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, November 18, 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. Consideration of **Resolution 2027-01, Canvassing and Certifying the Results of the Landowner's Election**
2. Consideration of **Resolution 2027-02, Election of Officers**
3. Consent Agenda
    1) Minutes of the October 14, 2026, Board of Supervisors' Meeting
    2) David Kersey Proposal to Cut Dead Trees Behind Pickleball Courts
    3) Maddtraxx Proposal for Concrete Planing at Brightwood Pavillion
    4) Maddtraxx Proposal to Cut Down and Remove Dead Trees at Camp Creek Amenity Center
    5) NRRISD FY 2026 Goals Objectives and Performance Measures Annual Reporting Form
    6) Trimmers Holiday Decor Proposal for Christmas Lights Installation
    7) Payment Authorizations Nos. 195 – 198
    8) Funding Requests Nos. 761 – 773
    9) District Financial Statements

Business Matters

4. Consideration of **Resolution 2027-03, Adopting a Revised Fiscal Year 2025-2026 Budget**
5. Consideration of RIPA Proposal for Phase 4 Infrastructure Final Phase
6. Consideration of Trimen Landscape Proposal for 4C-2 Buffer Landscape Installation
7. Consideration of Change Order #7 for Frederick Derr & Co. Inc.

Other Business

8. Staff Reports
    - District Counsel
    - District Engineer
    - District Manager
    - Field Services Operation Manager
    - Arborist
    - Lifestyle Director

9. Supervisor Requests and Comments

Adjournment

North River Ranch
Improvement Stewardship District

Consideration of Resolution 2027-01,
Canvassing and Certifying the Results of the
Landowner's Election

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes,* a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 18, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes ____
_____	Seat 2	Votes ____
_____	Seat 3	Votes ____

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	Two (2) Year Term
_____	Four (4) Year Term
_____	Four (4) Year Term

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

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2026.

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Attest:

Secretary/Assistant Secretary	Chair/Vice Chair

North River Ranch
Improvement Stewardship District

Consideration of Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to elect the officers of the District

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

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 3. _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY of November, 2026.

ATTEST:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

North River Ranch
Improvement Stewardship District

Consent Agenda

North River Ranch
Improvement Stewardship District

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

MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Wednesday, October 14, 2026, at 1:15 p.m.
8141 Lakewood Main Street,
Bradenton, FL 34202

Board Members present via phone or in person:

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

Also present:

Vivian Carvalho	PFM Management Services LLC – District Manager	
Kwame Jackson	PFM Management Services LLC – Associate DM	(via phone)
Jonathan Johnson	Kutak Rock – District Counsel	(via phone)
Rob Engel	Stantec – District Engineer	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay LLC	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Daniel Roberts	Interface LLC - Environmental Consultant	(via phone)

FIRST ORDER OF BUSINESS **Administrative Matters**

Call to Order and Roll Call

The Board of Supervisors' Meeting of the North River Ranch ISD was called to order at 1:18 p.m.

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

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

Public Comment Period

There were no members of the public present.

Consent Agenda

1. **Minutes of the September 9, 2026,**

Board of Supervisors' Meeting

2. **Field Operations Manager Job Description**
3. **Florida State Fence Proposal for Trial Fence and Bollards Installation at 4AB**
4. **Golf Cart Outlet Work Order for CarryAll Repairs**
5. **Maddtraxx Proposal for 4EF Common Area Easement Dress**
6. **Maddtraxx Proposal for Camp Creek Light Post Repair**
7. **Maddtraxx Proposal for Capping and Burying Reclaimed Water Line**
8. **Maddtraxx Proposal for Clearing Weymouth Drainage Area**
9. **Maddtraxx Proposal for Riverfield Townhome Pond Washout Repairs**
10. **Maddtraxx Proposal for Sod Work at FH3E Monument**
11. **Maddtraxx Proposal for Sycamore Tree Bracing**
12. **Maverick Proposal for 4c -2 Mail Kiosk and Shade**
13. **Maverick Proposal for 4c-2 No Parking Signage**

14. **Maverick Proposal for 4c-2 Street Signage**
15. **McIntosh CPA Fiscal Year 2026 Auditor Engagement Letter**
16. **RIPA Proposal for Asphalt Repairs at 4A B**
17. **Safetouch Proposal for Camp Creek Outpost Door Strikes**
18. **Stantec Agreement for Jones Buckeye Phase 1 Project**
19. **Trimen Landscape Proposal for FH3E Monument Landscaping**
20. **Yellowstone Proposal for Ft. Harner Small Island Plant Bed Cleanup**
21. **Yellowstone Proposal for Palm Replacement at Arrow Creek Dr**
22. **Yellowstone Proposal for Riverfield Viburnum Plant Replacement**
23. **Payment Authorization Nos. 192 – 194**
24. **Funding Request Nos 747 – 760**
25. **District Financial Statements**

The Board reviewed the Consent Agenda Items.

ON MOTION, by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Consent Agenda Items 1 – 25.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of First Amendment to Irrigation Cost Share Agreement with HOA to Include Crescent Creek

Ms. Carvalho noted that in 2023 the Board approved an agreement between the District and the Association regarding cost sharing. This amendment includes the Crescent Creek community.

> ON MOTION, by Mr. Williams seconded by Mr. Leinaweaver, with all in favor, the Board approved Stantec Proposal for General Engineer Services for Fiscal Year 2026-2027.

Review and Acceptance of Fiscal Year 2025 Audit Report

The Board reviewed the report.

Mr. Williams noted his concern with excessive documentation requests from the auditor that do not pertain to the current year.

> ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted Fiscal Year 2025 Audit Report.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – Mr. Engel noted that October 19, 2026, is the deadline to receive applications for contractors.

District Manager – Ms. Carvalho noted the next meeting is scheduled for November 18, 2026, at 1:15 p.m.

Audience Comments and Supervisor Requests

Mr. Williams requested landscape reports done by the arborist, Tyree Brown, be included in the agenda packets.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to be discussed.

ON MOTION, by Ms. Snow, seconded by Mr. Williams, with all in favor, the October 14, 2026, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:27 p.m.

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

North River Ranch
Improvement Stewardship District

David Kersey Proposal to Cut Dead Trees
Behind Pickleball Courts

ESTIMATE

David Kersey, LLC
1315 SW Skates St
Arcadia, FL 34266-8620

davidkersey14@gmail.com
+1 (941) 915-7191

DAVID KERSEY LLC

North River Ranch

FORCDD - Landscaping

Bill to
NRR IMPROVEMENT STEWARSHIP DISTRICT
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Estimate details
Estimate no.: 1033
Estimate date: 10/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/23/2026	**Clearing**	Cutting dead trees behind pickleball court	1	$2,700.00	$2,700.00

Total **$2,700.00**

Accepted date 10/23/26 **Accepted by**

North River Ranch
Improvement Stewardship District

Maddtraxx Proposal for Concrete Planing
at Brightwood Pavillion

MADDTRAXX
RESIDENTIAL - COMMERCIAL - AGRICULTURAL

3946 Sasser Road | Zolfo Springs, Florida 33890
863-832-4807 | Office@MaddTraxx.com

RECIPIENT:

North River Ranch ISD
3501 Quadrangle Boulevard
Suite 270
Orlando, Florida 32817

NRR - Brightwood Amenity -O&M

Quote #26

Sent on	_____
Project:	Brightwood Amenity Center, Concrete Repair
Attn:	Andy Richardson
Total	**$2,100.00**

Product/Service	Description	Total
Site Work	We will provide the necessary labor and equipment to plane the existing lifted concrete edge sections, effectively addressing trip hazards around the playground. A total of three sections of concrete panels will be planed. Additionally, a dust containment system will be employed to minimize airborne concrete dust during the process.	$2,100.00

Total **$2,100.00**

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

Upon execution, this document becomes a binding Purchase Order.

Signature: _____ **Date:** 10/30/26

North River Ranch
Improvement Stewardship District

Maddtraxx Proposal to Cut Down and Remove
Dead Trees at Camp Creek Amenity Center

MADDTRAXX
RESIDENTIAL - COMMERCIAL - AGRICULTURAL

3946 Sasser Road | Zolfo Springs, Florida 33890
863-832-4807 | Office@MaddTraxx.com

RECIPIENT:

North River Ranch ISD
3501 Quadrangle Boulevard
Suite 270
Orlando, Florida 32817

NRR Amenity - O&M Landscaping

Quote #27

Sent on	Oct 22, 2026
Project:	Camp Creek Amenity Center Dead Tree
Attn:	Andy Richardson
Total	**$1,270.00**

Product/Service	Description	Total
Site Work	Provide labor, equipment and all disposal necessary to cut down and remove 4 dead trees.	$1,270.00

Total **$1,270.00**

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

Upon execution, this document becomes a binding Purchase Order.

Signature: _____ **Date:** 10/24/26

North River Ranch
Improvement Stewardship District

NRRISD FY 2026 Goals Objectives and Performance Measures Annual Reporting Form

North River Ranch ISD
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ✓ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes✓No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ✓ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ✓ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ✓ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ✓ No ☐

Chair/Vice Chair: _____ Date: 10/26/26

Print Name: Pete Williams

District Manager: Vivian Carvalho Date: 10/26/2026

Print Name: Vivian Carvalho

North River Ranch
Improvement Stewardship District

Trimmers Holiday Decor Proposal for
Christmas Lights Installation

2026 Holiday Decor

2026 Holiday Decor Proposal

Expires 5/1/2026

North River Ranch Improvement Stewardship c/o PFM Group Consulting, LLC (Billing)
3501 Quadrangle Blvd
Orlando, FL 32817
cmorgan@nealland.com
(941) 236-1347

North River Ranch (Site)
Moccassin Wallow Rd & Grand River Pkwy.
Parrish, FL 34219

Trimmers Holiday Decor
patrick@trimmershd.com
(813) 545-4782

Features

Moccasin Wallow Road/ Grand River Parkway

Added

3YR $0.00

Pre Lit Decorated Garland

Added

3YR $3,200.00

Lit Garland: Install garland with extra lights on bottom white ledge of sign (Both sides of sign) (32 ornaments per piece of garland)- Moccasin Wallow Road/ Grand River Parkway - Orange, Brown, Teal and Olive colored ornaments

Pre Lit Decorated Garland

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4 Bismark Trunk Wraps

Added

3YR $1,200.00

Install warm white lights on trunk of 4 Bismark Palm- Moccasin Wallow Road/ Grand River Parkway by white ledge of sign

Warm White Coaxial Plugs

Moccasin Wallow Road/North Fort Hammer East and West

Added

3YR $0.00

Pre Lit Decorated Garland

Added

3YR $4,000.00

Lit Garland: Install Lit Decorated garland with extra lights on bottom white ledge of 2 sign. (32 ornaments per piece of garland) Moccasin Wallow Road/North Fort Hammer East and West - Orange, Brown, Teal and Olive colored ornaments

Pre Lit Decorated Garland

2 - 48" Wreath on signs

Added

2 - 48" Pre Lit Wreath with NRR colored UV ornaments - On each of the 2 signs - Moccasin Wallow Road/North Fort Hammer East and West - Orange, Brown, Teal and Olive colored ornaments

3YR $1,000.00

48" Decorated Wreath
Quantity: 2

Moccasin Wallow Road/South Fort Hammer

Added

3YR $0.00

Pre-Lit Decorated Garland

Added

Lit Garland: Install garland with extra lights on bottom white ledge of sign and 2 white walls beside the sign. (32 ornaments per piece of garland) - Moccasin Wallow Road/South Fort Hammer - Orange, Brown, Teal and Olive colored ornaments

3YR $6,000.00

Pre Lit Decorated Garland

2 -48" Wreath on Wall

Added

2 - 48" Pre Lit Wreath decorated with NRR colored UV ornaments - On each of the white walls 2 signs - Moccasin Wallow Road/South Fort Hammer - Orange, Brown, Teal and Olive colored ornaments Orange, Brown, Teal and Olive colored ornaments

3YR $1,000.00

48" Decorated Wreath
Quantity: 2

Fort Hammer Road/Bella Lago

Added

3YR $0.00

Pre-Lit Decorated Garland

Added

3YR $2,000.00

- Lit Garland: Install garland with extra lights and outdoor ornaments on ledge of sign (32 ornaments per piece of garland) - Orange, Brown, Teal and Olive colored ornaments - Fort Hammer Road/Bella Lago

Pre Lit Decorated Garland

Fort Hammer Road/Erie Road

Added

3YR $0.00

Pre-Lit Decorated Garland

Added

Lit Garland: Install garland with extra lights and NRR colored UV Ornaments on ledge of sign (32 ornaments per piece of garland) - Fort Hammer Road/Erie Road - Orange, Brown, Teal and Olive Color Ornaments

3YR $2,000.00

Pre Lit Decorated Garland

Brightwood Building

Added

3YR $0.00

14' Christmas tree

Added

14' Decorated Christmas Tree in front of building same as last year - Brightwood Building - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $6,500.00

14' Christmas tree

84414-Riverfield Verandah

Added

3YR $0.00

14' Outdoor Christmas tree

Added

14' Decorated Outdoor Christmas Tree in front of the Amenity Center @ Riverfield - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $6,500.00

14' Christmas tree

2 - 60" Pre lit Decorated Wreaths

Added

2 -60" Lit Wreath decorated with NRR colored UV ornaments - in circle of entry to pool - 84414-Riverfield Verandah - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $1,400.00

60" Decorated Lit Wreath
Quantity: 2

Camp Creek Clubhouse

Added

3YR $0.00

14' Indoor Christmas Tree

Added

14' Decorated Christmas Tree inside club house - Camp Creek Clubhouse - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $6,500.00

14' Christmas tree

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1 -72" Pre Lit Decorated Wreath - Pool House

Added

1 - 72" Pre Lit Wreath decorated with NRR colored UV ornaments - @ Pool House - Camp Creek Clubhouse - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $800.00

72" Decorate Lit Wreath
Quantity: 1

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1 -72" Pre Lit Decorated Wreath - Outpost

Added

1 - 72" Pre Lit Wreath decorated with NRR colored UV ornaments - @ Outpost - Camp Creek Clubhouse - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $800.00

72" Decorate Lit Wreath
Quantity: 1

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2 -72" Pre Lit Decorated Wreath - W/E Side Clubhouse

Added

2 - 72" Pre Lit Wreath decorated with NRR colored UV ornaments - @ West and East Side of Clubhouse - Camp Creek Clubhouse - (Orange, Brown, Teal, and Olive) Color Ornaments

3YR $1,600.00

72" Decorate Lit Wreath
Quantity: 2

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3 Year Contract 2026 - 2029

Added

2026, 2027 and 2028. During this time the only price change would be for a change (after acceptance) and that change would be at that days pricing (if any change at that time).

3YR $0.00

☑ **All Ornaments will be (Orange, Brown, Teal, and Olive)**

3YR $0.00

All decor will have a mixture of these color on all. (Orange, Brown, Teal, and Olive) Color Ornaments

Pricing

3 Year Agreement

Subtotal	$44,500.00
Discount	$1,100.00
Tax	$0.00
Total	$43,400.00/year
Deposit Amount	$21,700.00
Due Date	30 Days

Files

Terms & Conditions

PLEASE NOTE: PLEASE VERIFY YOUR RECORDS MATCH OUR CORRECT BILLING ADDRESS.
2234 LITHIA CENTER LANE
VALRICO, FL 33596

-Contract will automatically renew unless notification by either party by April 1st following decorating season.

-Please have palms trimmed prior to October 1st.

-Trimmers Holiday Decor retains ownership of all merchandise.

-All lighting will be commercial grade LED lighting.

-Customer is responsible for working power outlets.

-Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.

-Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.



Cori Morgan

Signed & Accepted by

Date: 4/28/26, 3:21 PM

North River Ranch
Improvement Stewardship District

Payment Authorizations Nos. 195 – 198

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Payment Authorizations 195 -198

PA #	Description	Amount	Total
195	Advanced Aquatic Services	$ 8,529.00	
	Alsco Uniforms	$ 48.40	
	Ballenger Landcare	$ 750.00	
	Clean Sweep Parking Lot Maintenance	$ 180.00	
	Daystar Exterior Cleaning	$ 1,250.00	
		$ 315.00	
	Doody Free 941	$ 1,092.00	
	Frontier	$ 220.02	
		$ 605.06	
		$ 28.27	
		$ 183.74	
	Impact Landscaping & Irrigation	$ 17,231.19	
		$ 10,380.23	
		$ 6,516.32	
		$ 7,091.89	
	Jan-Pro of Manasota	$ 3,595.00	
		$ 128.75	
		$ 200.85	
		$ 1,766.35	
		$ 1,814.84	
	Jones & Sons	$ 125.00	
	KS StateBank	$ 2,227.85	
	Kutak Rock	$ 2,495.00	

	KZ Express Line	$ 850.00		
	MaddTraxx	$ 8,367.00		
		$ 1,700.00		
	MCUD	$ 1,260.16		
		$ 210.70		
		$ 392.79		
		$ (0.05)		
		$ 461.87		
		$ 147.29		
		$ 303.86		
		$ 993.57		
		$ 668.80		
		$ 1,208.53		
		$ 44.64		
		$ 1.47		
		$ 208.59		
		$ 462.07		
		$ 195.95		
		$ 42.72		
		$ 74.48		
		$ 73.65		
		$ (120.38)		
		$ 73.55		
		$ 83.40		
		$ (190.38)		
		$ 14.51		
		$ 81.39		
	Neal Land & Neighborhoods	$ 13,500.00		
	PFM Management Services	$ 6,708.37		
	Peace River Electric Cooperative	$ 300.00		
		$ 1,350.44		
		$ 1,515.68		
		$ 31.10		
		$ 70.47		
		$ 1,161.63		
		$ 51.84		
		$ 62.74		
		$ 55.91		

		$ 75.21		
		$ 42.26		
		$ 715.28		
		$ 29.39		
		$ 765.04		
		$ 2,468.97		
		$ 34.77		
		$ 799.81		
		$ 1,390.97		
		$ 1,703.94		
		$ 31.76		
		$ 30.71		
		$ 40.69		
		$ 37.66		
		$ 65.22		
		$ 2,713.39		
		$ 1,703.94		
		$ 30.18		
		$ 30.32		
		$ 31.10		
		$ 421.03		
		$ 891.53		
		$ 292.14		
		$ 30.84		
		$ 994.83		
		$ 1,669.17		
		$ 40.29		
		$ 39.63		
		$ 834.58		
		$ 215.20		
		$ 33.33		
		$ 30.71		
		$ 92.23		
	Rayco Electric	$ 1,230.00		
	Safetouch	$ 2,449.80		
		$ 2,697.00		
		$ 450.00		
		$ 2,507.00		
		$ 450.00		
		$ 1,617.00		
	S&G Pools	$ 1,650.00		

		$ 1,282.60		
		$ 2,675.00		
	Southern Land Services of Southwest Florida	$ 375.00		
		$ 375.00		
	TieTechnology	$ 85.30		
	Valley National Bank	$ 4,113.26		
	Verizon Business	$ 229.92		
	VGlobalTech	$ 210.00		
	WTS International	$ 2,924.25		
	Yellowstone Landscaping	$ 3,622.00		
		$ 9,021.00		
		$ 12,250.00		
			$177,733.37	
196	Alsco Uniforms	$ 48.40		
	Aqua Plumbing & Air	$ 405.00		
	Berger, Toombs, Elam, Gaines & Frank	$ 9,950.00		
	Clearview Land Design	$ 394.58		
	Frontier	$ 152.39		
		$ 109.95		
		$ 876.30		
	Jan-Pro of Manasota	$ 483.19		
		$ 88.53		
		$ 218.94		
	Lewis Consulting Services	$ 300.00		
	McClatchy	$ 108.32		
	MCUD	$ 79.96		
		$ 79.96		

	PFM Management Services	$ 2,364.30		
	Peace River Electric Cooperative	$ 1,107.99		
	Suburban Propane	$ 542.82		
	WTS International	$ 693.00		
		$ 9,147.98		
			$27,151.61	
197	Alsco Uniforms	$ 48.40		
	Daystar Exterior Cleaning	$ 800.00		
	Florida Centerline Group	$ 35.00		
	FloridaCommerce	$ 175.00		
	Frontier	$ 119.98		
		$ 119.98		
		$ 119.98		
	JB Edwards	$ 131.00		
	MaddTraxx	$ 3,153.00		
		$ 1,200.00		
	MCUD	$ 12,413.09		
	PFM Management Services	$ 20.00		
		$ 26.22		
		$ 47.68		
	Presidential Electrical Services	$ 280.00		
	Safetouch	$ 9,000.00		
	Southern Land Services of Southwest Florida	$ 1,600.00		
		$ 2,550.00		
		$ 775.00		
		$ 375.00		
		$ 375.00		

	Steadfast Alliance	$ 13,240.00		
		$ 4,818.11		
	United Rentals	$ 708.00		
	VGlobalTech	$ 300.00		
		$ 210.00		
	WTS International	$ 9,816.77		
			$62,457.21	
198	Alsco Uniforms	$ 48.40		
	Daystar Exterior Cleaning	$ 8,520.95		
		$ 315.00		
	Florida Centerline Group	$ 1,443.00		
	Frontier	$ 1,443.48		
		$ 135.98		
	GreatAmerica Financial Services	$ 208.15		
		$ 208.15		
	PFM Management Services	$ 3.07		
	S&G Pools	$ 790.00		
	Spectrum Business	$ 138.02		
	Supervisor Fees	$ 200.00		
		$ 200.00		
		$ 200.00		
		$ 200.00		
		$ 200.00		
	United Rentals	$ 1,583.00		
			$15,837.20	
		TOTAL	$ 283,179.39	

North River Ranch
Improvement Stewardship District

Funding Requests Nos. 761 – 773

Funding Requests 761 - 773

FR #	Description	Amount	Total
761			
Phase 2	Booth Design Group	$ 1,025.00	
			$1,025.00
762			
Phase Jones Buckeye	Kimley Horn	$ 2,209.68	
			$2,209.68
763			
Phase 4AB	Florida State Fence	$ 3,343.00	
			$3,343.00
764			
Phase 4C-2	Core & Main	$ 7,263.36	
			$7,263.36
765			
Phase 4C-2	Clearview Land Design	$ 7,413.75	
	Core & Main	$ 5,493.26	
	Cornerstone Solutions Group	$ 875.00	
		$ 200.00	

	Frederick Derr and Company	$ 618,014.52	
			$631,996.53
766			
Phase 4D	Booth Design Group	$ 9,700.00	
	Clearview Land Design	$ 49,750.00	
			$59,450.00
767			
Phase Jones Buckeye	Clearview Land Design	$ 15,576.77	
		$ 39,817.50	
	Kimley Horn	$ 12,839.66	
		$ 2,960.18	
			$71,194.11
768			
Phase 2	Baldwin Group	$ 680.31	
		$ 56.69	
	Cornerstone Solutions Group	$ 200.00	
			$937.00
769			
Phase 4C-2	Core & Main	$ (1,102.72)	
		$ 1,231.46	
		$ 5,048.39	
		$ 534.72	

	MaddTraxx	$ 7,160.00	
	Maverick Building Solutions	$ 41,064.00	
		$ 21,415.00	
			$75,350.85
770			
Phase 4AB	RIPA & Associates	$ 2,475.00	
			$2,475.00
771			
Phase 2	MaddTraxx	$ 2,100.00	
		$ 5,600.00	
			$7,700.00
772			
Phase 4C-2	Core & Main	$ 2,462.92	
		$ 150.02	
		$ 874.96	
			$3,487.90
773			
Jones Farms, Fort Hamer 5th Extension	Cortex Engineering	$ 20,000.00	
			$20,000.00
			$886,432.43

North River Ranch
Improvement Stewardship District

District Financial Statements

North River Ranch Improvement Stewardship District

September 2026 Financial Package

September 30, 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 9/30/2026

	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
					Assets						
Current Assets											
General Checking Account	$ 249,513.06										$ 249,513.06
Accounts Receivable	2,581.60										2,581.60
On-Roll Assessments Receivable	48,388.00										48,388.00
Prepaid Expenses	36,343.11										36,343.11
Deposits	12,408.28										12,408.28
Debt Service Reserve (Series 2019)		$ 166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,599.17									89,599.17
Revenue (Series 2019)		347,652.43									347,652.43
Revenue (Series 2019-MG)		157,734.03									157,734.03
Prepayment A1 (Series 2019)		1.81									1.81
Prepayment A1 (Series 2019-MG)		4,558.16									4,558.16
Debt Service Reserve A1 (Series 2020)			$ 224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			203,346.66								203,346.66
Prepayment A1 (Series 2020)			22,931.89								22,931.89
Debt Service Reserve A1 (Series 2023-1)				$ 749,372.47							749,372.47
Debt Service Reserve A2 (Series 2023-1)				588,725.08							588,725.08
Debt Service Reserve A (Series 2023-2)				639,001.56							639,001.56
Revenue (Series 2023-1)				376,510.56							376,510.56
Revenue (Series 2023-2)				406,583.95							406,583.95
Interest A2 (Series 2023-1)				42,350.67							42,350.67
Prepayment A1 (Series 2023-1)				2,183.50							2,183.50
Prepayment A2 (Series 2023-1)				1,273,794.74							1,273,794.74
Prepayment A (Series 2023-2)				4,346.31							4,346.31
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				354.44							354.44
Debt Service Reserve (Series 2023B)					$ 780,018.37						780,018.37
Revenue (Series 2023B)					42.67						42.67
Prepayment (Series 2023B)					19,620.49						19,620.49
Capitalized Interest (Series 2023B)					270.16						270.16
Accounts Receivable - Due from Developer						$ 3,482,376.11					3,482,376.11
Prepaid Expenses						4,973.20					4,973.20
Deposits						500.00					500.00
Acquisition/Constr A1, A2 (Series 2020)							$ 54.60				54.60
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 16,475.51			16,475.51
Acquisition/Constr - Master Infrastructu								465.88			465.88
Acquisition/Constr (Series 2023-2)								15.26			15.26
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 728.62		728.62
Total Current Assets	$ 349,234.05	$ 765,602.48	$ 450,328.55	$ 4,083,223.37	$ 799,951.69	$ 3,487,849.31	$ 433.05	$ 17,509.42	$ 728.62	$ -	$ 9,954,860.54

North River Ranch Improvement SD
Statement of Financial Position
As of 9/30/2026

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Investments											
Amount Available in Debt Service Funds										$ 6,099,106.09	$ 6,099,106.09
Amount To Be Provided										53,615,893.91	53,615,893.91
Total Investments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 59,715,000.00	$ 59,715,000.00
Total Assets	$ 349,234.05	$ 765,602.48	$ 450,328.55	$ 4,083,223.37	$ 799,951.69	$ 3,487,849.31	$ 433.05	$ 17,509.42	$ 728.62	$ 59,715,000.00	$ 69,669,860.54
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	$ 257,152.59										$ 257,152.59
Accounts Payable						$ 3,482,376.11					3,482,376.11
Retainage Payable						134,850.56					134,850.56
Deferred Revenue						51,090.57					51,090.57
Accounts Payable								$ 3,086.50			3,086.50
Total Current Liabilities	$ 257,152.59	$ -	$ -	$ -	$ -	$ 3,668,317.24	$ -	$ 3,086.50	$ -	$ -	$ 3,928,556.33
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										$ 59,715,000.00	$ 59,715,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 59,715,000.00	$ 59,715,000.00
Total Liabilities	$ 257,152.59	$ -	$ -	$ -	$ -	$ 3,668,317.24	$ -	$ 3,086.50	$ -	$ 59,715,000.00	$ 63,643,556.33

North River Ranch Improvement SD
Statement of Financial Position
As of 9/30/2026

	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	317,768.26										317,768.26
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(76,035.63)									(76,035.63)
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(675,054.09)								(675,054.09)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,407,345.01)							(1,407,345.01)
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(457,316.62)						(457,316.62)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(3,622.50)					(3,622.50)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,034.67)				(28,034.67)
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								104,952.00			104,952.00
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									204,484.32		204,484.32
Total Net Assets	$ 92,081.46	$ 765,602.48	$ 450,328.55	$ 4,083,223.37	$ 799,951.69	$ (180,467.93)	$ 433.05	$ 14,422.92	$ 728.62	$ -	$ 6,026,304.21
Total Liabilities and Net Assets	$ 349,234.05	$ 765,602.48	$ 450,328.55	$ 4,083,223.37	$ 799,951.69	$ 3,487,849.31	$ 433.05	$ 17,509.42	$ 728.62	$ 59,715,000.00	$ 69,669,860.54

North River Ranch Improvement SD
Statement of Activities
As of 9/30/2026

	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	$ 2,625,615.10										$ 2,625,615.10
Off-Roll Assessments	1,566,509.41										1,566,509.41
Developer Contributions	0.36										0.36
Other Income & Other Financing Sources	110,904.55										110,904.55
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
Other Assessments			23,406.58								23,406.58
On-Roll Assessments				$ 661,458.36							661,458.36
Off-Roll Assessments				732,005.11							732,005.11
Other Assessments				4,977,504.81							4,977,504.81
Other Assessments					$ 290,258.06						290,258.06
Developer Contributions						$ 10,703,862.74					10,703,862.74
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								$ 112,161.65			112,161.65
Inter-Fund Transfers In								325,544.11			325,544.11
Inter-Fund Transfers In									$ 206,437.53		206,437.53
Total Revenues	$ 4,303,029.74	$ 1,002,648.64	$ 468,914.52	$ 6,370,968.28	$ 290,258.06	$ 10,789,153.56	$ 28,543.49	$ 437,705.76	$ 206,437.53	$ -	$ 23,897,659.58
Expenses											
Supervisor Fees	$ 12,000.00										$ 12,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	31,551.25										31,551.25
District Management	80,500.00										80,500.00
Field Management	50,000.00										50,000.00
Engineering	72,909.88										72,909.88
Disclosure	30,000.00										30,000.00
District Counsel	38,986.62										38,986.62
Assessment Administration	25,000.00										25,000.00
Reamortization Schedule	3,500.00										3,500.00
Audit	9,950.00										9,950.00
Tax Preparation	96.30										96.30
Travel and Per Diem	3,075.07										3,075.07
Telephone	2,927.02										2,927.02
Postage & Shipping	6,710.80										6,710.80
Copies	2,387.61										2,387.61
Legal Advertising	4,444.22										4,444.22
Miscellaneous	10,222.03										10,222.03
Office Supplies	5,904.23										5,904.23
Property Taxes	177.31										177.31
Web Site Maintenance	3,650.00										3,650.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	754.50										754.50
Waste Holding Tank Rental	8,493.54										8,493.54
Trailer Rental	19,050.58										19,050.58
Dues, Licenses, and Fees	925.35										925.35
Security	57,440.69										57,440.69
Maintenance Staff	95,000.00										95,000.00
Lifestyle Staff	329,970.76										329,970.76
Resident Services	79,461.23										79,461.23

North River Ranch Improvement SD
Statement of Activities
As of 9/30/2026

	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
Electric	$ 5,446.11										$ 5,446.11
Amenity - Electric	63,797.85										63,797.85
Amenity - Water	48,502.58										48,502.58
Water Reclaimed	46,135.05										46,135.05
Wetlands Monitoring	2,500.00										2,500.00
Amenity - Cable TV / Internet / Wi-Fi	49,629.73										49,629.73
Amenity - Landscape Maintenance	11,368.00										11,368.00
Amenity - Irrigation Repairs	13,203.20										13,203.20
Amenity - Pool Maintenance	67,291.20										67,291.20
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	189,783.28										189,783.28
Amenity - Pest Control	10,580.00										10,580.00
Amenity - Fitness Equipment Leasing	27,712.20										27,712.20
Amenity - Security Monitoring	45,133.00										45,133.00
Amenity - Firepits	2,687.23										2,687.23
Amenity - Gate Access and Maintenance	43,660.73										43,660.73
Amenity - Capital Outlay	43,401.87										43,401.87
Amenity - Miscellaneous	1,469.24										1,469.24
Amenity - Pool Equipment	14,847.20										14,847.20
Amenity - AC Maintenance and Equipment	5,604.78										5,604.78
Amenity - Playground Maintenance	1,000.00										1,000.00
Amenity - Office Equipment Leasing	6,720.83										6,720.83
Amenity - Streetlight Leasing	131,177.39										131,177.39
Amenity - Canteen	7,974.02										7,974.02
Amenity - Repairs & Maintenance	25,119.09										25,119.09
Amenity - Operations	4,026.76										4,026.76
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	78,823.82										78,823.82
Lake Maintenance	103,211.00										103,211.00
Landscaping Maintenance & Material	1,040,596.89										1,040,596.89
Landscape Improvements	210,101.85										210,101.85
Contingency	33,645.14										33,645.14
Equipment Repair & Maintenance	17,603.17										17,603.17
Pest Control	1,230.00										1,230.00
Mulch	272,808.75										272,808.75
Monument Maintenance	33,423.04										33,423.04
Storm Landscape Replacement	5,674.00										5,674.00
Capital Expenditures	1,925.33										1,925.33
Street, Sidewalk, Curb Maintenance	45,557.00										45,557.00
Streetlight Leasing	64,862.11										64,862.11
Shared Bike Maintenance	3,380.00										3,380.00
Dog Park	19,289.02										19,289.02
Trail Maintenance	1,750.00										1,750.00
Trailhead Maintenance	320.00										320.00

North River Ranch Improvement SD
Statement of Activities
As of 9/30/2026

	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
Developer Loan Repayment	$ 107,796.61										$ 107,796.61
Principal Payments - Series 2019		$ 190,000.00									190,000.00
Principal Payments - Series 2019-MG A1		200,000.00									200,000.00
Interest Payments - Series 2019		467,977.50									467,977.50
Interest Payments - Series 2019-MG A1		250,557.50									250,557.50
Principal Payments - Series 2020 A1			$ 160,000.00								160,000.00
Principal Payments - Series 2020 A2			675,000.00								675,000.00
Interest Payment - Series 2020 A1			288,725.00								288,725.00
Interest Payment - Series 2020 A2			14,175.00								14,175.00
Inter-Fund Transfers			25,215.74								25,215.74
Principal Payments - Series 2023 (1) A1				$ 165,000.00							165,000.00
Principal Payments - Series 2023 (1) A2				5,555,000.00							5,555,000.00
Principal Payments - Series 2023 (2) A				225,000.00							225,000.00
Interest Payments - Series 2023 (1) A1				602,367.50							602,367.50
Interest Payments - Series 2023 (1) A2				823,759.38							823,759.38
Interest Payments - Series 2023 (2) A				544,375.00							544,375.00
Principal Payment - Series 2023B					$ 10,000.00						10,000.00
Interest Payment - Series 2023B					766,700.00						766,700.00
Engineering						$ 1,169,966.76					1,169,966.76
District Counsel						433.09					433.09
Contingency						9,267,950.61					9,267,950.61
Inter-Fund Transfers						354,425.61					354,425.61
Engineering							$ 852.50				852.50
Contingency							56,293.33				56,293.33
Engineering								$ 21,720.20			21,720.20
Contingency								48,841.04			48,841.04
Inter-Fund Transfers Out								262,850.14			262,850.14
Contingency									$ 1,976.67		1,976.67
Total Expenses	$ 4,028,865.06	$ 1,108,535.00	$ 1,163,115.74	$ 7,915,501.88	$ 776,700.00	$ 10,792,776.07	$ 57,145.83	$ 333,411.38	$ 1,976.67	$ -	$ 26,178,027.63
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 43,603.58										$ 43,603.58
Dividend Income		$ 29,850.73									29,850.73
Dividend Income			$ 19,147.13								19,147.13
Dividend Income				$ 137,188.59							137,188.59
Dividend Income					$ 29,125.32						29,125.32
Dividend Income						$ 0.01					0.01
Dividend Income							$ 567.67				567.67
Dividend Income								$ 657.62			657.62
Dividend Income									$ 23.46		23.46
Total Other Revenues (Expenses) & Gains (Losses)	$ 43,603.58	$ 29,850.73	$ 19,147.13	$ 137,188.59	$ 29,125.32	$ 0.01	$ 567.67	$ 657.62	$ 23.46	$ -	$ 260,164.11
Change In Net Assets	$ 317,768.26	$ (76,035.63)	$ (675,054.09)	$ (1,407,345.01)	$ (457,316.62)	$ (3,622.50)	$ (28,034.67)	$ 104,952.00	$ 204,484.32	$ -	$ (2,020,203.94)
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	$ 92,081.46	$ 765,602.48	$ 450,328.55	$ 4,083,223.37	$ 799,951.69	$ (180,467.93)	$ 433.05	$ 14,422.92	$ 728.62	$ -	$ 6,026,304.21

North River Ranch Improvement SD

Budget to Actual

For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ 2,625,615.10	$ 2,560,619.36	$ 64,995.74	$ 2,560,619.36	102.54%
Off-Roll Assessments	1,566,509.41	1,566,509.42	(0.01)	1,566,509.42	100.00%
Developer Contributions	0.36	-	0.36	-	
Other Income & Other Financing Sources	110,904.55	24,800.00	86,104.55	24,800.00	447.20%
Sales Tax Collection Allowance Revenue	0.32	-	0.32	-	
Net Revenues	**$ 4,303,029.74**	**$ 4,151,928.78**	**$ 151,100.96**	**$ 4,151,928.78**	**103.64%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 12,000.00	$ 12,000.00	$ -	$ 12,000.00	100.00%
Public Officials' Liability Insurance	11,203.00	11,203.00	-	11,203.00	100.00%
Trustee Services	31,551.25	31,255.00	296.25	31,255.00	100.95%
District Management	80,500.00	80,500.00	-	80,500.00	100.00%
Field Management	50,000.00	75,000.00	(25,000.00)	75,000.00	66.67%
Engineering	72,909.88	60,000.00	12,909.88	60,000.00	121.52%
Disclosure	30,000.00	30,000.00	-	30,000.00	100.00%
District Counsel	38,986.62	22,000.00	16,986.62	22,000.00	177.21%
Assessment Administration	25,000.00	25,000.00	-	25,000.00	100.00%
Reamortization Schedules	3,500.00	2,500.00	1,000.00	2,500.00	140.00%
Audit	9,950.00	7,500.00	2,450.00	7,500.00	132.67%
Arbitrage Calculation	-	3,000.00	(3,000.00)	3,000.00	0.00%
Tax Preparation	96.30	152.52	(56.22)	152.52	63.14%
Travel and Per Diem	3,075.07	3,000.00	75.07	3,000.00	102.50%
Telephone	2,927.02	2,000.00	927.02	2,000.00	146.35%
Postage & Shipping	6,710.80	3,000.00	3,710.80	3,000.00	223.69%
Copies	2,387.61	1,000.00	1,387.61	1,000.00	238.76%
Legal Advertising	4,444.22	5,000.00	(555.78)	5,000.00	88.88%
Miscellaneous	10,222.03	39,140.00	(28,917.97)	39,140.00	26.12%
Waste Holding Tank Rental	8,493.54	-	8,493.54	-	
Trailer Rental	19,050.58	-	19,050.58	-	
Office Supplies	5,904.23	3,000.00	2,904.23	3,000.00	196.81%
Property Taxes	177.31	300.00	(122.69)	300.00	59.10%
Web Site Maintenance	3,650.00	3,600.00	50.00	3,600.00	101.39%
Holiday Decorations	36,600.00	40,000.00	(3,400.00)	40,000.00	91.50%
Help Desk	754.50	1,250.00	(495.50)	1,250.00	60.36%
Dues, Licenses, and Fees	925.35	175.00	750.35	175.00	528.77%
Security	57,440.69	2,000.00	55,440.69	2,000.00	2872.03%
Maintenance Staff	95,000.00	130,000.00	(35,000.00)	130,000.00	73.08%
Lifestyle Staff	329,970.76	274,502.15	55,468.61	274,502.15	120.21%
Resident Services	79,461.23	80,000.00	(538.77)	80,000.00	99.33%
Developer Loan Repayment	107,796.61	107,796.61	-	107,796.61	100.00%
Total General & Administrative Expenses	**$ 1,140,688.60**	**$ 1,055,874.28**	**$ 84,814.32**	**$ 1,055,874.28**	**108.03%**

North River Ranch Improvement SD

Budget to Actual

For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage
Field Operations					
Electric	$ 5,446.11	$ 5,000.00	$ 446.11	$ 5,000.00	108.92%
Water Reclaimed	46,135.05	40,000.00	6,135.05	40,000.00	115.34%
Wetland Monitoring	2,500.00	500.00	2,000.00	500.00	500.00%
Stormwater - Repair and Maintenance	-	6,250.00	(6,250.00)	6,250.00	0.00%
Equipment Rental	-	2,500.00	(2,500.00)	2,500.00	0.00%
General Insurance	11,203.00	11,203.00	-	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	72,703.00	-	72,703.00	100.00%
Other Insurance	500.00	500.00	-	500.00	100.00%
Irrigation	78,823.82	95,000.00	(16,176.18)	95,000.00	82.97%
Lake Maintenance	103,211.00	100,000.00	3,211.00	100,000.00	103.21%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	108,252.00	108,252.00	-	108,252.00	100.00%
Zone 2 - Riverfield SF - Yellowstone	156,000.00	154,200.00	1,800.00	154,200.00	101.17%
Zone 3 - Brightwood - Impact Landscaping & I	206,774.28	215,000.00	(8,225.72)	215,000.00	96.17%
Zone 4 - Wildleaf - Impact Landscaping & Irrig	192,787.76	170,000.00	22,787.76	170,000.00	113.40%
Zone 5 - Camp Creek - Impact Landscaping &	78,195.84	78,195.95	(0.11)	78,195.95	100.00%
Zone 6 - Longmeadow - Impact Landscaping &	91,302.68	105,000.00	(13,697.32)	105,000.00	86.95%
Zone 7 - Crescent Creek - Steadfast Alliance	158,880.00	158,880.00	-	158,880.00	100.00%
Zone 8 - Phase 2 - Southern Land Services	48,404.33	40,000.00	8,404.33	40,000.00	121.01%
Landscape Improvements / Replacement	210,101.85	200,000.00	10,101.85	200,000.00	105.05%
Contingency	33,645.14	60,000.00	(26,354.86)	60,000.00	56.08%
Equipment Repair and Maintenance	17,603.17	8,400.00	9,203.17	8,400.00	209.56%
Pest Control	1,230.00	3,000.00	(1,770.00)	3,000.00	41.00%
Mulch (Zones 1 - 7)	272,808.75	300,000.00	(27,191.25)	300,000.00	90.94%
Monument Maintenance	33,423.04	25,000.00	8,423.04	25,000.00	133.69%
Bridge and Boardwalk Maintenance	-	4,000.00	(4,000.00)	4,000.00	0.00%
Storm Cleanup	-	50,000.00	(50,000.00)	50,000.00	0.00%
Storm Landscape Replacement	5,674.00	100,000.00	(94,326.00)	100,000.00	5.67%
Capital Expenditures	1,925.33	35,750.00	(33,824.67)	35,750.00	5.39%
Street, Sidewalk, and Curb Maintenance	45,557.00	30,000.00	15,557.00	30,000.00	151.86%
Streetlight Leasing	64,862.11	51,000.00	13,862.11	51,000.00	127.18%
Shared Bike Maintenance	3,380.00	15,000.00	(11,620.00)	15,000.00	22.53%
Dog Park	19,289.02	15,000.00	4,289.02	15,000.00	128.59%
Parks Maintenance & Repairs	-	12,500.00	(12,500.00)	12,500.00	0.00%
Trail Maintenance	1,750.00	5,000.00	(3,250.00)	5,000.00	35.00%
Trailhead Maintenance	320.00	5,000.00	(4,680.00)	5,000.00	6.40%
Mailbox Maintenance	-	500.00	(500.00)	500.00	0.00%
Total Field Operations	**$ 2,072,688.28**	**$ 2,283,333.95**	**$ (210,645.67)**	**$ 2,283,333.95**	**90.77%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage
Brightwood Pavilion - Amenity					
Amenity - Electric	$ 15,643.63	$ 15,000.00	$ 643.63	$ 15,000.00	104.29%
Amenity - Water	32,228.65	35,000.00	(2,771.35)	35,000.00	92.08%
Amenity - Cable TV / Internet / Wi-Fi	9,784.22	12,000.00	(2,215.78)	12,000.00	81.54%
Amenity - Landscape Maintenance	11,368.00	-	11,368.00	-	
Amenity - Irrigation Repairs	2,124.18	7,000.00	(4,875.82)	7,000.00	30.35%
Amenity - Pool Maintenance	19,800.00	21,285.00	(1,485.00)	21,285.00	93.02%
Amenity - Access Control Maintenance	266.00	1,500.00	(1,234.00)	1,500.00	17.73%
Amenity - Cleaning	26,048.33	27,000.00	(951.67)	27,000.00	96.48%
Amenity - Pest Control	2,945.00	2,500.00	445.00	2,500.00	117.80%
Amenity - Fitness Equipment Leasing	27,712.20	27,394.20	318.00	27,394.20	101.16%
Amenity - Security Monitoring	8,678.33	6,500.00	2,178.33	6,500.00	133.51%
Amenity - Firepits	2,687.23	6,000.00	(3,312.77)	6,000.00	44.79%
Amenity - Capital outlay	13,069.21	21,541.35	(8,472.14)	21,541.35	60.67%
Amenity - Miscellaneous	465.61	5,000.00	(4,534.39)	5,000.00	9.31%
Amenity - Pool equipment	6,822.20	3,000.00	3,822.20	3,000.00	227.41%
Amenity - A/C Maintenance and Equipment	4,412.78	1,500.00	2,912.78	1,500.00	294.19%
Amenity - Playground Maintenance	1,000.00	7,000.00	(6,000.00)	7,000.00	14.29%
Amenity - Streetlight Leasing	74,305.97	67,000.00	7,305.97	67,000.00	110.90%
Amenity - Repairs & Maintenance	4,031.47	-	4,031.47	-	
Total Brightwood Pavilion - Amenity Expenses	**$ 263,393.01**	**$ 266,220.55**	**$ (2,827.54)**	**$ 266,220.55**	**98.94%**
Riverfield Verandah - Amenity					
Amenity - Electric	$ 8,072.66	$ 8,000.00	$ 72.66	$ 8,000.00	100.91%
Amenity - Water	14,604.26	22,000.00	(7,395.74)	22,000.00	66.38%
Amenity - Cable TV / Internet / Wi-Fi	11,957.92	12,000.00	(42.08)	12,000.00	99.65%
Amenity - Irrigation Repairs	715.75	5,000.00	(4,284.25)	5,000.00	14.32%
Amenity - Pool Maintenance	15,391.20	16,550.00	(1,158.80)	16,550.00	93.00%
Amenity - Access Control Maintenance	266.00	1,000.00	(734.00)	1,000.00	26.60%
Amenity - Cleaning	21,980.86	23,000.00	(1,019.14)	23,000.00	95.57%
Amenity - Pest Control	1,765.00	2,200.00	(435.00)	2,200.00	80.23%
Amenity - Security Monitoring	8,678.33	7,000.00	1,678.33	7,000.00	123.98%
Amenity - Gate Access and Maintenance	43,660.73	40,000.00	3,660.73	40,000.00	109.15%
Amenity - Capital Outlay	17,323.00	15,000.00	2,323.00	15,000.00	115.49%
Amenity - Miscellaneous	-	3,000.00	(3,000.00)	3,000.00	0.00%
Amenity - Pool Equipment	5,865.00	6,000.00	(135.00)	6,000.00	97.75%
Amenity - A/C Maintenance and Equipment	524.00	-	524.00	-	
Amenity - Streetlight Leasing	43,726.34	41,000.00	2,726.34	41,000.00	106.65%
Amenity - Repairs & Maintenance	818.70	-	818.70	-	
Total Riverfield Verandah - Amenity Expenses	**$ 195,349.75**	**$ 201,750.00**	**$ (6,400.25)**	**$ 201,750.00**	**96.83%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage
Camp Hidden Creek - Amenity					
Amenity - Electric	$ 40,081.56	$ 40,000.00	$ 81.56	$ 40,000.00	100.20%
Amenity - Water	1,669.67	5,000.00	(3,330.33)	5,000.00	33.39%
Amenity - Cable TV / Internet / Wi-Fi	27,887.59	40,000.00	(12,112.41)	40,000.00	69.72%
Amenity - Irrigation Repairs	10,363.27	10,000.00	363.27	10,000.00	103.63%
Amenity - Pool Maintenance	32,100.00	33,000.00	(900.00)	33,000.00	97.27%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Cleaning	141,754.09	125,000.00	16,754.09	125,000.00	113.40%
Amenity - Pest Control	5,870.00	6,000.00	(130.00)	6,000.00	97.83%
Amenity - Security Monitoring	27,776.34	16,000.00	11,776.34	16,000.00	173.60%
Amenity - Fire Pits	-	3,000.00	(3,000.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	2,500.00	(2,500.00)	2,500.00	0.00%
Amenity - Capital Outlay	13,009.66	10,000.00	3,009.66	10,000.00	130.10%
Amenity - Miscellaneous	1,003.63	5,000.00	(3,996.37)	5,000.00	20.07%
Amenity - Pool Equipment	2,160.00	10,000.00	(7,840.00)	10,000.00	21.60%
Amenity - A/C Maintenance and Equipment	668.00	-	668.00	-	
Amenity - Office Equipment Leasing	6,720.83	7,500.00	(779.17)	7,500.00	89.61%
Amenity - Bike Pump Park Maintenance	-	1,000.00	(1,000.00)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	1,250.00	(1,250.00)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	14,000.00	(14,000.00)	14,000.00	0.00%
Amenity - Streetlight Leasing	13,145.08	12,000.00	1,145.08	12,000.00	109.54%
Amenity - Canteen	7,974.02	10,000.00	(2,025.98)	10,000.00	79.74%
Amenity - Repairs & Maintenance	20,268.92	10,000.00	10,268.92	10,000.00	202.69%
Amenity - Dumpster	-	1,000.00	(1,000.00)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	2,500.00	(2,500.00)	2,500.00	0.00%
Amenity - Operations	4,026.76	10,000.00	(5,973.24)	10,000.00	40.27%
Total Camp Creek - Amenity Expenses	**$ 356,745.42**	**$ 374,750.00**	**$ (18,004.58)**	**$ 374,750.00**	**95.20%**
Non-County Maintained Roads					
Highview Non-County Maintained Roads	$ -	$ -	$ -	$ -	
Crescent Creek (4E only) Non-County Maintaine	-	-	-	-	
Riverfield Non-County Maintained Roads	-	-	-	-	
Total Non-County Maintained Roads	**$ -**	**$ -**	**$ -**	**$ -**	
Total Expenses	**$ 4,028,865.06**	**$ 4,181,928.78**	**$ (153,063.72)**	**$ 4,181,928.78**	**96.34%**
Other Income (Expenses)					
Interest Income	$ 43,603.58	$ 30,000.00	$ 13,603.58	$ 30,000.00	145.35%
Total Other Income (Expenses)	**$ 43,603.58**	**$ 30,000.00**	**$ 13,603.58**	**$ 30,000.00**	**145.35%**
Net Income (Loss)	**$ 317,768.26**	**$ -**	**$ 317,768.26**	**$ -**	

North River Ranch
Improvement Stewardship District

Consideration of Resolution 2027-03,
Adopting a Revised Fiscal Year
2025-2026 Budget

RESOLUTION 2027-03

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ("DISTRICT") RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, the Board of Supervisors ("**Board**") previously approved and adopted an annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, pursuant to the provisions of Chapter 2020-191, Laws of Florida, and Chapter 189, *Florida Statute*s; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, Chapter 2020-191, Laws of Florida, and Chapter 189, *Florida Statute*s;, requires that the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for each fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year;

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

WHEREAS, the Board, by passage of the Annual Appropriation Resolution, is required to adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," are hereby adopted in accordance with the provisions of Chapter 2020-191 Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026.

c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the North River Ranch Improvement Stewardship District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as adopted by the Board of Supervisors on November 18, 2026".

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 205-2026, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2019A-1	$_____
DEBT SERVICE FUND – SERIES 2019A-2	$_____
DEBT SERVICE FUND – SERIES 2019A-1 MORGANS GLEN	$_____
DEBT SERVICE FUND – SERIES 2019A-2 MORGANS GLEN	$_____
DEBT SERVICE FUND – SERIES 2020A-1	$_____
DEBT SERVICE FUND – SERIES 2020A-2	$_____
DEBT SERVICE FUND – SERIES 2021B	$_____
DEBT SERVICE FUND – 2023A-1	$_____
DEBT SERVICE FUND – 2023A-2	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. SUPPLEMENTAL APPROPRIATIONS

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
b. Board may authorize an appropriation from the unappropriated balance of any fund.
c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER 2026.

ATTEST:

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

_____
Secretary/Assistant Secretary

By: _____

Its: _____

North River Ranch Improvement Stewardship District

FY 2026 Proposed Revised Budget

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

North River Ranch Improvement SD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Original Budget		FY 2026 Adopted Revised Budget **	FY 2026 Proposed Revised Budget
Revenues					
On-Roll Assessments	$ 2,625,615.10	$ 2,552,013.39		$ 2,560,619.36	$ 2,560,619.36
Off-Roll Assessments	1,566,509.41	1,560,115.39		1,566,509.42	1,566,509.42
Developer Contribution	0.36	-		-	-
Other Income & Other Financing Sources	110,904.55	24,800.00		24,800.00	110,904.55
Sales Tax Collection Allowance Revenue	0.32	-		-	-
Net Revenues	**$ 4,303,029.74**	**$ 4,136,928.78**		**$ 4,151,928.78**	**$ 4,238,033.33**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 12,000.00	$ 12,000.00		$ 12,000.00	$ 12,000.00
POL Insurance	11,203.00	9,942.90		11,203.00	11,203.00
Trustee Services	31,551.25	31,255.00		31,255.00	31,551.25
District Management	80,500.00	80,500.00		80,500.00	80,500.00
Field Management	50,000.00	75,000.00		75,000.00	66,005.00
Engineering	72,909.88	60,000.00		60,000.00	72,909.88
Disclosure	30,000.00	30,000.00		30,000.00	30,000.00
District Counsel	38,986.62	22,000.00		22,000.00	37,000.00
Assessment Administration	25,000.00	25,000.00		25,000.00	25,000.00
Reamortization Schedules	3,500.00	2,500.00		2,500.00	3,500.00
Audit	9,950.00	7,500.00		7,500.00	9,950.00
Arbitrage Calculation	-	3,000.00		3,000.00	-
Tax Preparation	96.30	152.52		152.52	119.00
Travel and Per Diem	3,075.07	1,300.00		3,000.00	3,075.07
Telephone	2,927.02	1,600.00		2,000.00	2,927.02
Postage & Shipping	6,710.80	4,000.00		3,000.00	6,710.80
Copies	2,387.61	1,000.00		1,000.00	2,387.61
Legal Advertising	4,444.22	5,000.00		5,000.00	4,667.00
Miscellaneous	10,222.03	39,140.00		39,140.00	30,145.00
Waste Holding Tank Rental	8,493.54	-		-	8,493.54
Trailer Rental	19,050.58	-		-	15,000.00
Office Supplies	5,904.23	4,000.00		3,000.00	5,904.23
Property Taxes	177.31	100.00		300.00	226.00
Web Site Maintenance	3,650.00	3,600.00		3,600.00	3,650.00
Holiday Decorations	36,600.00	40,000.00		40,000.00	37,961.00
Help Desk	754.50	1,250.00		1,250.00	953.00
Dues, Licenses, and Fees	925.35	175.00		175.00	925.35
Security	57,440.69	-		2,000.00	17,000.00
Maintenance Staff	95,000.00	130,000.00		130,000.00	118,307.00
Lifestyle Staff	329,970.76	274,502.15	*	274,502.15	315,677.47
Resident Services	79,461.23	44,200.00	*	80,000.00	79,677.00
Developer Loan Repayment	107,796.61	107,796.61		107,796.61	107,796.61
Total General & Administrative Expenses	**$ 1,140,688.60**	**$ 1,016,514.18**		**$ 1,055,874.28**	**$ 1,141,221.83**

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of $490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.

North River Ranch Improvement SD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Original Budget	FY 2026 Adopted Revised Budget **	FY 2026 Proposed Revised Budget
Field Operations				
Electric	$ 5,446.11	$ 5,000.00	$ 5,000.00	$ 5,446.11
Water Reclaimed	46,135.05	21,000.00	40,000.00	46,135.05
Wetland Monitoring	2,500.00	500.00	500.00	2,500.00
Stormwater - Repair and Maintenance	-	12,500.00	6,250.00	-
Equipment Rental	-	2,500.00	2,500.00	-
General Insurance	11,203.00	12,154.35	11,203.00	11,203.00
Property & Casualty Insurance	72,703.00	81,415.40	72,703.00	72,703.00
Other Insurance	500.00	2,000.00	500.00	500.00
Irrigation	78,823.82	80,000.00	95,000.00	86,005.00
Lake Maintenance	103,211.00	95,000.00	100,000.00	103,211.00
Landscape Maintenance & Material		-	-	
Zone 1 - Riverfield TH - Yellowstone	108,252.00	108,252.00	108,252.00	108,252.00
Zone 2 - Riverfield SF - Yellowstone	156,000.00	147,000.00	154,200.00	156,000.00
Zone 3 - Brightwood - Impact Landscaping & Irrigatior	206,774.28	268,172.00	215,000.00	210,067.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	192,787.76	124,562.70	170,000.00	192,787.76
Zone 5 - Camp Creek - Impact Landscaping & Irrigati	78,195.84	78,195.95	78,195.95	78,196.00
Zone 6 - Longmeadow - Impact Landscaping & Irrigat	91,302.68	85,103.00	105,000.00	96,786.00
Zone 7 - Crescent Creek - Steadfast Alliance	158,880.00	158,880.00	158,880.00	158,880.00
Zone 8 - Phase 2 - Southern Land Services	48,404.33	-	40,000.00	48,404.33
Landscape Improvements / Replacement	210,101.85	200,000.00	200,000.00	210,101.85
Contingency	33,645.14	100,000.00	60,000.00	51,005.00
Equipment Repair and Maintenance	17,603.17	8,400.00	8,400.00	17,603.17
Pest Control	1,230.00	6,000.00	3,000.00	1,939.00
Mulch (Zones 1 - 7)	272,808.75	160,000.00	300,000.00	283,693.80
Monument Maintenance	33,423.04	8,000.00	25,000.00	33,423.04
Bridge and Boardwalk Maintenance	-	4,000.00	4,000.00	-
Storm Cleanup	-	100,000.00	50,000.00	41,005.00
Storm Landscape Replacement	5,674.00	200,000.00	100,000.00	91,005.00
Capital Expenditures	1,925.33	75,000.00	35,750.00	26,755.00
Street, Sidewalk, and Curb Maintenance	45,557.00	45,000.00	30,000.00	45,000.00
Streetlight Leasing	64,862.11	40,000.00	51,000.00	64,862.11
Shared Bike Maintenance	3,380.00	15,000.00	15,000.00	8,032.00
Dog Park	19,289.02	15,000.00	15,000.00	19,289.02
Parks Maintenance & Repairs	-	12,500.00	12,500.00	-
Trail Maintenance	1,750.00	5,000.00	5,000.00	3,051.00
Trailhead Maintenance	320.00	5,000.00	5,000.00	2,194.00
Mailbox Maintenance	-	500.00	500.00	-
Total Field Operations	**$ 2,072,688.28**	**$ 2,281,635.40**	**$ 2,283,333.95**	**$ 2,276,035.24**

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of $490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.

North River Ranch Improvement SD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Original Budget	FY 2026 Adopted Revised Budget **	FY 2026 Proposed Revised Budget
Brightwood Pavilion - Amenity				
Amenity - Electric	$ 15,643.63	$ 15,000.00	$ 15,000.00	$ 15,643.63
Amenity - Water	32,228.65	70,000.00	35,000.00	33,338.00
Amenity - Cable TV / Internet / Wi-Fi	9,784.22	10,000.00	12,000.00	10,671.00
Amenity - Landscape Maintenance	11,368.00	-	-	11,368.00
Amenity - Irrigation Repairs	2,124.18	9,000.00	7,000.00	4,076.00
Amenity - Pool Maintenance	19,800.00	21,285.00	21,285.00	20,395.00
Amenity - Access Control Maintenance	266.00	1,500.00	1,500.00	760.00
Amenity - Cleaning	26,048.33	27,000.00	27,000.00	26,429.00
Amenity - Pest Control	2,945.00	2,500.00	2,500.00	2,945.00
Amenity - Fitness Equipment Leasing	27,712.20	27,394.20	27,394.20	27,712.20
Amenity - Security Monitoring	8,678.33	5,400.00	6,500.00	8,678.33
Amenity - Firepits	2,687.23	6,000.00	6,000.00	4,013.00
Amenity - Capital Outlay	13,069.21	65,000.00	21,541.35	16,461.00
Amenity - Miscellaneous	465.61	15,000.00	5,000.00	2,281.00
Amenity - Pool Equipment	6,822.20	7,000.00	3,000.00	6,822.20
Amenity - A/C Maintenance and Equipment	4,412.78	1,500.00	1,500.00	4,412.78
Amenity - Playground Maintenance	1,000.00	10,000.00	7,000.00	3,402.00
Amenity - Streetlight Leasing	74,305.97	70,000.00	67,000.00	74,305.97
Amenity - Repairs & Maintenance	4,031.47	-	-	4,031.47
Total Brightwood Pavilion - Amenity Expenses	**$ 263,393.01**	**$ 363,579.20**	**$ 266,220.55**	**$ 277,745.58**
Riverfield Verandah - Amenity				
Amenity - Electric	$ 8,072.66	$ 9,000.00	$ 8,000.00	$ 8,072.66
Amenity - Water	14,604.26	6,000.00	22,000.00	17,565.00
Amenity - Cable TV / Internet / Wi-Fi	11,957.92	12,000.00	12,000.00	11,975.00
Amenity - Irrigation Repairs	715.75	7,500.00	5,000.00	2,431.00
Amenity - Pool Maintenance	15,391.20	16,550.00	16,550.00	15,855.00
Amenity - Access Control Maintenance	266.00	1,000.00	1,000.00	560.00
Amenity - Cleaning	21,980.86	23,000.00	23,000.00	22,389.00
Amenity - Pest Control	1,765.00	2,000.00	2,200.00	1,939.00
Amenity - Security Monitoring	8,678.33	10,400.00	7,000.00	8,678.33
Amenity - Gate Access and Maintenance	43,660.73	6,000.00	40,000.00	43,660.73
Amenity - Capital Outlay	17,323.00	25,000.00	15,000.00	17,323.00
Amenity - Miscellaneous	-	4,000.00	3,000.00	-
Amenity - Pool Equipment	5,865.00	6,000.00	6,000.00	5,919.00
Amenity - A/C Maintenance and Equipment	524.00	-	-	524.00
Amenity - Streetlight Leasing	43,726.34	41,000.00	41,000.00	43,726.34
Amenity - Repairs & Maintenance	818.70	-	-	818.70
Total Riverfield Verandah - Amenity Expenses	**$ 195,349.75**	**$ 169,450.00**	**$ 201,750.00**	**$ 201,436.76**

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of $490,311. The remaining 35% is paid by the developer.

** This is an amended FY 2026 Budget and it will be revised again after the close of FY 2026.

North River Ranch Improvement SD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Original Budget	FY 2026 Adopted Revised Budget **	FY 2026 Proposed Revised Budget
Camp Creek - Amenity				
Amenity - Electric	$ 40,081.56	$ 30,000.00	$ 40,000.00	$ 40,081.56
Amenity - Water	1,669.67	20,000.00	5,000.00	3,003.00
Amenity - Cable TV / Internet / Wi-Fi	27,887.59	26,000.00	40,000.00	32,737.00
Amenity - Irrigation Repairs	10,363.27	20,000.00	10,000.00	10,363.27
Amenity - Pool Maintenance	32,100.00	20,000.00	33,000.00	32,460.00
Amenity - Access Control Maintenance	266.00	-	-	266.00
Amenity - Cleaning	141,754.09	53,000.00	125,000.00	141,754.09
Amenity - Pest Control	5,870.00	6,000.00	6,000.00	5,922.00
Amenity - Security Monitoring	27,776.34	12,000.00	16,000.00	27,776.34
Amenity - Fire Pits	-	3,000.00	3,000.00	-
Amenity - Gate Access and Maintenance	-	2,500.00	2,500.00	-
Amenity - Capital Outlay	13,009.66	20,000.00	10,000.00	13,009.66
Amenity - Miscellaneous	1,003.63	8,000.00	5,000.00	2,604.00
Amenity - Pool Equipment	2,160.00	14,000.00	10,000.00	5,299.00
Amenity - A/C Maintenance and Equipment	668.00	-	-	668.00
Amenity - Office Equipment Leasing	6,720.83	12,000.00	7,500.00	7,033.00
Amenity - Bike Pump Park Maintenance	-	1,000.00	1,000.00	-
Amenity - Pickleball Maintenance	-	1,250.00	1,250.00	-
Amenity - Cost of Goods Sold	-	15,000.00	14,000.00	-
Amenity - Streetlight Leasing	13,145.08	10,000.00	12,000.00	13,145.08
Amenity - Canteen	7,974.02	40,000.00	10,000.00	8,785.00
Amenity - Repairs & Maintenance	20,268.92	1,000.00	10,000.00	20,268.92
Amenity - Dumpster	-	1,000.00	1,000.00	-
Amenity - Water Slide Preventative Maintenance	-	5,000.00	2,500.00	-
Amenity - Operations	4,026.76	15,000.00	10,000.00	6,418.00
Total Camp Creek - Amenity Expenses	**$ 356,745.42**	**$ 335,750.00**	**$ 374,750.00**	**$ 371,593.92**
Non-County Maintained Roads				
Highview Non-County Maintained Roads	-	$ -	$ -	$ -
Crescent Creek (4E only) Non-County Maintained Road	-	-	-	-
Riverfield Non-County Maintained Roads	-	-	-	-
Total Non-County Maintained Roads	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenses	**$ 4,028,865.06**	**$ 4,166,928.78**	**$ 4,181,928.78**	**$ 4,268,033.33**
Other Income (Expenses)				
Interest Income	$ 43,603.58	$ 30,000.00	$ 30,000.00	$ 30,000.00
Total Other Income (Expenses)	**$ 43,603.58**	**$ 30,000.00**	**$ 30,000.00**	**$ 30,000.00**
Net Income (Loss)	**$ 317,768.26**	**$ -**	**$ -**	**$ -**

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North River Ranch
Improvement Stewardship District

Consideration of RIPA Proposal for Phase 4
Infrastructure Final Phase

RIPA & ASSOCIATES
CIVIL | UTILITY CONSTRUCTORS

To:	Neal Land & Neighborhoods	**Contact:**	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard	**Phone:**	941-328-1210
	Sarasota, FL 34240	**Fax:**	
Project Name:	North River Ranch Phase 4F-2	**Bid Number:**	26-278
Project Location:	Fort Hamer Rd & NRR Trail, Palmetto, FL	**Bid Date:**	9/4/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001 - GENERAL / EARTHWORK					
001	MOBILIZATION	1.00	LS	$25,000.00	$25,000.00
002	NPDES COMPLIANCE	1.00	LS	$4,250.00	$4,250.00
003	SURVEY & AS-BUILTS	1.00	LS	$45,000.00	$45,000.00
004	GEOTECHNICAL & MATERIAL TESTING - **BY OWNER**	1.00	LS	$0.00	$0.00
005	CONSTRUCTION ENTRANCE	1.00	EACH	$5,700.00	$5,700.00
006	SILT FENCE	2,900.00	LF	$1.75	$5,075.00
007	DOUBLE SILT FENCE	300.00	LF	$3.50	$1,050.00
008	DISC /PREP ROW FOR UTILITIES	1.00	LS	$8,000.00	$8,000.00
009	SOD 2' BOC / MISC. SLOPES - BAHIA	1,850.00	SY	$3.50	$6,475.00
010	SEED & MULCH DISTURBED AREAS	40,500.00	SY	$0.40	$16,200.00
011	FINAL GRADING	1.00	LS	$20,000.00	$20,000.00
	Total Price for above 001 - GENERAL / EARTHWORK Items:				**$136,750.00**
002 - BASE & PAVING					
012	1 1/4" TYPE SP ASPHALT **(FIRST LIFT ONLY)**	3,590.00	SY	$18.00	$64,620.00
013	6" SHELL BASE	3,590.00	SY	$19.00	$68,210.00
014	STABILIZED SUBGRADE (LBR-40)	3,590.00	SY	$9.00	$32,310.00
015	STABILIZED CURB PAD	3,135.00	LF	$4.50	$14,107.50
016	MIAMI CURB	3,010.00	LF	$25.00	$75,250.00
017	TYPE "F" CURB	125.00	LF	$33.00	$4,125.00
018	4" CONCRETE SIDEWALK	2,050.00	SF	$8.00	$16,400.00
019	5' ADA HANDICAPPED RAMP	4.00	EACH	$875.00	$3,500.00
020	TEMP. STRIPING (SIGNAGE BY OWNER)	1.00	LS	$3,400.00	$3,400.00
	Total Price for above 002 - BASE & PAVING Items:				**$281,922.50**
003 - STORM DRAINAGE					
021	15" HP STORM	115.00	LF	$60.00	$6,900.00
022	18" HP STORM	565.00	LF	$66.00	$37,290.00
023	24" HP STORM	180.00	LF	$90.00	$16,200.00
024	MANATEE CO. CURB INLET	9.00	EACH	$8,000.00	$72,000.00
025	TYPE P MANHOLE	3.00	EACH	$5,400.00	$16,200.00
026	18" HP MES	3.00	EACH	$3,000.00	$9,000.00
027	24" HP MES	1.00	EACH	$3,500.00	$3,500.00
028	CONNECT STORM TO EXISTING POND	4.00	EACH	$8,000.00	$32,000.00
029	6" UNDERDRAIN	500.00	LF	$26.00	$13,000.00
030	6" UNDERDRAIN CLEANOUT	3.00	EACH	$550.00	$1,650.00
031	DEWATERING	860.00	LF	$7.00	$6,020.00
032	STORM SEWER TESTING	860.00	LF	$9.75	$8,385.00
	Total Price for above 003 - STORM DRAINAGE Items:				**$222,145.00**

RIPA & ASSOCIATES
CIVIL | UTILITY CONSTRUCTORS

To:	Neal Land & Neighborhoods	**Contact:**	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard	**Phone:**	941-328-1210
	Sarasota, FL 34240	**Fax:**	
Project Name:	North River Ranch Phase 4F-2	**Bid Number:**	26-278
Project Location:	Fort Hamer Rd & NRR Trail, Palmetto, FL	**Bid Date:**	9/4/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
004 - SANITARY SEWER					
033	CONNECT TO EXISTING MANHOLE	1.00	EACH	$11,815.00	$11,815.00
034	8" PVC (0-6' CUT)	246.00	LF	$40.00	$9,840.00
035	8" PVC (6'-8' CUT)	228.00	LF	$42.00	$9,576.00
036	8" PVC (8'-10' CUT)	261.00	LF	$48.00	$12,528.00
037	8" PVC (10'-12' CUT)	510.00	LF	$50.00	$25,500.00
038	SANITARY MANHOLE (0'-6' CUT) (5' DIA)	1.00	EACH	$7,500.00	$7,500.00
039	SANITARY MANHOLE (6'-8' CUT)	2.00	EACH	$7,150.00	$14,300.00
040	SANITARY MANHOLE (8'-10' CUT)	1.00	EACH	$8,250.00	$8,250.00
041	SANITARY MANHOLE (10'-12' CUT)	2.00	EACH	$8,800.00	$17,600.00
042	SINGLE SERVICE	6.00	EACH	$1,650.00	$9,900.00
043	DOUBLE SERVICE	21.00	EACH	$2,500.00	$52,500.00
044	DEWATERING	1,245.00	LF	$17.10	$21,289.50
045	SANITARY SEWER TESTING	1,245.00	LF	$14.00	$17,430.00
	Total Price for above 004 - SANITARY SEWER Items:				**$218,028.50**
005 - WATER DISTRIBUTION					
046	CONNECT TO EXISTING 8" WATERMAIN	3.00	EACH	$2,750.00	$8,250.00
047	TEMPORARY 4" JUMPER	1.00	EACH	$12,000.00	$12,000.00
048	8" PVC WATER MAIN (DR 18)	1,450.00	LF	$46.00	$66,700.00
049	8" DIP WATER MAIN	100.00	LF	$105.00	$10,500.00
050	8" GATE VALVE ASSEMBLY	4.00	EACH	$3,250.00	$13,000.00
051	8" MJ BEND	3.00	EACH	$660.00	$1,980.00
052	8" MJ TEE	1.00	EACH	$975.00	$975.00
053	FIRE HYDRANT ASSEMBLY	1.00	EACH	$9,900.00	$9,900.00
054	SINGLE SERVICE SHORT	7.00	EACH	$1,400.00	$9,800.00
055	DOUBLE SERVICE SHORT	9.00	EACH	$2,100.00	$18,900.00
056	SINGLE SERVICE LONG	3.00	EACH	$1,600.00	$4,800.00
057	DOUBLE SERVICE LONG	12.00	EACH	$2,400.00	$28,800.00
058	PIGGING	1,550.00	LF	$2.25	$3,487.50
059	CHLORINATION & PRESSURE TESTING	1,550.00	LF	$2.25	$3,487.50
	Total Price for above 005 - WATER DISTRIBUTION Items:				**$192,580.00**
006 - RECLAIMED WATER					
060	CONNECT TO EXISTING 6" RECLAIMED	3.00	EACH	$3,800.00	$11,400.00
061	6" PVC RECLAIMED MAIN (DR 18)	1,520.00	LF	$32.00	$48,640.00
062	6" DIP WATER MAIN	100.00	LF	$90.00	$9,000.00
063	6" GATE VALVE ASSEMBLY	4.00	EACH	$2,400.00	$9,600.00
064	6" MJ BEND	8.00	EACH	$495.00	$3,960.00
065	6" MJ TEE	1.00	EACH	$725.00	$725.00
066	SINGLE SERVICE SHORT	4.00	EACH	$1,250.00	$5,000.00
067	DOUBLE SERVICE SHORT	12.00	EACH	$2,100.00	$25,200.00

RIPA & ASSOCIATES
CIVIL | UTILITY CONSTRUCTORS

To:	Neal Land & Neighborhoods	**Contact:**	Andy Richardson
Address:	5800 Lakewood Ranch Boulevard	**Phone:**	941-328-1210
	Sarasota, FL 34240	**Fax:**	
Project Name:	North River Ranch Phase 4F-2	**Bid Number:**	26-278
Project Location:	Fort Hamer Rd & NRR Trail, Palmetto, FL	**Bid Date:**	9/4/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
068	SINGLE SERVICE LONG	5.00	EACH	$1,450.00	$7,250.00
069	DOUBLE SERVICE LONG	12.00	EACH	$2,300.00	$27,600.00
070	PIGGING	1,620.00	LF	$2.25	$3,645.00
071	PRESSURE TESTING	1,620.00	LF	$2.00	$3,240.00
			Total Price for above 006 - RECLAIMED WATER Items:		**$155,260.00**

Total Bid Price: $1,206,686.00

Notes:

- CONSTRUCTION STAKING AND AS-BUILTS, FOR RIPA'S SCOPE OF WORK ONLY, ARE INCLUDED. RECORD DRAWINGS, WHICH ARE THE RESPONSIBILITY OF THE ENGINEER OF RECORD, ARE NOT INCLUDED.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- **ITEMS NOT INCLUDED:** BONDING; GEOTECH / MATERIALS TESTING; LANDSCAPING; IRRIGATION; STRIPPING OF SITE; FENCE; WALLS.
- FUEL PRICING IS BASED ON $4.25 / GALLON FOR OFF-ROAD DIESEL FUEL.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS DATED 05/21/2025.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Adrian Galloway
(813) 695-0342 agalloway@ripaconstruction.com

North River Ranch
Improvement Stewardship District

Consideration of Trimen Landscape Proposal
for 4C-2 Buffer Landscape Installation

Proposal #1600
Created: 05/07/2026

Trimen Landscape
450 South Taylor Road Seffner, FL 33584
(813) 863-9328

Proposal For

Neal Land & Neighborhoods. - North River Ranch Phase 4C-2

Location

Moccasin Wallow Rd
FL

CITCDD - Landscaping

North River Ranch Phase 4C-2

Terms
Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Slash Pine, 45 gal 3" Cal	25	$ 468.00	$ 11,700.00
American Sycamore, Field Grown 6" Cal, *subject to availability	12	$ 1,998.00	$ 23,976.00
Florida Privet, 3 gal	138	$ 14.80	$ 2,042.40
Firebush, 3 gal	255	$ 14.90	$ 3,799.50
Blue Plumbago, 3 gal	85	$ 15.50	$ 1,317.50
Mini Pine Bark Mulch	167 CU YD	$ 69.00	$ 11,523.00
Labor and Freight	1	$ 1,170.00	$ 1,170.00
Argentine Bahia Sod, Fresh Lay *Allowance*	10000 SQ FT	$ 0.67	$ 6,700.00
Irrigation System We propose to furnish all materials, equipment, and labor to complete the following: Irrigation Design and Installation per Landscape Plans provided by: BDG Booth. Project: 20016 / Sheet: L1.00/ Last dated stamp: 04-15-25 No turf irrigation included. Does not include the water source, well/meter, backflow, directional boring, cutting or repairing of asphalt/concrete, or	1	$ 16,750.00	$ 16,750.00

power to the controller.

Client Notes

- Landscape Installation per Landscape Plans provided by: BDG Booth. Project: 20016 / Sheet: L1.00/ Last dated stamp: 04-15-25

- Soil amendments and tree protection is not included in this bid.
- On sheet LD-2 of provided plan, 1.03 C, 1.04 G, 1.08 A7, 1.09 A1, 1.09 A2, 2.01 B5, G, H, I, J, 3.01 B5, 3.01 B6, 3.01 D2, 3.01 D3, 3.01 D5, 3.02 A, 3.02 C1, 3.02 C6, 3.02 D2, 3.02 D6, 3.02 J4 is not included in this bid.

Proposal valid 30 days from proposal date.

TOTAL	$ 78,978.40

Signature

x Date:

Please sign here to accept the terms and conditions

General Notes:

- Trimen Precision Lawn Care LLC DBA Trimen Landscape is hereafter referred to as "Trimen".
- All plant species, specifications, and sizes are subject to season and availability at time of job.
- Trimen is not responsible for grading or drainage conditions of the job site. Trimen is only responsible for fine grading (defined as 1/10th of a foot) in areas where Trimen is performing work.
- All plant/tree installation to be completed in a substantial workmanlike manner according to specifications submitted, per standard industry horticultural practices. This includes installing plant/tree material 1-3" above final grade in order for material to breathe properly.
- The above information is not an invoice and only a proposal of services/goods described above.
- Any alteration or deviation from this proposal incurring additional costs will only be performed after an approved change order is signed by Client, and will be billed in addition to this proposal.
- Trimen or any of it's subcontractors shall not be held responsible for damage to anything underground or not visible, including utilities.
- Trimen is not responsible for unforeseen sub-surface soil conditions.
- When removing or trimming tree roots: Trimen or any of it's subcontractors shall not be held responsible for continued life and stability of the tree.
- In rock beds, weed repellent fabric helps mitigate weeds but does not prevent weeds completely.
- Any work/items not specifically included in this proposal are excluded.
- Client is responsible to call 811 and private utility companies to locate any underground utilities.

Substantial Completion and Payments:

- At least 50% of total payment for this job will be issued prior to provision of services/goods described in this proposal. The remaining payment will be issued at completion of the job.
- Once Trimen has notified Client of substantial completion, the Client will provide a final punch list in writing within 5 business days. If no punch list is provided, the Client is accepting the work performed.
- If a punch list is provided and verified to be within the scope of work, Trimen will schedule the final punch list items to be completed as soon as possible.
- Remaining payment will be issued within 3 business days upon substantial completion, less a 10% retainage that will be issued within 3 business days of punch list items being completed.
- A 3.5% convenience fee will be applied to any payments made by credit or debit card.
- Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractor, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.
- Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and cost and expenses incurred.

Warranty:

- Landscaping material with an automated irrigation system/schedule, that has been inspected and approved by Trimen, will be warrantied for 60 days. It is beyond our ability to warranty any landscaping material installed in any area with no automatic irrigation system.
- Warranty void if proper horticultural trimming/maintenance practices are not performed. Proper horticultural trimming/maintenance practices are as follows: fertilize plant material appropriately, trim hedges and shrubs at healthy intervals, applying weed killer in open flowerbed areas, hand weeding near base of plants, trees, and flowers, not collaring trees and plants with line trimmers, ensuring new sod is cut at the correct height for each species, appropriate watering schedule and duration for all planted and installed landscape materiel, appropriate pest control performed on landscape material, proper fertilization/pest and fungus control services are performed.
- Warranty does not cover replacement of material that is damaged or missing during the warranty period.
- Warranty does not cover annual flowers.
- Warranty does not cover any damages caused by Acts of God.

Irrigation:

- If installing a new irrigation system connected to a well, it may require additional parts to be provided by a well company. Client must deal directly with a well contractor.
- Trimen is not responsible for operation, programming, and maintenance of the irrigation system after substantial completion. Trimen will program the timer for necessary watering during the establishment period (first 30 days). After substantial completion, it is the Client's responsibility to monitor and adjust the watering schedule according to weather, percolation, plant species requirements, and local ordinances to ensure new landscape materials remain healthy.
- After substantial completion, the warranty will be voided if plant material is overwatered or underwatered.
- Trimen is not responsible for and cannot control any chemicals or minerals that may be existing in Client's water source that may cause damage to Client's property or landscape materials.
- For proper irrigation coverage on rotor and sprinkler zones over spray is necessary.

Sod:

- For warranty to be valid, all sod will require a lawn and ornamental application to be applied to treat for fungus, pests, weeds, etc within 5 days of installation and once/month during warranty period. Client must contract directly with a lawn and ornamental service.

Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development

Minority/Woman Business Certification

Trimen Precision Lawn Care, LLC DBA Trimen Lawn and Landscape

HC-2846/23

Valid from August 31, 2023 - November 2, 2025

Approved Lines of Business:

New Landscape Installs (Residential and Commercial), Commercial Landscaping

Theresa Kempa, Manager, MCA
Minority & Small Business Enterprises Division

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME:	Certificate Department	
Single Source Insurance		PHONE (A/C, No, Ext):	(727) 298-0302	FAX (A/C, No): (727) 298-0029
1345 S Missouri Ave		E-MAIL ADDRESS:	certificates@singlesourceins.com	
		INSURER(S) AFFORDING COVERAGE		NAIC #
Clearwater	FL 33756	INSURER A :	Southern-Owners Insurance Company	10190
INSURED		INSURER B :	Auto-Owners Insurance Co	18988
Trimen Precision Lawn Care LLC, DBA Trimen Landscape		INSURER C :	BusinessFirst Insurance Company	11697
450 S Taylor Rd		INSURER D :		
		INSURER E :		
Seffner	FL 33584-4207	INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** CL257330295 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			20835699	07/07/2025	07/07/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Premises/Operations	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			5539934000	07/07/2025	07/07/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			5539934001	07/07/2025	07/07/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		521-22128	08/01/2025	08/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Inland Marine			20835699	07/07/2025	07/07/2026	Scheduled Equipment Miscellaneous Tools Deductible	$ 25,000 $ 100,000 $ 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is listed as Additional Insured with regards to General Liability when required by written contract Including ongoing operations. Certificate Holder is listed in favor of Waiver of Subrogation with regards to Workers Compensation

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Trimen Precision Lawn Care LLC

2 Business name/disregarded entity name, if different from above

Trimen Landscape

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **S**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

450 S Taylor Rd

Requester's name and address (optional)

6 City, state, and ZIP code

Seffner, FL 33584

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	7	–	4	6	2	5	1	2	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** [signature] **Date ▶** 01/07/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

North River Ranch
Improvement Stewardship District

Consideration of Change Order #7
for Frederick Derr & Co. Inc.

Contractor Change Order

Frederick Derr & Company, Inc.

CO #7

NRR Phase 4 - 2C

Change Order

No. 7

Date of Issuance: **October 13, 2026** Effective Date: **November 18, 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:

Earthwork, stockpile cleanup, road construction, sidewalk, ada ramps, add survey for cross river, utility ducts

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. CO#7- Received 10/13/2026

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
	Substantial completion (days or date): **335 Days (03/17/2027)**
$ **5,582,622.90**	Ready for final payment (days or date): **365 Days (04/16/2027)**
[Increase] [Decrease] from previously approved Change Orders No. **0** to No. **6**:	[Increase] [Decrease] from previously approved Change Orders No. **0** to No. **6**:
	Substantial completion (days):
$ **74,779.15**	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
	Substantial completion (days or date): **335 Days (03/17/2027)**
$ **5,657,402.05**	Ready for final payment (days or date): **365 Days (04/16/2027)**
[Increase] ~~[Decrease]~~ of this Change Order:	[Increase] [Decrease] of this Change Order:
	Substantial completion (days or date): **N/A**
$ **52,738.70**	Ready for final payment (days or date): **N/A**
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
	Substantial completion (days or date): **335 Days (03/17/2027)**
$ **5,710,140.75**	Ready for final payment (days or date): **365 Days (04/16/2027)**

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____ ,SVP
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: October 13, 2026	Date:	Date: 10/13/2026

Approved by Funding Agency (if applicable): _____ Date:

V:\2156\active\215616746\civil\construction_phase_documents\contract_docs\nrr_ph_4_c2\change_orders\received\con_nrrisd_nrr-ph-4-2c_co-7_52,738.70_earthwork-stockpile-clean_road-const_add-survey_utility-ducts_fred-derr_20261013.docx

FREDERICK DERR & COMPANY
INCORPORATED

CONTRACT CHANGE ORDER

10/12/2026

Number **7.00**
Job: North River Ranch
Phase: IV-C2

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

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

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT $	TOTAL $
1-00-000	**IA Earthwork**				
1-00-128	Stockpile cleanup & 800 lf siltfence install	1	LS	2,625.00	2,625.00
					2,625.00
1-01-000	**IB Road Construction**				
1-01-110	4" Sidewalk	389	SY	43.30	16,843.70
1-01-115	Rework,Lost Mat due to SW width chg	1	LS	11,095.00	11,095.00
1-01-120	ADA Ramps	13	EA	1,245.00	16,185.00
					44,123.70
1-03-000	**ID Misc Items**				
1-03-012	Add Survey for Cross River Tr road conn	1	LS	1,655.00	1,655.00
1-03-080	Utility ducts - trench only - pipe from util co	850	LF	5.10	4,335.00
					5,990.00

REASON FOR CHANGE: Cleanup around pile and silt fence, SW change to 10', Add ADA ramps per MC, Add survey, Add Frontier xings.

Proposed _____
For the Contractor

Accepted _____
For the Engineer

Accepted _____
For the Owner

THIS CHANGE ORDER NET	$ 52,738.70
EXISTING CONTRACT TOTAL	$ 5,657,402.05
NEW CONTRACT TOTAL	$ 5,710,140.75

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Diary: Date - 09/17/2026 (Thursday) **Foreman - TAITW Willie**

~~Bucket was removed 25 feet of curb and asphalt.~~ TM was cleaning up dirt runoff from dirt stockpile.

Time Card: Date - 09/17/2026 (Thursday) **Foreman - TAITW Willie Revision - 4 Shift - 1**

Cost Codes / Description / Prod. Qty. / Code	Name	Class	11325 Final Dress ROW 3000 SY	90000 TIME & MATERIAL 0 LS	90000 TIME & MATERIAL 0 LS	Totals
TAITW	Taite Jr; Willie H	FM03	4		4	8
SYKEJ	Sykes; John C	OP12	6		4	10
ROBEA	Roberson; Aldarrenyon	OP08	6		4	10
REAGM	Reagan; Marc A	OP11	6		4	10
MANBM	Manbeck; Mark M	OP11	6		4	10
JARVC	Jarvis; Cody M	OP10		10		10
DOWNS	Downey; Scott B	OP08	6		4	10

Totals for Labor **Hours:** 68 **Worked:** 68 **Broken Out:** (68/0/0)

Cost Codes / Description / Prod. Qty. / Code	Name	Class	11325 Final Dress ROW 3000 SY	90000 TIME & MATERIAL 0 LS	90000 TIME & MATERIAL 0 LS	Totals
B-090	B-090 Ford F150 2022		4		4	8
G-015	G-015 Cat 12H Grader		1			1
F-012	F-012 Kubota Tractor		5		1	6
L-049	L-049 Volvo L70H Load				2	2
E-071	E-071 Komatsu PC220L			8		8

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card: Date - 09/17/2026 (Thursday)					**Foreman - TAITW Willie Revision - 4 Shift - 1**
Cost Codes		11325	90000	90000	
Description		Final Dress ROW	TIME & MATERIAL	TIME & MATERIAL	
Prod. Qty.		3000 SY	0 LS	0 LS	
Code	**Name**	**Class**			**Totals**

Totals for Equipment **Hours:** 25 **Worked:** 25 **Broken Out:** (25/0/0)

Cost Code Notes: Date - 09/17/2026 (Thursday)			**Foreman - TAITW Willie**
Code	**Slot**	**Notes**	
90000	2	cleanup around stockpile	
	Inspector Note		
90000	~~3~~	~~Additional road and curb removal on Cross River Trail~~	
	Inspector Note	NO CHARGE	

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

Point Break Surveying, LLC
8111 Blaikie Court E
Sarasota, FL 34240

Date 9/30/2026

Invoice # 27292

Bill To

Frederick Derr & Company
1451 Myrtle Street
Sarasota, FL. 34234

RECEIVED OCT 07 2026

Due Date 10/30/2026

Project North River Ranch IV-C

Description	Est Amt	Prior %	Curr %	Total %	Amount
~~9/11 restake storm and services~~					~~690.00~~
9/17 Topo existing road and prepare exhibits	For revised connection to existing Cross River Trail				690.00
9/21 stakeout curb revisions					690.00

APPROVAL / RELEASE RB
JOB / EQ # 26-1191
COST CODE 5901
GL # 1-10-503-00
HOLD DATE
COMMITMENT

PENDING
OCT 08 2026

ADDED WORK #5A

Total $2,070.00

5% RETAINAGE -103.50

RECEIVED
SEP 22 2026
By: .....

A1 Silt & Erosion **Invoice**

Date: 9.21. 2026 P.O.: 26-1191
Invoice No: 10997
Project Name: Around Stockpile
Project Address: N. River Ranch, Manatee County
Bill To: Frederick Derr

TERM: N30- Description:	**Quantity:**	**Rate:**	**Total:**
Installed silt fence	800 LF	$1.25	$1,000.00

-keep dirt off farmers field-

Total: $1,000.00

RETAINAGE 5% = $50

As per: Willie
Site: Willie

Please email Release of Lien with a copy of the check to:
A1Silt & Erosion
1609 Morris Bridge Road.
Wesley Chapel Fl. 33543
CP: 813.748.2986-Ralph
A1silterosion@hotmail.com

APPROVAL / RELEASE RW
JOB / EQ# 26-1191
COST CODE 5901
GL# 1-10-50302
HOLD _____ DATE _____
COMMITMENT

PENDING
SEP 23 2026

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card: Date - 09/30/2026 (Wednesday) **Foreman - MCMAN Nicolas Revision - 1 Shift - 1**

Cost Codes			12400	12500	90025	
Description			4" Sidewalk	ADA Ramps	BUCKET	
Prod. Qty.			0 SY	0 EA	0	
Code	**Name**	**Class**				**Totals**
MCMAN	McMasters; Nicolas C	FM04	2	2	4	8
HOLNK	Holness; Keneek A	OP02	3	2	5	10
PALOR	Palomares Jr; Reynaldo	LA03	5		5	10
SALIJ	Salinas Telles; Juan M	LA03	5		5	10
SALIJU	Salinas Trevino; Juan M	LA03	5		5	10
HENSB	Henson Jr; Brent L	LP01	3	2	5	10

Totals for Labor **Hours:** 58 **Worked:** 58 **Broken Out:** (58/0/0)

Cost Codes			12400	12500	90025	
Description			4" Sidewalk	ADA Ramps	BUCKET	
Prod. Qty.			0 SY	0 EA	0	
Code	**Name**	**Class**				**Totals**
B-098	B-098 Ford F350 Utility		2	2	4	8
N-004	N-004 Gomaco Curb Ma		S0	S0	S0	0
F-010	F-010 Kubota MX4800H		2	2	2	6

Totals for Equipment **Hours:** 14 **Worked:** 14 **Broken Out:** (14/0/0)

Time Card Notes: Date - 09/30/2026 (Wednesday) **Foreman - MCMAN Nicolas**

Code	Name	Meter Begin	Meter End	Start	Break (1)	Lunch	Break (2)	Meal (2)	End	Per Diem	Subsistence	Notes
MCMAN	McMasters; Nicolas C											Poured 10 cubic

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

Daily Report

90025	3	Poured 10 cubic yards, received phone call from Rusty saying stop pouring concrete engineers changed their mind on the sidewalk. Second truck was on site, rejected it and sent it to dump, third truck was in route to us so we had to cancel 3rd unload as well.

Inspector Note

x_____ Date: _____

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card: Date - 09/30/2026 (Wednesday) **Foreman - TAITW Willie Revision - 1 Shift - 1**

Cost Codes			11325	11800	90025	
Description			Final Dress ROW	6" FDOT Crushed Conc	BUCKET	
Prod. Qty.			0 SY	0 SY	0	
Code	**Name**	**Class**				**Totals**
TAITW	Taite Jr; Willie H	FM03	5	2	1	8
SYKEJ	Sykes; John C	OP12	7	2	1	10
ROBEA	Roberson; Aldarrenyon	OP08	7	2	1	10
REAGM	Reagan; Marc A	OP11	7	1	2	10
MANBM	Manbeck; Mark M	OP11	8	2		10
JARVC	Jarvis; Cody M	OP10	6	1	3	10
DOWNS	Downey; Scott B	OP08	U0	U0	U0	0

Totals for Labor **Hours:** 58 **Worked:** 58 **Broken Out:** (58/0/0)

Cost Codes			11325	11800	90025	
Description			Final Dress ROW	6" FDOT Crushed Conc	BUCKET	
Prod. Qty.			0 SY	0 SY	0	
Code	**Name**	**Class**				**Totals**
B-090	B-090 Ford F150 2022		5	2	1	8
F-012	F-012 Kubota Tractor		6	1		7
S-024	S-024 Cat 613C Scraper				2	2
R-034	R-034 Volvo SD115B R		7			7
D-055	D-055 Cat D3LGP Doze				3	3

Totals for Equipment **Hours:** 27 **Worked:** 27 **Broken Out:** (27/0/0)

x_____ Date: _____

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Daily Report

90025	3	Removed the 5' sidewalk that was poured because the engineer changed it to 10' sidewalk and then we had to regrade the new 10 pad and behind the sidewalk along TOB.

Inspector Note

x_____ Date: _____

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card: Date - 09/30/2026 (Wednesday) **Foreman - POSTR Ryan Revision - 0 Shift - 1**

Cost Codes			16100	90025	
Description			Utility ducts - trench only	BUCKET	
Prod. Qty.			120 LF	0	
Code	**Name**	**Class**			**Totals**
ARISJ	Arispe; Jose A	LP01	8	2	10
POSTR	Post; Ryan S	FM06	6	2	8
SOTOAL	Soto Velasquez; Alex K	LP01	8	2	10

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

Cost Codes			16100	90025	
Description			Utility ducts - trench only	BUCKET	
Prod. Qty.			120 LF	0	
Code	**Name**	**Class**			**Totals**
K-010	K-010 Cat 420 Backhoe-		6	2	8
B-099	B-099 Ford F150 Super		6	2	8

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

Cost Code Notes: Date - 09/30/2026 (Wednesday) **Foreman - POSTR Ryan**

Code	Slot	Notes
16100	1	Excavate and install 120 feet of frontier backfill and compact and get densities
	Inspector Note	
90025	2	The 2-4 inch conduit owner crossing at entrance had to extend 5 feet each for 10 foot sidewalk
		Had to extend 2-4 inch conduit owner crossing at the end of the road 4 feet each
	Inspector Note	

x_____ Date: _____

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'(o)' - indicates a percentage override.

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card: Date - 10/01/2026 (Thursday) **Foreman - MCMAN Nicolas Revision - 1 Shift - 1**

Cost Codes			12400	12500	90025	
Description			4" Sidewalk	ADA Ramps	BUCKET	
Prod. Qty.			269.443 SY	3 EA	0	
Code	**Name**	**Class**				**Totals**
MCMAN	McMasters; Nicolas C	FM04	3	3	2	8
HOLNK	Holness; Keneek A	OP02	2	3	5	10
PALOR	Palomares Jr; Reynaldo	LA03	4	1	5	10
SALIJ	Salinas Telles; Juan M	LA03	4	1	3	8
SALIJU	Salinas Trevino; Juan M	LA03	4	1	5	10
HENSB	Henson Jr; Brent L	LP01	4	1	5	10

Totals for Labor **Hours:** 56 **Worked:** 56 **Broken Out:** (56/0/0)

Cost Codes			12400	12500	90025	
Description			4" Sidewalk	ADA Ramps	BUCKET	
Prod. Qty.			269.443 SY	3 EA	0	
Code	**Name**	**Class**				**Totals**
B-098	B-098 Ford F350 Utility		3	3	2	8
N-004	N-004 Gomaco Curb Ma		S0	S0	S0	0
F-010	F-010 Kubota MX4800H		3	0	3	6

Totals for Equipment **Hours:** 14 **Worked:** 14 **Broken Out:** (14/0/0)

Time Card Notes: Date - 10/01/2026 (Thursday) **Foreman - MCMAN Nicolas**

Code	Name	Meter Begin	Meter End	Start	Break (1)	Lunch	Break (2)	Meal (2)	End	Per Diem	Subsistence	Notes
MCMAN	McMasters; Nicolas C											Poured 30 cubic

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card Notes: Date - 10/01/2026 (Thursday) **Foreman - MCMAN Nicolas**

Code	Name	Meter Begin	Meter End	Start	Break (1)	Lunch	Break (2)	Meal (2)	End	Per Diem	Subsistence	Notes
SALIJ	Salinas Telles; Juan M											Formed up 4 truc Came in late had

Cost Code Notes: Date - 10/01/2026 (Thursday) **Foreman - MCMAN Nicolas**

Code	Slot	Notes
12400	1	10'x69' = 76.666 square yards 5'x179' = 99.444 square yards 140'x6' = 93.333 square yards
	Inspector Note	
12500	2	17x6' Ada ramp 11.33 square yards 12x5' Ada ramp 6.666 square yards 13x5' Ada ramp 7.222 square yards
	Inspector Note	
90025	3	Formed sidewalk that was taken out yesterday and poured 69' of 10' sidewalk
	Inspector Note	

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

Frederick Derr & Company, Inc.
Job Name: NORTH RIVER RANCH PH IV-C2 **Job Code 261191**

Daily Report

Time Card: Date - 10/06/2026 (Tuesday) **Foreman - MCMAN Nicolas Revision - 1 Shift - 1**

Cost Codes			12400	12500	90025	
Description			4" Sidewalk	ADA Ramps	BUCKET	
Prod. Qty.			243 SY	2 EA	0	
Code	**Name**	**Class**				**Totals**
MCMAN	McMasters; Nicolas C	FM04	6	2		8
HOLNK	Holness; Keneek A	OP02	4	3	3	10
PALOR	Palomares Jr; Reynaldo	LA03	10	0	0	10
SALIJ	Salinas Telles; Juan M	LA03	10	0	0	10
SALIJU	Salinas Trevino; Juan M	LA03	9	1	0	10

NO CHARGE

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

Cost Codes			12400	12500	90025	
Description			4" Sidewalk	ADA Ramps	BUCKET	
Prod. Qty.			243 SY	2 EA	0	
Code	**Name**	**Class**				**Totals**
B-098	B-098 Ford F350 Utility		6	2		8
N-004	N-004 Gomaco Curb Ma		0S0	0S0	0S0	0
F-010	F-010 Kubota MX4800H		1	1		2

Totals for Equipment **Hours:** 10 **Worked:** 10 **Broken Out:** (10/0/0)

Time Card Notes: Date - 10/06/2026 (Tuesday) **Foreman - MCMAN Nicolas**

Code	Name	Meter Begin	Meter End	Start	Break (1)	Lunch	Break (2)	Meal (2)	End	Per Diem	Subsistence	Notes
MCMAN	McMasters; Nicolas C											Poured 30 cubic

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

Daily Report

90025 3 Had to cut out 5' of curb to add f to D curb so Ada ramp will work with Manatee county inlet. Tore out curb formed and poured curb back

Inspector Note

NO CHARGE

x_____ Date: _____

'c' - indicates a completed item.
'(R)' - indicates a rework quantity.
'(o)' - indicates a percentage override.

North River Ranch
Improvement Stewardship District

Staff Reports



NORTH RIVER
RANCH

Monthly Summary Report

October 2026

ENGAGE LIFESTYLE PROGRAMMING

DATE(S)	PROGRAM DETAILS	PARTICIPATION
Every Month	NRR Clubs (Soccer, Fishing, Homeschool, and Book Club) NEW CLUBS THIS MONTH (Small Business, Cubing)	Varies between Club 3-30 attendees
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 Pizzas and Pinots (Partnership with Pappa John's)	Averages about 80 attendees
Every Month	First Saturdays	200 attendees
10.09.26	Trivia and Tastings	35 attendees
10.18.26	Make & Mingle	20 attendees
10.24.26	Fall Community Garage Sale	53 Homes
10.31.26	Whimsical Wizard: Magic To-Go	58 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
10.11.26	Yoga & Brunch	10 attendees
10.17.26	Body Bar & Spritz	15 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.

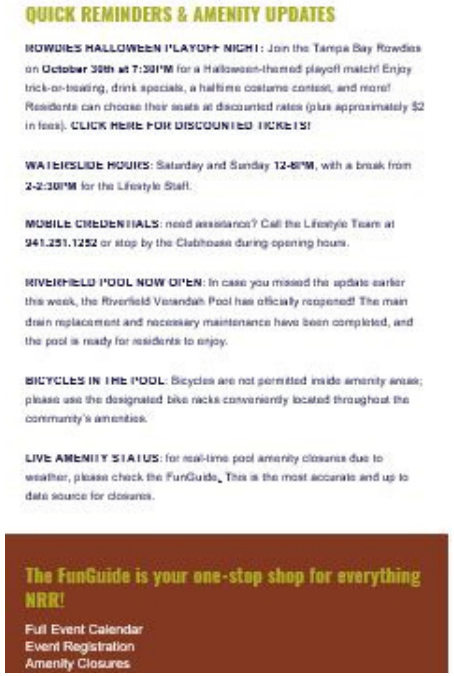
SPACE	TOTAL VISITS
Brightwood Pavilion	1,059
Riverfield Verandah	422
Clubhouse	1,182
Headwaters Swim Center	1,242
Activities Outpost	312
Pickleball Courts	851 (estimated as the system was down all month)
Pump Park	213 (estimated as the system was down all month)
Dash's Bark Park	178 (estimated as we don't have records at this amenity)

FACILITY OPERATIONS & MAINTENANCE

SPACE	ITEM	STATUS
Eblast	Updated the format for the weekly News You Need email from the Director so residents know what is happening from Programs and Events to amenity maintenance. Email includes note from Director, programs and events for that week, updates on amenities, photos from last week programs and events	Completed









COMMUNITY IN ACTION





















COMMUNITY IN ACTION















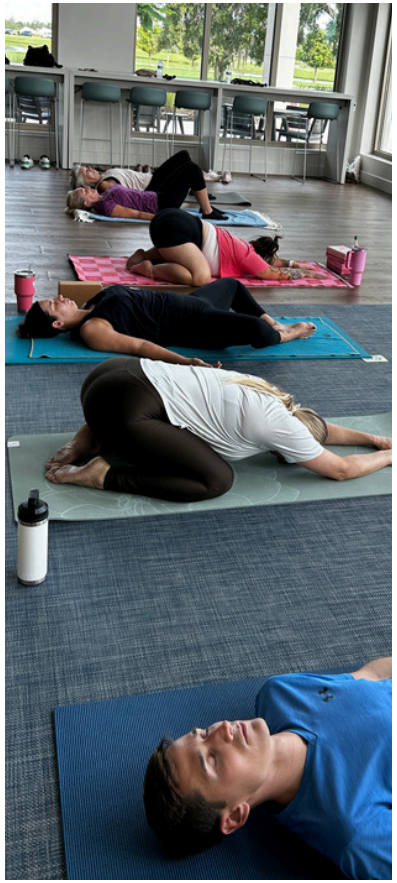


COMMUNITY IN ACTION





















FORECAST

PROGRAM	STATUS
Planning Signature Event: Touch a Truck	IN PROGRESS
Planning Signature Event: Winterfest	IN PROGRESS
Planning Q4 Programs and Events	COMPLETED
Planning Q1 Programs and Events	IN PROGRESS

CURRENT ACTION ITEMS	DETAILS	DUE DATE
Hire Part Time RSS	Hire and Train part time RSS for Sunday and Monday shifts	11.1.26
Hire Lifestyle Manager	Hire a Lifestyle Manager	1.1.27
Recreation Programs	Finalize Adult and Kid yearround recreational programs	12.1.26