	\$ 1,908.95	
			\$1,908.95
735			
Phase 4C-2	Core & Main	\$ 145,406.40	
		\$ 9,297.96	
		\$ 347.38	
		\$ 51,803.23	
		\$ 116,780.04	
		\$ 21,332.92	
		\$ 36,893.79	
		\$ 51,617.91	
		\$ 12,827.00	
		\$ (51,574.60)	
		\$ (9,101.40)	
	County Materials	\$ 1,920.00	
	Oldcastle Infrastructure	\$ 15,256.86	
		\$ 7,990.77	
		\$ 12,678.28	
		\$ 8,985.32	
		\$ 6,209.26	
			\$438,671.12
736			
Phase FT Hamer	Booth Design Group	\$ 1,750.00	

			\$1,750.00
737			
Phase 4C-2	County Materials	\$ 8,332.80	
			\$8,332.80
738			
Phase 2	C&M Road Builders	\$ 51,550.00	
	Peace River Electric Cooperative	\$ 500.00	
	Steadfast Contractors Alliance	\$ 73,636.93	
			\$125,686.93
739			
Phase 4D	Clearview Land Design	\$ 73,316.50	
			\$73,316.50
740			
Phase Amenity	Clearview Land Design	\$ 345.00	
			\$345.00
741			
Phase Jones Buckeye	Clearview Land Design	\$ 73,124.19	
		\$ 15,000.00	
			\$88,124.19
742			
Phase FT Hamer	SignPro Studios	\$ 23,905.00	

			\$23,905.00
743			
Phase 4D	Stantec Consulting Services	\$ 1,500.00	
			\$1,500.00
744			
Phase 4C-2	Core & Main	\$ 2,093.00	
	County Materials	\$ 7,936.00	
		\$ 7,897.60	
		\$ 7,936.00	
		\$ 8,892.00	
		\$ 8,892.00	
		\$ 8,892.00	
		\$ 8,208.00	
		\$ 3,360.00	
		\$ 1,664.00	
		\$ (371.20)	
		\$ (371.20)	
		\$ (2,412.80)	
	Peace River Electric Cooperative	\$ 526,866.58	
		\$ 107,743.47	
			\$697,225.45
745			
Phase Jones Buckeye	Driggers Engineering Services	\$ 9,776.00	
			\$9,776.00

[illegible]



North River Ranch Improvement Stewardship District

District Financial Statements



North River Ranch Improvement Stewardship District

July 2026 Financial Package

July 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 7/31/2026

	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	\$ 772,099.88										\$ 772,099.88
Accounts Receivable	1,283.55										1,283.55
Prepaid Expenses	36,284.26										36,284.26
Deposits	12,108.28										12,108.28
Debt Service Reserve (Series 2019)		\$ 166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,069.50									89,069.50
Revenue (Series 2019)		344,615.64									344,615.64
Revenue (Series 2019-MG)		156,801.58									156,801.58
Prepayment A1 (Series 2019)		1.79									1.79
Prepayment A1 (Series 2019-MG)		4,531.22									4,531.22
Debt Service Reserve A1 (Series 2020)			\$ 224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			200,348.23								200,348.23
Due From Other Funds				\$ 50,636.96							50,636.96
Debt Service Reserve A1 (Series 2023-1)				744,942.55							744,942.55
Debt Service Reserve A2 (Series 2023-1)				585,244.83							585,244.83
Debt Service Reserve A (Series 2023-2)				635,232.50							635,232.50
Revenue (Series 2023-1)				388,045.08							388,045.08
Revenue (Series 2023-2)				353,867.46							353,867.46
Interest A2 (Series 2023-1)				25,816.00							25,816.00
Prepayment A1 (Series 2023-1)				12,139.09							12,139.09
Prepayment A2 (Series 2023-1)				1,080,448.18							1,080,448.18
Prepayment A (Series 2023-2)				14,280.71							14,280.71
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				352.34							352.34
Debt Service Reserve (Series 2023B)					\$ 775,407.29						775,407.29
Revenue (Series 2023B)					42.41						42.41
Prepayment (Series 2023B)					19,504.51						19,504.51
Capitalized Interest (Series 2023B)					268.56						268.56
Accounts Receivable - Due from Developer						\$ 1,501,967.74					1,501,967.74
Prepaid Expenses						4,973.20					4,973.20
Acquisition/Constr A1, A2 (Series 2020)							\$ 54.28				54.28
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infr								\$ 20,100.39			20,100.39
Acquisition/Constr - Master Infrastructu								463.12			463.12
Acquisition/Constr (Series 2023-2)								15.16			15.16
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									\$ 724.31		724.31
Total Current Assets	\$ 821,775.97	\$ 761,076.61	\$ 424,398.23	\$ 3,891,005.79	\$ 795,222.77	\$ 1,506,940.94	\$ 432.73	\$ 21,131.44	\$ 724.31	\$ -	\$ 8,222,708.79



North River Ranch Improvement SD
Statement of Financial Position
As of 7/31/2026

	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>Investments</u>											
Amount Available in Debt Service Funds										\$ 5,821,066.44	\$ 5,821,066.44
Amount To Be Provided										54,863,933.56	54,863,933.56
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,685,000.00	\$ 60,685,000.00
Total Assets	\$ 821,775.97	\$ 761,076.61	\$ 424,398.23	\$ 3,891,005.79	\$ 795,222.77	\$ 1,506,940.94	\$ 432.73	\$ 21,131.44	\$ 724.31	\$ 60,685,000.00	\$ 68,907,708.79
<u>Liabilities and Net Assets</u>											
<u>Current Liabilities</u>											
Accounts Payable	\$ 152,879.76										\$ 152,879.76
Deferred Revenue	1,283.55										1,283.55
Accounts Payable						\$ 1,501,967.74					1,501,967.74
Retainage Payable						54,804.40					54,804.40
Deferred Revenue						1,501,967.74					1,501,967.74
Accounts Payable								\$ 7,578.60			7,578.60
Total Current Liabilities	\$ 154,163.31	\$ -	\$ -	\$ -	\$ -	\$ 3,058,739.88	\$ -	\$ 7,578.60	\$ -	\$ -	\$ 3,220,481.79
<u>Long Term Liabilities</u>											
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
Total Liabilities	\$ 154,163.31	\$ -	\$ -	\$ -	\$ -	\$ 3,058,739.88	\$ -	\$ 7,578.60	\$ -	\$ 60,685,000.00	\$ 63,905,481.79



North River Ranch Improvement SD
Statement of Financial Position
As of 7/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Net Assets											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted	893,299.46										893,299.46
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(80,561.50)									(80,561.50)
Net Assets, Unrestricted			\$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(700,984.41)								(700,984.41)
Net Assets, Unrestricted				\$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,599,562.59)							(1,599,562.59)
Net Assets, Unrestricted					\$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(462,045.54)						(462,045.54)
Net Assets, Unrestricted						\$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(1,374,953.51)					(1,374,953.51)
Net Assets, Unrestricted							\$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,034.99)				(28,034.99)
Net Assets, Unrestricted								\$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								104,081.92			104,081.92
Net Assets, Unrestricted									\$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									204,480.01		204,480.01
Total Net Assets	<u>\$ 667,612.66</u>	<u>\$ 761,076.61</u>	<u>\$ 424,398.23</u>	<u>\$ 3,891,005.79</u>	<u>\$ 795,222.77</u>	<u>\$ (1,551,798.94)</u>	<u>\$ 432.73</u>	<u>\$ 13,552.84</u>	<u>\$ 724.31</u>	<u>\$ -</u>	<u>\$ 5,002,227.00</u>
Total Liabilities and Net Assets	<u>\$ 821,775.97</u>	<u>\$ 761,076.61</u>	<u>\$ 424,398.23</u>	<u>\$ 3,891,005.79</u>	<u>\$ 795,222.77</u>	<u>\$ 1,506,940.94</u>	<u>\$ 432.73</u>	<u>\$ 21,131.44</u>	<u>\$ 724.31</u>	<u>\$ 60,685,000.00</u>	<u>\$ 68,907,708.79</u>



North River Ranch Improvement SD
Statement of Activities
As of 7/31/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Revenues											
On-Roll Assessments	\$ 2,577,227.10										\$ 2,577,227.10
Off-Roll Assessments	1,566,509.41										1,566,509.41
Developer Contributions	0.19										0.19
Other Income & Other Financing Sources	104,583.48										104,583.48
Sales Tax Collection Allowance Revenue	0.32										0.32
On-Roll Assessments		\$ 1,002,645.35									1,002,645.35
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 445,507.94								445,507.94
On-Roll Assessments				\$ 661,458.36							661,458.36
Off-Roll Assessments				732,005.11							732,005.11
Other Assessments				3,824,324.71							3,824,324.71
Other Assessments					\$ 290,258.06						290,258.06
Developer Contributions						\$ 6,110,805.47					6,110,805.47
Inter-Fund Transfers In						85,290.82					85,290.82
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								\$ 87,241.65			87,241.65
Inter-Fund Transfers In								325,544.11			325,544.11
Inter-Fund Transfers In									\$ 206,437.53		206,437.53
Total Revenues	\$ 4,248,320.50	\$ 1,002,648.64	\$ 445,507.94	\$ 5,217,788.18	\$ 290,258.06	\$ 6,196,096.29	\$ 28,543.49	\$ 412,785.76	\$ 206,437.53	\$ -	\$ 18,048,386.39
Expenses											
Supervisor Fees	\$ 10,000.00										\$ 10,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	31,551.25										31,551.25
District Management	67,083.30										67,083.30
Field Management	35,000.00										35,000.00
Engineering	70,909.88										70,909.88
Disclosure	22,500.00										22,500.00
District Counsel	28,601.74										28,601.74
Assessment Administration	25,000.00										25,000.00
Reamortization Schedule	3,500.00										3,500.00
Tax Preparation	96.30										96.30
Travel and Per Diem	2,429.97										2,429.97
Telephone	2,374.62										2,374.62
Postage & Shipping	5,087.25										5,087.25
Copies	1,264.75										1,264.75
Legal Advertising	2,450.10										2,450.10
Miscellaneous	7,968.29										7,968.29
Office Supplies	4,704.51										4,704.51
Property Taxes	177.31										177.31
Web Site Maintenance	2,930.00										2,930.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	754.50										754.50
Waste Holding Tank Rental	7,370.51										7,370.51
Trailer Rental	16,921.72										16,921.72
Dues, Licenses, and Fees	925.35										925.35
Security	40,017.89										40,017.89
Maintenance Staff	69,500.00										69,500.00
Lifestyle Staff	259,439.84										259,439.84
Resident Services	71,475.18										71,475.18
Electric	4,312.44										4,312.44



North River Ranch Improvement SD
Statement of Activities
As of 7/31/2026

	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 - Electric	\$ 52,321.45										\$ 52,321.45
Amenity - Water	39,497.28										39,497.28
Water Reclaimed	28,599.09										28,599.09
Wetlands Monitoring	2,000.00										2,000.00
Amenity - Cable TV / Internet / Wi-Fi	43,667.73										43,667.73
Amenity - Landscape Maintenance	11,368.00										11,368.00
Amenity - Irrigation Repairs	10,118.95										10,118.95
Amenity - Pool Maintenance	56,076.00										56,076.00
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	156,189.37										156,189.37
Amenity - Pest Control	8,255.00										8,255.00
Amenity - Fitness Equipment Leasing	27,712.20										27,712.20
Amenity - Security Monitoring	38,433.40										38,433.40
Amenity - Firepits	2,687.23										2,687.23
Amenity - Gate Access and Maintenance	38,081.60										38,081.60
Amenity - Capital Outlay	42,131.88										42,131.88
Amenity - Miscellaneous	1,215.55										1,215.55
Amenity - Pool Equipment	13,998.00										13,998.00
Amenity - AC Maintenance and Equipment	5,285.78										5,285.78
Amenity - Playground Maintenance	1,000.00										1,000.00
Amenity - Office Equipment Leasing	5,039.37										5,039.37
Amenity - Streetlight Leasing	104,961.09										104,961.09
Amenity - Canteen	6,772.62										6,772.62
Amenity - Repairs & Maintenance	19,089.16										19,089.16
Amenity - Operations	3,577.49										3,577.49
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	72,362.39										72,362.39
Lake Maintenance	86,653.00										86,653.00
Landscaping Maintenance & Material	853,781.30										853,781.30
Landscape Improvements	182,412.85										182,412.85
Contingency	32,643.44										32,643.44
Equipment Repair & Maintenance	12,882.28										12,882.28
Pest Control	1,025.00										1,025.00
Mulch	272,808.75										272,808.75
Monument Maintenance	21,352.29										21,352.29
Storm Landscape Replacement	5,674.00										5,674.00
Capital Expenditures	1,925.33										1,925.33
Street, Sidewalk, Curb Maintenance	29,155.00										29,155.00
Streetlight Leasing	50,747.82										50,747.82
Shared Bike Maintenance	2,575.00										2,575.00
Dog Park	13,780.53										13,780.53
Trail Maintenance	1,750.00										1,750.00
Trailhead Maintenance	320.00										320.00
Developer Loan Repayment	107,796.61										107,796.61



North River Ranch Improvement SD
Statement of Activities
As of 7/31/2026

	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 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
Inter-Fund Transfers			25,215.74								25,215.74
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						\$ 631,497.81					631,497.81
District Counsel						433.09					433.09
Contingency						6,584,693.30					6,584,693.30
Inter-Fund Transfers						354,425.61					354,425.61
Engineering							\$ 852.50				852.50
Contingency							56,293.33				56,293.33
Engineering								\$ 9,729.50			9,729.50
Contingency								36,629.89			36,629.89
Inter-Fund Transfers Out								262,850.14			262,850.14
Contingency									\$ 1,976.67		1,976.67
Total Expenses	\$ 3,395,077.53	\$ 1,108,535.00	\$ 1,163,115.74	\$ 6,931,533.13	\$ 776,700.00	\$ 7,571,049.81	\$ 57,145.83	\$ 309,209.53	\$ 1,976.67	\$ -	\$ 21,314,343.24
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 40,056.49										\$ 40,056.49
Dividend Income		\$ 25,324.86									25,324.86
Dividend Income			\$ 16,623.39								16,623.39
Dividend Income				\$ 114,182.36							114,182.36
Dividend Income					\$ 24,396.40						24,396.40
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 567.35				567.35
Dividend Income								\$ 505.69			505.69
Dividend Income									\$ 19.15		19.15
Total Other Revenues (Expenses) & Gains (Losses)	\$ 40,056.49	\$ 25,324.86	\$ 16,623.39	\$ 114,182.36	\$ 24,396.40	\$ 0.01	\$ 567.35	\$ 505.69	\$ 19.15	\$ -	\$ 221,675.70
Change In Net Assets	\$ 893,299.46	\$ (80,561.50)	\$ (700,984.41)	\$ (1,599,562.59)	\$ (462,045.54)	\$ (1,374,953.51)	\$ (28,034.99)	\$ 104,081.92	\$ 204,480.01	\$ -	\$ (3,044,281.15)
Net Assets At Beginning Of Year	\$ (225,686.80)	\$ 841,638.11	\$ 1,125,382.64	\$ 5,490,568.38	\$ 1,257,268.31	\$ (176,845.43)	\$ 28,467.72	\$ (90,529.08)	\$ (203,755.70)	\$ -	\$ 8,046,508.15
Net Assets At End Of Year	\$ 667,612.66	\$ 761,076.61	\$ 424,398.23	\$ 3,891,005.79	\$ 795,222.77	\$ (1,551,798.94)	\$ 432.73	\$ 13,552.84	\$ 724.31	\$ -	\$ 5,002,227.00



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
<u>Revenues</u>					
On-Roll Assessments	\$ 2,577,227.10	\$ 2,133,849.47	\$ 443,377.63	\$ 2,560,619.36	100.65%
Off-Roll Assessments	1,566,509.41	1,305,424.52	261,084.89	1,566,509.42	100.00%
Developer Contributions	0.19	-	0.19	-	
Other Income & Other Financing Sources	104,583.48	20,666.67	83,916.81	24,800.00	421.71%
Sales Tax Collection Allowance Revenue	0.32	-	0.32	-	
Net Revenues	\$ 4,248,320.50	\$ 3,459,940.66	\$ 788,379.84	\$ 4,151,928.78	102.32%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 12,000.00	83.33%
Public Officials' Liability Insurance	11,203.00	9,335.83	1,867.17	11,203.00	100.00%
Trustee Services	31,551.25	26,045.83	5,505.42	31,255.00	100.95%
District Management	67,083.30	67,083.33	(0.03)	80,500.00	83.33%
Field Management	35,000.00	62,500.00	(27,500.00)	75,000.00	46.67%
Engineering	70,909.88	50,000.00	20,909.88	60,000.00	118.18%
Disclosure	22,500.00	25,000.00	(2,500.00)	30,000.00	75.00%
District Counsel	28,601.74	18,333.33	10,268.41	22,000.00	130.01%
Assessment Administration	25,000.00	20,833.33	4,166.67	25,000.00	100.00%
Reamortization Schedules	3,500.00	2,083.33	1,416.67	2,500.00	140.00%
Audit	-	6,250.00	(6,250.00)	7,500.00	0.00%
Arbitrage Calculation	-	2,500.00	(2,500.00)	3,000.00	0.00%
Tax Preparation	96.30	127.10	(30.80)	152.52	63.14%
Travel and Per Diem	2,429.97	2,500.00	(70.03)	3,000.00	81.00%
Telephone	2,374.62	1,666.67	707.95	2,000.00	118.73%
Postage & Shipping	5,087.25	2,500.00	2,587.25	3,000.00	169.58%
Copies	1,264.75	833.33	431.42	1,000.00	126.48%
Legal Advertising	2,450.10	4,166.67	(1,716.57)	5,000.00	49.00%
Miscellaneous	7,968.29	32,616.71	(24,648.42)	39,140.00	20.36%
Waste Holding Tank Rental	7,370.51	-	7,370.51	-	
Trailer Rental	16,921.72	-	16,921.72	-	
Office Supplies	4,704.51	2,500.00	2,204.51	3,000.00	156.82%
Property Taxes	177.31	250.00	(72.69)	300.00	59.10%
Web Site Maintenance	2,930.00	3,000.00	(70.00)	3,600.00	81.39%
Holiday Decorations	36,600.00	33,333.33	3,266.67	40,000.00	91.50%
Help Desk	754.50	1,041.67	(287.17)	1,250.00	60.36%
Dues, Licenses, and Fees	925.35	145.83	779.52	175.00	528.77%
Security	40,017.89	1,666.67	38,351.22	2,000.00	2000.89%
Maintenance Staff	69,500.00	108,333.33	(38,833.33)	130,000.00	53.46%
Lifestyle Staff	259,439.84	228,751.79	30,688.05	274,502.15	94.51%
Resident Services	71,475.18	66,666.67	4,808.51	80,000.00	89.34%
Developer Loan Repayment	107,796.61	89,830.51	17,966.10	107,796.61	100.00%
Total General & Administrative Expenses	\$ 945,633.87	\$ 879,895.26	\$ 65,738.61	\$ 1,055,874.28	89.56%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Field Operations					
Electric	\$ 4,312.44	\$ 4,166.67	\$ 145.77	\$ 5,000.00	86.25%
Water Reclaimed	28,599.09	33,333.33	(4,734.24)	40,000.00	71.50%
Wetland Monitoring	2,000.00	416.67	1,583.33	500.00	400.00%
Stormwater - Repair and Maintenance	-	5,208.33	(5,208.33)	6,250.00	0.00%
Equipment Rental	-	2,083.33	(2,083.33)	2,500.00	0.00%
General Insurance	11,203.00	9,335.83	1,867.17	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	60,585.83	12,117.17	72,703.00	100.00%
Other Insurance	500.00	416.67	83.33	500.00	100.00%
Irrigation	72,362.39	79,166.67	(6,804.28)	95,000.00	76.17%
Lake Maintenance	86,653.00	83,333.33	3,319.67	100,000.00	86.65%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	90,210.00	90,210.00	-	108,252.00	83.33%
Zone 2 - Riverfield SF - Yellowstone	131,500.00	128,500.00	3,000.00	154,200.00	85.28%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	172,311.90	179,166.67	(6,854.77)	215,000.00	80.15%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	158,127.30	141,666.67	16,460.63	170,000.00	93.02%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	65,163.20	65,163.29	(0.09)	78,195.95	83.33%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	77,118.90	87,500.00	(10,381.10)	105,000.00	73.45%
Zone 7 - Crescent Creek - Steadfast Alliance	132,400.00	132,400.00	-	158,880.00	83.33%
Zone 8 - Phase 2 - Southern Land Services	26,950.00	33,333.33	(6,383.33)	40,000.00	67.38%
Landscape Improvements / Replacement	182,412.85	166,666.67	15,746.18	200,000.00	91.21%
Contingency	32,643.44	50,000.00	(17,356.56)	60,000.00	54.41%
Equipment Repair and Maintenance	12,882.28	7,000.00	5,882.28	8,400.00	153.36%
Pest Control	1,025.00	2,500.00	(1,475.00)	3,000.00	34.17%
Mulch (Zones 1 - 7)	272,808.75	250,000.00	22,808.75	300,000.00	90.94%
Monument Maintenance	21,352.29	20,833.33	518.96	25,000.00	85.41%
Bridge and Boardwalk Maintenance	-	3,333.33	(3,333.33)	4,000.00	0.00%
Storm Cleanup	-	41,666.67	(41,666.67)	50,000.00	0.00%
Storm Landscape Replacement	5,674.00	83,333.33	(77,659.33)	100,000.00	5.67%
Capital Expenditures	1,925.33	29,791.67	(27,866.34)	35,750.00	5.39%
Street, Sidewalk, and Curb Maintenance	29,155.00	25,000.00	4,155.00	30,000.00	97.18%
Streetlight Leasing	50,747.82	42,500.00	8,247.82	51,000.00	99.51%
Shared Bike Maintenance	2,575.00	12,500.00	(9,925.00)	15,000.00	17.17%
Dog Park	13,780.53	12,500.00	1,280.53	15,000.00	91.87%
Parks Maintenance & Repairs	-	10,416.67	(10,416.67)	12,500.00	0.00%
Trail Maintenance	1,750.00	4,166.67	(2,416.67)	5,000.00	35.00%
Trailhead Maintenance	320.00	4,166.67	(3,846.67)	5,000.00	6.40%
Mailbox Maintenance	-	416.67	(416.67)	500.00	0.00%
Total Field Operations	\$ 1,761,166.51	\$ 1,902,778.30	\$ (141,611.79)	\$ 2,283,333.95	77.13%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Amenity - Electric	\$ 12,334.52	\$ 12,500.00	\$ (165.48)	\$ 15,000.00	82.23%
Amenity - Water	25,323.49	29,166.67	(3,843.18)	35,000.00	72.35%
Amenity - Cable TV / Internet / Wi-Fi	8,739.12	10,000.00	(1,260.88)	12,000.00	72.83%
Amenity - Landscape Maintenance	11,368.00	-	11,368.00	-	
Amenity - Irrigation Repairs	1,662.14	5,833.33	(4,171.19)	7,000.00	23.74%
Amenity - Pool Maintenance	16,500.00	17,737.50	(1,237.50)	21,285.00	77.52%
Amenity - Access Control Maintenance	266.00	1,250.00	(984.00)	1,500.00	17.73%
Amenity - Cleaning	21,452.35	22,500.00	(1,047.65)	27,000.00	79.45%
Amenity - Pest Control	2,175.00	2,083.33	91.67	2,500.00	87.00%
Amenity - Fitness Equipment Leasing	27,712.20	22,828.50	4,883.70	27,394.20	101.16%
Amenity - Security Monitoring	7,778.33	5,416.67	2,361.66	6,500.00	119.67%
Amenity - Firepits	2,687.23	5,000.00	(2,312.77)	6,000.00	44.79%
Amenity - Capital outlay	12,574.21	17,951.13	(5,376.92)	21,541.35	58.37%
Amenity - Miscellaneous	211.92	4,166.67	(3,954.75)	5,000.00	4.24%
Amenity - Pool equipment	5,973.00	2,500.00	3,473.00	3,000.00	199.10%
Amenity - A/C Maintenance and Equipment	4,412.78	1,250.00	3,162.78	1,500.00	294.19%
Amenity - Playground Maintenance	1,000.00	5,833.33	(4,833.33)	7,000.00	14.29%
Amenity - Streetlight Leasing	59,422.00	55,833.33	3,588.67	67,000.00	88.69%
Amenity - Repairs & Maintenance	3,793.70	-	3,793.70	-	
Total Brightwood Pavilion - Amenity Expenses	\$ 225,385.99	\$ 221,850.46	\$ 3,535.53	\$ 266,220.55	84.66%
Riverfield Verandah - Amenity					
Amenity - Electric	\$ 6,443.07	\$ 6,666.67	\$ (223.60)	\$ 8,000.00	80.54%
Amenity - Water	12,841.95	18,333.33	(5,491.38)	22,000.00	58.37%
Amenity - Cable TV / Internet / Wi-Fi	9,996.01	10,000.00	(3.99)	12,000.00	83.30%
Amenity - Irrigation Repairs	447.75	4,166.67	(3,718.92)	5,000.00	8.96%
Amenity - Pool Maintenance	12,826.00	13,791.67	(965.67)	16,550.00	77.50%
Amenity - Access Control Maintenance	266.00	833.33	(567.33)	1,000.00	26.60%
Amenity - Cleaning	18,271.10	19,166.67	(895.57)	23,000.00	79.44%
Amenity - Pest Control	1,435.00	1,833.33	(398.33)	2,200.00	65.23%
Amenity - Security Monitoring	7,778.33	5,833.33	1,945.00	7,000.00	111.12%
Amenity - Gate Access and Maintenance	38,081.60	33,333.33	4,748.27	40,000.00	95.20%
Amenity - Capital Outlay	17,323.00	12,500.00	4,823.00	15,000.00	115.49%
Amenity - Miscellaneous	-	2,500.00	(2,500.00)	3,000.00	0.00%
Amenity - Pool Equipment	5,865.00	5,000.00	865.00	6,000.00	97.75%
Amenity - A/C Maintenance and Equipment	205.00	-	205.00	-	
Amenity - Streetlight Leasing	35,021.93	34,166.67	855.26	41,000.00	85.42%
Amenity - Repairs & Maintenance	598.84	-	598.84	-	
Total Riverfield Verandah - Amenity Expenses	\$ 167,400.58	\$ 168,125.00	\$ (724.42)	\$ 201,750.00	82.97%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Amenity - Electric	\$ 33,543.86	\$ 33,333.33	\$ 210.53	\$ 40,000.00	83.86%
Amenity - Water	1,331.84	4,166.67	(2,834.83)	5,000.00	26.64%
Amenity - Cable TV / Internet / Wi-Fi	24,932.60	33,333.33	(8,400.73)	40,000.00	62.33%
Amenity - Irrigation Repairs	8,009.06	8,333.33	(324.27)	10,000.00	80.09%
Amenity - Pool Maintenance	26,750.00	27,500.00	(750.00)	33,000.00	81.06%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Cleaning	116,465.92	104,166.67	12,299.25	125,000.00	93.17%
Amenity - Pest Control	4,645.00	5,000.00	(355.00)	6,000.00	77.42%
Amenity - Security Monitoring	22,876.74	13,333.33	9,543.41	16,000.00	142.98%
Amenity - Fire Pits	-	2,500.00	(2,500.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	2,083.33	(2,083.33)	2,500.00	0.00%
Amenity - Capital Outlay	12,234.67	8,333.33	3,901.34	10,000.00	122.35%
Amenity - Miscellaneous	1,003.63	4,166.67	(3,163.04)	5,000.00	20.07%
Amenity - Pool Equipment	2,160.00	8,333.33	(6,173.33)	10,000.00	21.60%
Amenity - A/C Maintenance and Equipment	668.00	-	668.00	-	
Amenity - Office Equipment Leasing	5,039.37	6,250.00	(1,210.63)	7,500.00	67.19%
Amenity - Bike Pump Park Maintenance	-	833.33	(833.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	1,041.67	(1,041.67)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	11,666.67	(11,666.67)	14,000.00	0.00%
Amenity - Streetlight Leasing	10,517.16	10,000.00	517.16	12,000.00	87.64%
Amenity - Canteen	6,772.62	8,333.33	(1,560.71)	10,000.00	67.73%
Amenity - Repairs & Maintenance	14,696.62	8,333.33	6,363.29	10,000.00	146.97%
Amenity - Dumpster	-	833.33	(833.33)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	2,083.33	(2,083.33)	2,500.00	0.00%
Amenity - Operations	3,577.49	8,333.33	(4,755.84)	10,000.00	35.77%
Total Camp Creek - Amenity Expenses	\$ 295,490.58	\$ 312,291.64	\$ (16,801.06)	\$ 374,750.00	78.85%
Non-County Maintained Roads					
Highview Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	
Crescent Creek (4E only) Non-County Maintained Roads	-	-	-	-	
Riverfield Non-County Maintained Roads	-	-	-	-	
Total Non-County Maintained Roads	\$ -	\$ -	\$ -	\$ -	
Total Expenses	\$ 3,395,077.53	\$ 3,484,940.66	\$ (89,863.13)	\$ 4,181,928.78	81.18%
Other Income (Expenses)					
Interest Income	\$ 40,056.49	\$ 25,000.00	\$ 15,056.49	\$ 30,000.00	133.52%
Total Other Income (Expenses)	\$ 40,056.49	\$ 25,000.00	\$ 15,056.49	\$ 30,000.00	133.52%
Net Income (Loss)	\$ 893,299.46	\$ -	\$ 893,299.46	\$ -	



North River Ranch Improvement Stewardship District

Consideration of Stantec Proposal
for General District Engineer Services
for Fiscal Year 2026-2027



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

September 02, 2026

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

Project Number: 215616746

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

Attn: **Ms. Vivian Carvalho**
District Manager

Reference: **Change Order 13 to Work Authorization No. 1**
Professional Services Proposal for North River Ranch Improvement Stewardship District
General District Engineer Services for Fiscal Year 2026-2027

Dear Ms. Carvalho:

Stantec is providing Change Order No. 13 for general engineering services for FY 2026-2027 such as preparation for and attending Board meetings, review project budgets, assisting in preparation of District procedures, and other services deemed necessary by the Board.

This CO is attached to and made a part of the General Provisions attached to Agreement made between North River Ranch Improvement Stewardship Development District and Stantec Consulting Services Inc. (Engineer) for Professional Engineering Services, providing for professional services. The Basic Services of Engineer as described in said General Provisions are amended or supplemented as indicated below.

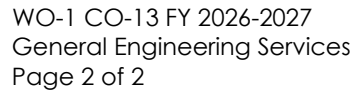
New Task 215 – General Engineering Services FY 2026-2027

Engineer shall:

- a. Prepare for and attend Board meetings.
- b. Assist in preparation of District procedures as directed by the Board.
- c. Perform additional services as requested by the Board.

These services will be performed on a T/M basis at our standard rates under our Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2026.

Task	Services	Fee Type	Fee Amount
215	General Engineering Services FY 2026-2027	T/M*	(est.) \$ 65,000



Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

New Contract Sum	\$ 433,000
------------------	------------

Date _____



SCHEDULE OF FEES

Effective January 1, 2026

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$127.00
Level 4	\$138.00
Level 5	\$158.00
Level 6	\$162.00
Level 7	\$174.00
Level 8	\$184.00
Level 9	\$190.00
Level 10	\$198.00
Level 11	\$214.00
Level 12	\$226.00
Level 13	\$237.00
Level 14	\$250.00
Level 15	\$264.00
Level 16	\$291.00
Level 17	\$302.00
Level 18	\$308.00
Level 19	\$320.00
Level 20	\$332.00
Level 21	\$352.00
1 Person Field Crew	\$150.00
2 Person Field Crew	\$208.00
3 Person Field Crew	\$265.00
4 Person Field Crew	\$327.00
SUE: GPR Crew	\$190.00
SUE: Vacuum Truck/Crew	\$265.00
SUE: Flagman for MOT	\$75.00

*Rates subject to annual increase.

Unit billings, such as printing and survey materials, will be billed at standard rates.

All other out-of-pocket expenses will be billed at cost +10%.



North River Ranch Improvement Stewardship District

Consideration of Axis One Proposal for
Monument Construction for
Fort Hamer 3rd Extension

North River Ranch Monument Sign Proposal**Attn: NRR ISD**

Ft. Hamer Extension, Parish 34219

Axis One proposes to furnish all labor, material, equipment and supervision necessary to build a monument sign structure at the above-mentioned address. The following scope is included:

- Verify grade and density of building the pad.
- Permitting
- Reinforced footer as show on drawings.
- 8" CMU with reinforcing and filled solid with grout.
- Stone Veneer to match existing signs "Trek Profit Terrain" .
- 4" thick precast cap on the sign wall.
- 60-amp service within 100' of the transformer.
- Specified ground lights controlled by a timeclock and photocell.
- Removal of all waste generated from this scope of work.
- Fine Grading (Landscape ready).

Scope	\$38,373
GC's	\$12,800
<u>O & P</u>	<u>\$6,141</u>
Total	\$57,314

Clarifications and exclusions:

1. Assumed pad elevation $\pm 1/10'$ of finished elevation
2. No concrete slabs or sidewalks are included
3. This proposal does not include any landscaping or irrigation. (by owner)



North River Ranch Improvement Stewardship District

Consideration of Change Orders 5 & 6
for Frederick Derr & Co. Inc. Re: Phase 4-2C

Contractor Change Order
Frederick Derr & Company, Inc.

CO #5

NRR Phase 4 - 2C

Change Order

No. 5

Date of Issuance: September 02, 2026

Effective Date: September 09, 2026

Project: **NRR Phase 4 -2C**

Owner: **North River Ranch Improvement
Stewardship District**

Owner's Contract No.:

Contract: **\$5,582,622.90**

Date of Contract: **April 07, 2026**

Contractor: **Frederick Derr & Company, Inc.**

Engineer's Project No.: **215616746**

Contractor No.:

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

Description:

**Silt fence Stockpile, Crossing Sleeves per actual plan, Rev Sewer Serv Loc, Pour
Missing Invert, Reclaim Wtr Cnfl**

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. CO#5- Received 08/21/2026

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 5,582,622.90

[Increase] [Decrease] from previously approved Change
Orders No. 0 to No. 4:

\$ 32,082.90

Contract Price prior to this Change Order:

\$ 5,614,705.80

[Increase] [Decrease] of this Change Order:

\$ 34,821.25

Contract Price incorporating this Change Order:

\$ 5,649,527.05

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. 4:

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)

ACCEPTED:

By: _____
Owner (Authorized Signature)

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: September 2, 2026

Date: _____

Date: _____

Approved by Funding Agency (if applicable):

Date:

V:\2156\active\215616746\civil\construction_phase_documents\contract_docs\nrr_ph_4_c2\change_orders\received\con_nrrisd_nrr-ph-4-2c_co-5_34,821.25_silt-fence-crossing-sleeve_pour-missing-invert_frederr_20260902.docx

CONTRACT CHANGE ORDER

8/21/2026

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

Number **5.00**
Job: North River Ranch
Phase: IV-C2

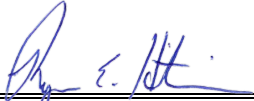
We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT \$	TOTAL \$
1-00-000	IA Earthwork				
1-00-040	Silt Fence Installation and Maintenance	3075 LF		4	11,223.75
	Earthwork Total				11,223.75
1-03-000	ID Misc Items Conduit				
1-03-040	2" PVC Sleeve	-100 LF		8	-780.00
1-03-050	4" PVC Sleeve	575 LF		9	5,405.00
1-03-060	6" PVC Sleeve	-100 LF		12	-1,155.00
1-03-070	8" PVC Sleeve	-100 LF		14	-1,420.00
1-03-080	Utility ducts - trench only - pipe from util co	2225 LF		5	11,347.50
	Misc Items Total				13,397.50
1-05-000	IIB Sanitary Sewer				
1-05-014	Build Invert in Ex Manhole #AS-10	1 EA		2070	2,070.00
1-05-194	Sewer Service Relo on Cross Riv Trl	1 LS		5140	5,140.00
	Sanitary Sewer Total				7,210.00
1-06-000	II Reclaimed Distribution				
1-06-044	6" DIP & Fittings Over 15" RCP Conflict	1 LS		2990	2,990.00
	Reclaimed Distribution Total				2,990.00

REASON FOR CHANGE:

Silt fence Stockpile, Crossing Sleeves per actual plan,
Rev Sewer Serv Loc, Pour Missing Invert, Reclaim Wtr Cnfl

Proposed



For the Contractor

THIS CHANGE ORDER

NET

\$ 34,821.25

Accepted

For the Engineer

EXISTING CONTRACT

TOTAL

\$ 5,614,705.80

Accepted

For the Owner

NEW CONTRACT

TOTAL

\$ 5,649,527.05

Daily Report

Time Card: Date - 07/24/2026 (Friday)			Foreman - GILLA Adam Revision - 0 Shift - 1	
Cost Codes			90025	
Description			BUCKET	
Prod. Qty.			0	
Code	Name	Class		Totals

VARGV	Vargas Perez; Victoria E	LP01	4	4
MONTH	Montelongo; Hector O	LP01	4	4
CRUZON	Cruz Mendez; Onan E	LP01	4	4
GILLA	Gilliam; Adam J	FM06	3	3

Totals for Labor Hours: 15 Worked: 15 Broken Out: (15/0/0)

Cost Codes			90025	
Description			BUCKET	
Prod. Qty.			0	
Code	Name	Class		Totals

B-094	B-094 Ford F350 Pipe 2		3	3
K-010	K-010 Cat 420 Backhoe-			0

Totals for Equipment Hours: 3 Worked: 3 Broken Out: (3/0/0)

Cost Code Notes:	Date - 07/24/2026 (Friday)	Foreman - GILLA Adam		
Code	Slot	Notes		

90025 1 Made invert for sewer manhole using 26 bags of cement everything was hand poured

Inspector Note

x _____ Date: _____

'c' - indicates a completed item.

'(R)' - indicates a rework quantity.

'(o)' - indicates a percentage override.

Printed on: 08/21/2026 13:10:15

Page 1

Daily Report

Time Card: Date - 08/10/2026 (Monday)			90025	Foreman - OBERM	Mark	Revision - 0	Shift - 1
Cost Codes			BUCKET				
Description			1				
Prod. Qty.	Name	Class					
Code				Totals			

OBERM	O'Berry; Mark A	FM06	8	8			
TORRL	Torres; Luis A	LP01	10	10			
VILLJ	Villegas; Jorge L	LP01	10	10			
ALANJ	Alaniz; Justin A	LP02	10	10			
MONGB	Monge Rivera; Bienveni	OP04	10	10			

Totals for Labor **Hours:** 48 **Worked:** 48 **Broken Out:** (48/0/0)

Cost Codes			90025				
Description			BUCKET				
Prod. Qty.			1				
Code	Name	Class		Totals			

B-097	B-097 Ford F150 Pickup		8	8			
L-037	L-037 Volvo L90H Load		10	10			
E-070	E-070 JD 350P Excavat		10	10			

Totals for Equipment **Hours:** 28 **Worked:** 28 **Broken Out:** (28/0/0)

Cost Code Notes: Date - 08/10/2026 (Monday)			Foreman - OBERM	Mark
Code	Slot	Notes		

90025 1 Remove existing sewer service .
Install new sewer service

Inspector Note

x _____ Date: _____

'c' - indicates a completed item.

'(R)' - indicates a rework quantity.

'(o)' - indicates a percentage override.

Daily Report

Time Card: Date - 07/29/2026 (Wednesday)			Foreman - POSTR Ryan Revision - 0 Shift - 1		
Cost Codes			16502	17602	90025
Description			8" PVC Water Main Inst	Water Serv Dbl-Short In	BUCKET
Prod. Qty.			300 LF	3 EA	0
Code	Name	Class			Totals
ARISJ	Arispe; Jose A	LP01	5	3	2
POSTR	Post; Ryan S	FM06	3	3	2
SOTOAL	Soto Velasquez; Alex K	LP01	5	3	2
MINTC	Minton; Cameron J	OP03	E0	E0	E0
QUIRM	Quiroz Escobar; Mizael	LP02	5	3	2
BARRJ	Barr; Jerry Jay	OP09	5	3	2

Totals for Labor Hours: 48 Worked: 48 Broken Out: (48/0/0)

Cost Codes			16502	17602	90025
Description			8" PVC Water Main Inst	Water Serv Dbl-Short In	BUCKET
Prod. Qty.			300 LF	3 EA	0
Code	Name	Class			Totals
B-098	B-098 Ford F350 Utility		3	3	2
L-051	L-051 JD624P Wheel Lo				0
K-011	K-011 Komatsu Mini Exc				0
E-061	E-061 Volvo EC350EL E		3	3	2

Totals for Equipment Hours: 16 Worked: 16 Broken Out: (16/0/0)

x _____ Date: _____

'c' - indicates a completed item.

'(R)' - indicates a rework quantity.

'(o)' - indicates a percentage override.

Daily Report

Cost Code	Notes	Date - 07/29/2026 (Wednesday)	Foreman - POSTR Ryan
16502	1	Install 8 inch Watermain to the end of steak out run tracer wire backfill and compact and lifts got densities ran waterline tracer tape put 2 by 4 every 100 feet and compacted with vibrating roller	

Inspector Note

17602	2	Install three double short water service with saddle corporation poly tube inserts and tracer wire
-------	---	--

Inspector Note

90025	3	Had to build an open and over ductile iron pipe to go over 15 inch storm pipe coming out of structure 77
-------	---	--

Used 9`6" of ductile iron pipe
4-6 inch 45s
6 ductile iron 6 inch mega lugs
2 regular six-inch mega lugs
8-6 inch bolts kits
Irrigation poly wrap to wrap ductile iron

Inspector Note

x _____ Date: _____

'c' - indicates a completed item.

'(R)' - indicates a rework quantity.

'(o)' - indicates a percentage override.



INVOICE

1830 Craig Park Court
St. Louis, MO 63146

RECEIVED AUG 03 2026

Invoice # Z480804
Invoice Date 7/31/26
Account # 054461
Sales Rep JASON MOYER
Phone # 941-364-8909
Branch #579 Sarasota, FL
Total Amount Due \$1,455.93

Remit To:
CORE & MAIN LP
PO BOX 28330
ST. LOUIS, MO 63146

FREDERICK DERR AND CO., INC. 000/0000
PO BOX 2719 00000
SARASOTA FL 34230-2719

Shipped To:
CUSTOMER PICK-UP

CUSTOMER JOB- NRRTWNH Nrth River Rnch

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
7/29/26	7/30/26	SEE BELOW	Nrth River Rnch	NRRTWNH		WILL CALL	Z480804

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				

CUSTOMER PO#- CHANGE ORDER PER MIKE

21I064M	6 MJ 45 C153 IMP BID SEQ# 20	4	4 ✓		157.33000 EA		629.32
21IAMF8064006SBG2	6 STAR 4006 PVC REST SB IMP STARBOND L/ACC PVCS4006G2 BID SEQ# 30	8	8 ✓		51.84000 EA		414.72
21IAMMJA06LGEBB	6 MJ ACC SET L/GLAND EPDM GSKT COR BLUE BOLTS IMP BID SEQ# 40	8	8 ✓		39.58000 EA		316.64

APPROVAL / RELEASE

JOB / EQ # 26-1191

COST CODE 2801

GL # 1-10-50100

HOLD DATE

PENDING

AUG 03 2026

Freight Delivery Handling Restock Misc

Terms: NET 30
Ordered By: MIKE

Subtotal: 1,360.68
Other: .00
Tax: 95.25

Invoice Total: \$1,455.93

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: <https://coreandmain.com/terms-of-sale/>

Contractor Change Order
Frederick Derr & Company, Inc.
CO #6
NRR Phase 4 - 2C

Change Order

No. 6

Date of Issuance: September 02, 2026

Effective Date: September 09, 2026

Project: **NRR Phase 4 -2C**

Owner: **North River Ranch Improvement
Stewardship District**

Owner's Contract No.:

Contract: **\$5,582,622.90**

Date of Contract: **April 7, 2026**

Contractor: **Frederick Derr & Company, Inc.**

Engineer's Project No.: **215616746**

Contractor No.:

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

Description:

Stockpile grading and pond pumping

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. CO#6- Received 08/26/2026

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 5,582,622.90

[Increase] [Decrease] from previously approved Change
Orders No. 0 to No. 5:

\$ 66,904.15

Contract Price prior to this Change Order:

\$ 5,649,527.05

[Increase] [Decrease] of this Change Order:

\$ 7,875.00

Contract Price incorporating this Change Order:

\$ 5,657,402.05

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. 5:

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: September 02, 2026

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____

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CONTRACT CHANGE ORDER

8/25/2026

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

Number **6.00**
Job: North River Ranch
Phase: IV-C2

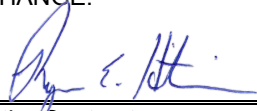
We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT \$	TOTAL \$
1-00-000 IA Earthwork					
1-00-129	Stockpile Repair & Cut Swales	1.50	DA	4,300.00	6,450.00
	IA Earthwork Total				6,450.00
1-02-000 IC Storm Drainage					
1-02-222	Pump Water Back Into Pond 8	3.00	DA	475.00	1,425.00
	IC Storm Drainage Total				1,425.00

REASON FOR CHANGE:

Stockpile grading and pond pumping

Proposed



For the Contractor

THIS CHANGE ORDER

NET

\$ 7,875.00

Accepted

For the Engineer

EXISTING CONTRACT

TOTAL

\$ 5,649,527.05

Accepted

For the Owner

NEW CONTRACT

TOTAL

\$ 5,657,402.05



North River Ranch Improvement Stewardship District

Staff Reports



NORTH RIVER
RANCH

Monthly Summary Report

August 2026

FEATURED LIFESTYLE EVENT



BACK TO SCHOOL BASH Saturday the 8th / 5-8 PM

North River Ranch kicked off the new school year with the annual Back to School Bash, welcoming approximately 200 residents and under-contract families for an evening of family-friendly fun at the Brightwood Event Lawn.

The event featured a foam party, gaming trailer, robot rides, inflatable sports games, yard games, popsicles, food trucks, and more! Local youth and after-school organizations also joined us to connect with families and showcase programs available in the area, including The Yoga Barre, Major Productions Studio of Dance, and Alpha Martial Arts.

We partnered with Step Up Suncoast for a school supply drive, encouraging attendees to donate high-need school items. Each donated item earned a raffle entry for a YETI Cooler, creating a fun incentive while supporting local students and families preparing for the school year.

The foam party was a highlight of the evening and provided music to close out the event from 6:30–8:00 PM. Food and beverages were available for purchase from Big Chef American Cuisine, Poppo's, and Crafted Pours.

Overall, the Back to School Bash provided a strong mix of entertainment, community resources, local partnerships, and charitable outreach while giving NRR families one last summer celebration before heading back to school.



ENGAGE LIFESTYLE PROGRAMMING

DATE(S)	PROGRAM DETAILS	PARTICIPATION
Every Month	NRR Clubs (Soccer, Fishing, Homeschool, and Book Club)	Varies between Club
Every Friday	Food Truck Friday (Partnering with All About Food Trucks for Bookings and Online Orders)	Vaires between 10-30 attendees
Every Wednesday Evening	Wednesdays are for Tacos and Margs (Partnership with Poppo's Taqueria)	Averages about 90 attendees
8.1.26	Bounce & Brews - Brought to You by Frontier	75 attendees
8.7.26	Fidget Frenzy	125 attendees
8.9.26	Poolside DJ	100 attendees
8.16.26	Make & Mingle	15 attendees
8.22.26	Interior Design Happy Hour	20 attendees

EXCEED FITNESS PROGRAMMING

DATE(S)	PROGRAM DETAILS	PARTICIPATION
Weekly	Fuel Your Week (Weekly Recipes)	Attendees Vary
Weekly	Digital Detox Thursdays (Digital Detox Reminders)	Attendees Vary
8.15.26	Body Bar & Spritz	18 attendees
8.23.26	Yoga and Brunch	12 attendees
8.30.26	Strength & Recovery	6 attendees

FACILITY UTILIZATION



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

SPACE	TOTAL VISITS
Brightwood Pavilion	1,471
Riverfield Verandah	1,917
Clubhouse	1,240
Headwaters Swim Center	1,322
Activities Outpost	397
Pickleball Courts	1,290
Pump Park	320
Dash’s Bark Park	157

FACILITY OPERATIONS & MAINTENANCE

SPACE	ITEM	STATUS
Brightwood Fitness Center	Cubbies	Completed ✓
Pickleball Courts	Permanent Court Number & Paddle System Signage	In Progress ▾
Activities Outpost Signage	Hours of Operation Signage for the Activities Outpost since the hours were only posted on the Clubhouse Doors	Completed ✓
Removed all tree brackets and braces	Lifestyle Team removed all Camp Hidden Creek tree brackets and braces as they have been in the ground for over a year now and requested by Neal Land and Neighborhoods.	Completed ✓



COMMUNITY IN ACTION



COMMUNITY IN ACTION



COMMUNITY IN ACTION



FORECAST

PROGRAM	STATUS
Planning Signature Event: Fit Day	IN PROGRESS ▾
Planning Signature Event: Touch a Truck	IN PROGRESS ▾
Planning Signature Event: Winterfest	IN PROGRESS ▾
Planning Q4 Programs and Events	IN PROGRESS ▾

CURRENT ACTION ITEMS	DETAILS	DUE DATE
(Additional) Train Staff	Continue to train staff through the months of August and September (Cross-Training and Promotions)	10.1.26
Recreation Programs	Finalize Adult and Kid yearround recreational programs	12.1.26