

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, March 9, 2022 at 1:30 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

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

Phone: 1-844-621-3956

Participant Code: 790 562 990 #

BOARD OF SUPERVISORS' MEETING AGENDA

- 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]*

Administrative & Business Matters

1. Consideration of the Minutes of the February 9, 2022, Board of Supervisors Meeting
2. Review and Consideration of the North River Ranch CDD Updated Supplemental Methodology for Series 2020A Bonds *(under separate cover)*
3. Discussion of the 2019A2 Bonds A2 Trust Accounts
4. Discussion of the Amenity Facility Licensing Policies
5. Review and Consideration of the MindBody Purchase Order Form
6. Ratification of the North River Ranch ISD Funding Request No. 65 – No. 81
7. Review of District Financial Statements

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

Supervisor Requests and Audience Comments

Adjournment



**North River Ranch Improvement
Stewardship District**

Consideration of the Minutes of the February 9,
2022, Board of Supervisors Meeting

MINUTES OF MEETING

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

Wednesday, February 9, 2022 at 1:30 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 Leinaweaver	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	District Manager- PFM Group Consulting LLC	(via phone)
Jonathan Johnson	District Counsel- Kutak Rock LLP	(via phone)
Rob Engle	District Engineer- Stantec	(via phone)
Chris Fisher	Clearview Land Designs	(via phone)
Tom Panaseney	Neal Communities	(via phone)
Jim Schier	Neal Communities	
John McKay	J.H. McKay, LLC	
Faith Santoro	Lifestyle Director	
Kevin Plenzler		(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Board of Supervisors' Meeting for North River Ranch ISD was called to order at 1:34 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 comments from the public.

SECOND ORDER OF BUSINESS

Business Matters

**Consideration of the Minutes of
the January 12, 2022 Board of
Supervisors' Meeting**

The Board reviewed the Minutes of the January 12, 2022 Board of Supervisors' Meeting. An error on the 4th order of business was discussed, to change Neal District to North River Ranch ISD.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Minutes of the January 12, 2022 Board of Supervisors' Meeting, as amended.

Ratification of Ardurra Contract

Ms. Carvalho requested a motion to ratify the Ardurra Contract.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board ratified the Ardurra Contract.

**Review and Consideration of
GeoPoint Surveying, Inc. Proposal**

Mr. Fisher reviewed the GeoPoint Surveying, Inc. proposal with the Addendum to be included.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the GeoPoint Surveying, Inc Proposal with the Addendum to be included.

**Review and Consideration of
Stantec Work Authorization No. 2,
Professional Services for the**

**North River Ranch Improvement
Stewardship District**

Mr. Engle reviewed Stantec work authorization No 2, for professional services totaling \$4,800.00. The project comprises providing operational site access analysis for a 325 unit active adult community located at the northeast corner of Road FF and Fort Hamer.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved Stantec work authorization No 2, for professional services.

**Review and Consideration Of
North River Ranch Phase 4A & 4B-
Landscaping & Irrigation Project
of Recommendation of Award**

Mr. Engle advised the Board that on 1-28-22 the Board received 3 bids for the Landscaping & Irrigation Project. All 3 bids were evaluated and the lowest qualified bid was Mike Armstrong Landscaping, Inc. at \$1,021,435.50. Mr. Engle recommended award of the contract to Mike Armstrong Landscaping, Inc.

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved the award for Landscaping and Irrigation Project to Mike Armstrong Landscaping, Inc at \$1,021,435.50.

**Review and Consideration of
Rules and Regulations for
Amentity Facilities**

Ms. Snow provided an overview of the proposed revisions for the Amenity Facility items that were added are, no use of tobacco or marijuana products including cigarettes, spit tobacco or e-cigarettes is permitted within the Amenity Facilities. The right not to lease the Facilities if attiquete staff is not available, and the facility will be available until 9:00 p.m. Lost and found items will be kepts for 3 months and valued items will be kept for 1 year. Items not claimed within the time frame will be donated. Review of the Lifestyle Director office hours. Lastly, removed from the Rules and Regulations is personal trainers needing to be preapproved before using the facility.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Rules and Regulations for the Amenity Facilities.

**Ratification of the North River Ranch
ISD Funding Request # 51-64**

The Board reviewed the North River Ranch ISD Funding Requests # 51-64.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the North River Ranch ISD Funding Requests # 51-64.

**Ratification of Fieldstone Requisitions
Morgan's Glen Project # 2021-09 – 2021-28**

The Board reviewed the Fieldstone Requisition's Morgan's Glen Project # 2021-09 – 2021-28.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Fieldstone Requisitions Morgan's Glen Project # 2021-09 – 2021-28.

Review of District Financial Statements

The Board reviewed the District Financial Statements through December 31, 2021.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Johnson advised the Board the Boundary Amendment is advancing. He discussed the Implementation Lobby Ban #12 Amendment does not effect Board Members as they are not considered Public Officials for purposes of the Lobby Ban. Lastly, NRR Phase 1C & 1D West project Facility Damage, that was discovered during the building inspection by Manatee County. Mr. Hall was known to be working in the area of the damaged building but has declined to accept responsibility for the damage. District Counsel chose to exercise Self Help Remedies under the contract due to pressures to get the facilities open to the community. There is sufficient retainage under the Jon Hall contract to cover the estimated \$300,000.00, which was quoted by RIPA.

District Counsel recommended a motion for the Chair and Vice Chair to enter into a contract with RIPA to repair the damages.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved entering into a contract with RIPA to repair damages.

District Engineer – Mr. Engle had no report.
Mr. Fisher had no report

District Manager – Ms. Carvalho noted for the record that the next scheduled meeting will be March 9, 2022 at 1:30 p.m. The Board discussed continuing this meeting to February 24, 2022 at 11:00 a.m.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Williams discussed with the Board possible waivers and indemnification forms for utilization of the Club. Ms. Carvalho will schedule a call with Mr. Williams and Mr. Johnson to finalize the documents to go before the Board to be approved. Mr. Williams advised one document would be for assignment usage rights from property owners to renters. Ms. Santoro asked the Board for clarification about specific documents needed before holding upcoming event with multiple parties. The Board advised Ms. Snow to use District forms. The Board also discussed making hybrid forms for these types of events. Mr. Williams asked about sovereign immunity limitations for insurance.

Ms. Santoro provided a community update for the Board in which there is a meet and greet scheduled and occurred on February 5, 2022 . There were approximately 25 people attended. A phone and email have been established for the Director of Fun also known as

Lifestyle Director. Orientation dates and office hours have been established and published.

FIFTH ORDER OF BUSINESS

Continuance

Ms. Carvalho requested as there was no further business to come before the Board for a motion to continue the meeting to February 24, 2022 at 11:00 a.m.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the February 9, 2022 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued at 2:12 p.m. to February 24, 2022 at 11:00 a.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

North River Ranch Improvement Stewardship District

Review and Consideration of the North River
Ranch CDD Updated Supplemental
Methodology for Series 2020A Bonds
(under separate cover)

North River Ranch Improvement Stewardship District

Discussion of the 2019A2 Bonds A2 Trust
Accounts

North River Ranch Improvement Stewardship District

Discussion of the Amenity Facility Licensing
Policies

(Facility Name)
(Address)
(Address #2)
Phone: Fax:

PROGRAM/ACTIVITY REGISTRATION FORM
 (One Per Household – Additional Space on Back)

Name of Participant	Parent's Name (if under 18)	Gender	AGE	Program/Activity Name	Fee	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
USE ADDITIONAL SPACE ON BACK IF NECESSARY					TOTAL	\$

Form of Payment:

Check (payable to INSERT NAME) # _____ Visa/MC Credit Card # _____ Exp. Date _____

Special Needs

Does anyone registered have any special needs? If so, please describe below to assist our staff in providing a positive recreational experience.

Waiver for Participant and/by Parent:

In consideration of your accepting my or my child's entry, I hereby, on behalf of myself and each of my minor children, heirs and successors, hereby agrees to hold harmless and release the District, its staff, board members, agents, officers and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross or intentional negligence of the District. Furthermore, Patron understands that the District and its staff, board members, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of the Facilities, or other activities on District owned property. Patron expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assume the risk for any and all injuries and illness that may result from participation in these activities. Patron hereby releases and discharges the District and its staff, board members, agents, officers and employees as a result of Patron(s), or his or her minor children's, participation in these activities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Facilities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute. I warrant that I have the right to authorize the foregoing uses and do hereby agree to hold the facility harmless of and from any and all liability of whatever nature which may arise out of or result from such uses. For the consideration stated above, I further agree that in the event that my child repudiates or attempts to repudiate such release, I will personally indemnify and save harmless the facility, its successors and assigns, for any and all loss and damage occasioned hereby.

Updated 1/15/15

Signature Required: _____
(Participant or Parent/Guardian)

Date: _____

Phone: _____

Signature Required: _____
(Additional Participant 18 and Older)

Date: _____

Phone: _____

MAIN HOUSEHOLD CONTACT – FOR PEOPLE WHO HAVE NEVER REGISTERED FOR A PROGRAM BEFORE

Name: _____

Age: _____

Gender: M F

Street Address: _____

E-mail (optional): _____

Phone: _____

Emergency Phone: _____

ADDITIONAL REGISTRATIONS

Name of Participant	Parent's Name (if under 18)	Gender	AGE	Program/Activity Name	Fee	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
		<input type="checkbox"/> M <input type="checkbox"/> F			\$	
					TOTAL	\$

Updated 1/15/15

OFFICE USE ONLY

Staff Initials _____

Date Received _____

Registrations Completed By _____

Notes _____

Updated 1/15/15

New Resident Information Form and Waiver

Thank you for taking a moment to complete our New Resident Information Form. This information will be maintained in your file. It will be your responsibility to update this form as necessary with new information.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

HOUSEHOLD MEMBERS

Name (Last, First)	Relationship	Phone and/or E-mail	Age (if under 16)	OFFICE USE ONLY Access Card #
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				

HOUSEHOLD CONTACT INFORMATION

Address _____
Street Address Apartment/Unit #

Lot # _____ **Neighborhood** _____

Home Phone () _____ **Alternate Phone** () _____

GENERAL INFORMATION

1. Would you like your name and address included in the Resident Directory? YES NO
2. Would you like to receive e-mails on programs and events? YES NO
3. Does anyone in your family have special needs you would like us to be aware of? YES NO

New Resident Information Form and Waiver

If you answered yes, please provide specific information below.

4. Please list the names of any individuals in your household that might be interested in volunteering to assist with programs and events.

GENERAL INFORMATION (continued)

5. Please list the names of any individuals that are interested in being listed in the babysitting and pet sitting provider list.

Name (Last, First)	Phone	E-mail	Service
			<input type="checkbox"/> Babysitting <input type="checkbox"/> Pet Sitting
			<input type="checkbox"/> Babysitting <input type="checkbox"/> Pet Sitting
			<input type="checkbox"/> Babysitting <input type="checkbox"/> Pet Sitting

6. Please list any other information that you would like us to know about you and your household.

ASSUMPTION OF RISK AND WAIVER OF LIABILITY

The undersigned, either being over the age of eighteen (18) years, or having the express permission of my parents and/or guardians, hereby acknowledges that I have inspected the facilities and programs being offered by the North River Ranch Improvement Stewardship District ("District") and am fully aware of the dangers and risks of injury inherent in my use and participation. In consideration of the permission granted me to avail myself of the facility, on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its staff, board members, agents, officers and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross or intentional negligence of the District. Furthermore, Patron understands that the District and its staff, board members, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of the Facilities, or other activities on District owned property. Patron expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assume the risk for any and all injuries and illness that may result from participation in these activities. Patron hereby releases and discharges the District and its staff, board members, agents, officers and employees as a result of Patron(s), or his or her minor children's, participation in these activities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Facilities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute. I understand that aerobic exercise and athletic fitness

New Resident

Information Form and Waiver

training or program participation can be dangerous and that the facility requests that I consult with my physician with respect to any past or present illness or injury that may effect me participation in or my ability to engage in exercise and activities at the facility. I warrant that I have the right to authorize the foregoing uses and do hereby agree to hold the harmless facility, its owners, their officers, agents, and employees of and from any and all liability of whatever nature which may arise out of or result from such uses.

I further agree to abide by all rules and instructions of the facility and its personnel. I have read this Assumption of Risk, Release and Wavier of Liability and fully understand its terms and conditions. I further agree and acknowledge that no oral representations, statements or inducement apart from the foregoing written agree have been made.

Name (Last, First)	Signature	Date
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

**North River Ranch Improvement
Stewardship District**

Review and Consideration of the MindBody
Purchase Order Form

PURCHASE ORDER FORM

ARCH AMENITIES GROUP

3200 Tower Oaks Blvd

Rockville, MD 20852

www.archamenity.com

301-622-7800

		PURCHASE ORDER NUMBER	
		NRR-2022-02	
CLUB ACCOUNT NAME		CLIENT SIGNATURE	
North River Ranch Improvement Stewardship District c/o PFM Group Consulting LLC 3501 Quadrangle Blvd., Ste. 270 Orlando, FL 32817			
WTS OPERATIONAL DIRECTOR		CLIENT NAME	
Alex Murphy			
<input type="checkbox"/> CREDIT CARD	<input type="checkbox"/> CHECK	<input type="checkbox"/> OTHER	DATE 2/17/2022

VENDOR	<input type="checkbox"/> CURRENT VENDER <input type="checkbox"/> NEW VENDOR	
	Name:	Arch Amenities Group
	Billing Address:	3200 Tower Oaks Blvd, Ste 400
	City, State, Zip	Rockville, MD 20852
	Phone	(301) 622-7800
	Fax	(301) 622-3373
	Email Address	mchavez@archamenity.com
	Contact Person	Marco Chavez

SHIP TO	Attn: Marco Chavez Software PO Only
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QUANTITY	UNIT	DESCRIPTION AND / OR SPECIFICATION	UNIT PRICE	AMOUNT
1	1	MindBody Online Monthly Subscription	\$ 250.00	\$ 250.00
1	1	Database Set-up & Configuration and Online Training (Arch Amenities Group will support virtually)	\$ 0.00	\$ 0.00
1	1	OnSite Go-Live Support (Arch Amenities Group will support virtually)	\$ 0.00	\$ 0.00
ESTIMATED TAX 0.00%				\$ 0.00
ESTIMATED SHIPPING CHARGES				\$ 0.00

PRICES SHOWN ARE

	FIRM	<input checked="" type="checkbox"/> ESTIMATED	<i>(Attach quote if available)</i>
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TOTAL	\$250.00
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BUDGET LINE ITEM

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ADDITIONAL INFORMATION

MindBody Online Monthly Subscription. Billing will begin upon first month of system use and continue until cancelled with a 30 day written notice. This is the monthly subscription for access to the MindBody Online system only. It does not include any costs associated with credit card processing and the merchant account associated with accepting credit cards.

Purchase cannot be made without proper approval.

North River Ranch Improvement Stewardship District

Ratification of the North River Ranch ISD Funding Request No. 65
– No. 81

Funding Requests 65-81

FR #	Description	Amount	Total
65			
Fieldstone	Apex Workplace Solutions	\$ 294.88	
	Egis Insurance & Risk Advisors	\$ 457.00	
	Frontier	\$ 605.21	
	Manatee County Utilities Department	\$ 999.92	
		\$ 348.13	
		\$ 533.02	
		\$ 212.40	
North River Ranch ISD	Supervisor Fees - 01/12/2022 Meeting	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
			\$4,450.56
66			
Fieldstone (1C,1D)	Dewberry Engineers	\$ 2,664.00	
			\$2,664.00
67			
North River Ranch CDL	Driggers Engineering Services	\$ 21,434.00	
		\$ 4,854.00	
		\$ 3,425.00	
		\$ 1,664.00	
			\$31,377.00
68			
Fieldstone (Morgan's Gl	Booth Design Group	\$ 3,750.00	
	OnSight Industries	\$ 1,050.00	
			\$4,800.00
69			
Fieldstone	Apex Workplace Solutions	\$ 2.88	
	Clean Sweep Parking Lot Maintenance	\$ 170.00	
	Eco-Logic Services	\$ 1,525.00	
		\$ 1,200.00	
	Envera	\$ 817.82	
	Jan-Pro of Manasota		
		\$ 181.53	
		\$ 88.97	
		\$ 350.00	
		\$ 895.00	
	Macrolease	\$ 695.00	

	Neal Land & Neighborhoods	\$ 173.88	
	S&G Pools	\$ 700.00	
		\$ 900.00	
	Spectrum	\$ 99.42	
	Sunrise Landscape	\$ 25,981.62	
		\$ 5,780.19	
		\$ 5,780.19	
		\$ 1,264.35	
North River Ranch ISD	Kutak Rock	\$ 1,807.69	
	McClatchy Company	\$ 138.06	
		\$ 140.40	
			\$48,692.00
70			
Fieldstone (1C,1D)	Jon M Hall Company	\$ 36,608.44	
	OnSight Industries	\$ 2,185.00	
		\$ 495.00	
			\$39,288.44
71			
Fieldstone (Morgan's Glen)	OnSight Industries	\$ 1,100.00	
			\$1,100.00
72			
Fieldstone	Apex Workplace Solutions	\$ 13.31	
	BCI Entities	\$ 1,340.00	
	Daystar Exterior Cleaning	\$ 687.00	
	Frontier	\$ 60.99	
	Target Graphics	\$ 115.00	
North River Ranch ISD	Deluxe Corporation	\$ 125.00	
	Sunrise Landscape		
	Supervisor Fees - 02/09/2022 Meeting	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
			\$ 3,341.30
73			
Fieldstone (1C,1D)	Ardurra Group	\$ 4,100.00	
	Driggers Engineering Services	\$ 242.00	
		\$ 577.00	
	Stantec Consulting Services	\$ 2,160.00	

			\$ 7,079.00
74			
Fieldstone (Fort Hamer)	Sunrise Landscape	\$ 22,794.53	
			\$ 22,794.53
75			
Fieldstone (Morgan's Gl)	Egolf Land Services	\$ 10,578.75	
	Sunrise Landscape	\$ 72,117.49	
			\$ 82,696.24
76			
North River Ranch CD	Booth Design Group	\$ 5,700.00	
			\$ 5,700.00
77			
Fieldstone	Apex Workplace Solutions	\$ 66.50	
	Envera	\$ 350.00	
	PFM Group Consulting	\$ 10.70	
	WTS International	\$ (962.50)	
		\$ (962.50)	
		\$ 2,750.00	
		\$ 1,897.35	
		\$ 550.50	
		\$ 550.50	
		\$ 890.03	
North River Ranch CD	PFM Group Consulting	\$ 3,750.00	
		\$ 5,833.33	
		\$ 13.78	
			\$ 14,737.69
78			
Fieldstone (1C,1D)	Dewberry Engineers	\$ 7,731.00	
			\$ 7,731.00
79			
Fieldstone	WillScot	\$ 1,060.83	
			\$ 1,060.83
80			
Fieldstone (Morgan's Gl)	Booth Design Group	\$ 605.00	
	Dewberry Engineers	\$ 510.00	
			\$ 1,115.00
81			
North River Ranch CD	Amerritt	\$ 3,500.00	
			\$ 3,500.00
	Grand Total		\$282,127.59

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 065

1/28/2022

Item No.	Vendor	Invoice Number	General Fund
<u>FIELDSTONE</u>			
1	Apex Workplace Solutions Office Supplies	2295313-0	\$ 294.88
2	Egis Insurance & Risk Advisors Insurance	14460	\$ 457.00
3	Frontier Pavilion Services 01/23/2022 - 02/22/2022	--	\$ 605.21
4	Manatee County Utilities Department 11510 Little River Way ; Service 12/17/2021 - 01/18/2022 8905 Grand River Parkway 11539 Little River Way 8414 Arrow Creek Drive ; Service 12/17/2021 - 01/20/2022	Acct: 312296-162425 Acct: 312296-164615 Acct: 312296-164711 Acct: 312296-170584	\$ 999.92 \$ 348.13 \$ 533.02 \$ 212.40
<i>Fieldstone Subtotal DO NOT FUND</i>			\$ 3,450.56

NORTH RIVER RANCH CDD

North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD **\$ -**

NORTH RIVER RANCH ISD

1	Supervisor Fees - 01/12/2022 Meeting Dale Weidemiller John Leinaweaver Pete Williams Janice Snow John Blakley	-- -- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
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North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD **\$ 1,000.00**

TOTAL **\$4,450.56**

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 066

1/28/2022

Item No.	Vendor	Invoice Number	Construction Fund
<u>FIELDSTONE (1C, 1D)</u>			
1	Dewberry Engineers Phases 1C & 1D Services Through 12/31/2021	2065853	\$ 2,664.00
TOTAL - PAYABLE TO FIELDSTONE CDD			\$2,664.00

Vivian Carvalho
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 067

1/28/2022

Item No.	Vendor	Invoice Number	Construction Fund
<u>NORTH RIVER RANCH CDD</u>			
Driggers Engineering Services			
	NRR Phases 4C & 4D Services Through 08/31/2021	EO12734	\$ 21,434.00
	NRR Phases 4C & 4D Services	EO12746	\$ 4,854.00
	Future School Services	EO12756	\$ 3,425.00
	NRR Phases 4C & 4D Borings	EO12782	\$ 1,664.00
Total - PAYABLE TO NORTH RIVER RANCH CDD			\$31,377.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

RECEIVED

By Amanda Lane at 9:24 am, Jan 31, 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 068

1/28/2022

Item No.	Vendor	Invoice Number	Construction Fund
<u>FIELDSTONE (MORGAN'S GLEN)</u>			
1	Booth Design Group Morgan's Glen Perimeter #5	3025	\$ 3,750.00
2	OnSight Industries Phase 1A-B Reinstall Mailboxes	006-22-311138-1	\$ 1,050.00
Total - PAYABLE TO FIELDSTONE CDD			\$ 4,800.00

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 069

2/4/2022

Item No.	Vendor	Invoice Number	General Fund
<u>FIELDSTONE</u>			
1	Apex Workplace Solutions Office Supplies	2295313-1	\$ 2.88
2	Clean Sweep Parking Lot Maintenance Power Sweeping on 01/06/2022	47059	\$ 170.00
3	Eco-Logic Services Quarterly Fort Hamer Road Wetland Maintenance January Maintenance (Riverfield)	1676 1689	\$ 1,525.00 \$ 1,200.00
4	Envera Grand Reserve Video Monitoring	711796	\$ 817.82
5	Jan-Pro of Manasota Brightwood Cleaning Supplies Riverfield Cleaning Supplies Riverfield Cleaning Brightwood Cleaning	861 869 69939 70000	\$ 181.53 \$ 88.97 \$ 350.00 \$ 895.00
6	Macrolease FitRev Lease	322292	\$ 695.00
7	Neal Land & Neighborhoods Reimbursement: Obstacle Course	NRRMKTG 6450	\$ 173.88
8	S&G Pools Riverfield February Pool Service Brightwood February Pool Service	14427 16322	\$ 700.00 \$ 900.00
9	Spectrum 11510 Little River Way ; Service 01/28/2022 - 02/27/2022	85187901013022	\$ 99.42
10	Sunrise Landscape January Landscaping Maintenance Additional Maintenance - Week of January 10 Additional Maintenance - Week of January 24 January Irrigation Inspection	4124 4125 4126 B3315	\$ 25,981.62 \$ 5,780.19 \$ 5,780.19 \$ 1,264.35

North River Ranch ISD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

Fieldstone Subtotal - DO NOT FUND **\$ 46,605.85**

RECEIVED
By Amanda Lane at 10:42 am, Feb 07, 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 069

2/4/2022

Item No.	Vendor	Invoice Number	General Fund
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NORTH RIVER RANCH CDD

North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD \$

NORTH RIVER RANCH ISD

1	Kutak Rock General Counsel Through 12/31/2021	2979436	\$ 1,807.69
2	McClatchy Company Legal Advertising on 01/05/2022 ; Ad: IPL0053513 Legal Advertising on 02/02/2022 ; Ad: IPL0057308	91647 205316	\$ 138.06 \$ 140.40

North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD \$ 2,086.15

TOTAL \$48,692.00

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 070

2/4/2022

Item No.	Vendor	Invoice Number	Construction Fund
<u>FIELDSTONE (1C, 1D)</u>			
1	Jon M Hall Company Phase 1C & 1D West Pay Application 13 Through 01/31/2022	--	\$ 36,608.44
2	OnSight Industries Phases 1B, 1C & 1DW Mailboxes	006-21-293384-2	\$ 2,185.00
	Phases 1B, 1C & 1DW Move 4 Existing Mailboxes	006-21-299664-1	\$ 495.00
TOTAL - PAYABLE TO FIELDSTONE CDD			\$ 39,288.44

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 071

2/4/2022

Item No.	Vendor	Invoice Number	Construction Fund
<u>FIELDSTONE (MORGAN'S GLEN)</u>			
1	OnSight Industries Handicap Parking Sign Core Drilling/Install	006-22-311116-1	\$ 1,100.00
Total - PAYABLE TO FIELDSTONE CDD			\$ 1,100.00

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 072

2/11/2022

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<u>FIELDSTONE</u>				
1	Apex Workplace Solutions Office Supplies	2299544-0	\$ 13.31	FY 2022
2	BCI Entities Relocate Irrigation Controller	221067	\$ 1,340.00	FY 2022
3	Daystar Exterior Cleaning February Maintenance	14942	\$ 687.00	FY 2022
4	Frontier Services 02/03/2022 - 03/02/2022	--	\$ 60.99	FY 2022
5	Target Graphics NRR Business Cards	89651	\$ 115.00	FY 2022
<i>Fieldstone Subtotal - DO NOT FUND</i>			\$ 2,216.30	

NORTH RIVER RANCH CDD

North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD **\$**

NORTH RIVER RANCH ISD

1	Deluxe Corporation Check Order	358826	\$ 125.00	FY 2022
2	Supervisor Fees - 02/09/2022 Meeting			
	Dale Weidemiller	--	\$ 200.00	FY 2022
	John Leinaweaver	--	\$ 200.00	FY 2022
	Pete Williams	--	\$ 200.00	FY 2022
	Janice Snow	--	\$ 200.00	FY 2022
	John Blakley	--	\$ 200.00	FY 2022
<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>			\$ 1,125.00	

TOTAL **\$3,341.30**

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 073

2/11/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>FIELDSTONE (1C, 1D)</u>				
1	Ardurra Group Gopher Tortoise Survey Services Through 12/31/2020	112932	\$ 4,100.00	FY 2022
2	Driggers Engineering Services Phase 1D Materials Testing Through 01/28/2022 Phase 1C Materials Testing Through 01/28/2022	SAL15538 SAL15545	\$ 242.00 \$ 577.00	FY 2022 FY 2022
3	Stantec Consulting Services Phase 1C & 1DW Wetland Buffer Services Through 12/03/2021	1864537	\$ 2,160.00	FY 2022

TOTAL - PAYABLE TO FIELDSTONE CDD \$ 7,079.00

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

RECEIVED
By Amanda Lane at 10:06 am, Feb 16, 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 074

2/11/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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FIELDSTONE (Fort Hamer)

1	Sunrise Landscape Pay Application #2 Through 10/31/2021		\$ 22,794.53	FY 2022
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Total - PAYABLE TO FIELDSTONE CDD \$ 22,794.53

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

RECEIVED
By Amanda Lane at 10:06 am, Feb 16, 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 075

2/11/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>FIELDSTONE (MORGAN'S GLEN)</u>				
1	Egolf Land Services Morgan's Glen Site Work	1040	\$ 10,578.75	FY 2022
2	Sunrise Landscape Pay Application #9 Through 12/31/2021	74625	\$ 72,117.49	FY 2022
Total - PAYABLE TO FIELDSTONE CDD			\$ 82,696.24	

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

RECEIVED
By Amanda Lane at 10:06 am, Feb 16, 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 076

2/11/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Booth Design Group NRR Phase 4C-1 Services	3033	\$ 5,700.00	FY 2022

Total - PAYABLE TO NORTH RIVER RANCH CDD \$ 5,700.00

Venessa Ripoll
Secretary / Assistant Secretary



Board Member

RECEIVED
By Amanda Lane at 10:06 am, Feb 16, 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 077

2/18/2022

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<u>FIELDSTONE</u>				
1	Apex Workplace Solutions Office Supplies	2302286-0	\$ 66.50	FY 2022
2	Envera Riverfield Video Monitoring	711846	\$ 350.00	FY 2022
3	PFM Group Consulting January Reimbursables	OE-EXP-02-019	\$ 10.70	FY 2022
4	WTS International February Management Fee / Insurance	1698	\$ (962.50)	FY 2022
	January Management Fee / Insurance	1699	\$ (962.50)	FY 2022
	February Management Fee / Insurance	12330021	\$ 2,750.00	FY 2022
	Payroll - Pay Period 01/16/2022 - 01/31/2022	12330375	\$ 1,897.35	FY 2022
	February Employee Benefits	12331503	\$ 550.50	FY 2022
	March Employee Benefits	12331504	\$ 550.50	FY 2022
	Payroll - Pay Period 01/01/2022 - 01/15/2022	12331560	\$ 890.03	FY 2022

Fieldstone Subtotal - DO NOT FUND **\$ 5,140.58**

NORTH RIVER RANCH CDD

North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD **\$ -**

NORTH RIVER RANCH ISD

1	PFM Group Consulting Series 2019, MG, 2020 Quarterly Dissemination	119122	\$ 3,750.00	FY 2022
	DM Fee: February 2022	DM-02-2022-036	\$ 5,833.33	FY 2022
	January Reimbursables	OE-EXP-02-036	\$ 13.78	FY 2022

North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD **\$ 9,597.11**

TOTAL **\$14,737.69**

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 078

2/18/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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FIELDSTONE (1C, 1D)

1	Dewberry Engineers Phases 1C & 1D Services Through 01/28/2022	2078876	\$ 7,731.00	FY 2022
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TOTAL - PAYABLE TO FIELDSTONE CDD \$ 7,731.00

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 079

2/18/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	WillScot			
	60x12 Mobile Office Rental 02/16/2022 - 03/15/2022	9013097199	\$ 1,060.83	FY 2022

Total - PAYABLE TO FIELDSTONE CDD \$ 1,060.83

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 080

2/18/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>FIELDSTONE (MORGAN'S GLEN)</u>				
1	Booth Design Group Morgan's Glen Townhomes	3043	\$ 605.00	FY 2022
2	Dewberry Engineers Morgan's Glen Services Through 01/28/2022	2078875	\$ 510.00	FY 2022
Total - PAYABLE TO FIELDSTONE CDD			\$ 1,115.00	

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 081

2/18/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Amerritt NRR Phase 4C-1 Services	21-457	\$ 3,500.00	FY 2022

Total - PAYABLE TO NORTH RIVER RANCH CDD \$ 3,500.00

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

North River Ranch Improvement Stewardship District

Review of District Financial Statements

North River Ranch Improvement Stewardship District

Statement of Financial Position

As of 1/31/2022

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
Fieldstone					
<u>Current Assets</u>					
General Checking Account	\$657,579.85				\$657,579.85
Debit Card	500.01				500.01
Assessments Receivable	63,421.20				63,421.20
Deposits	2,000.00				2,000.00
Assessments Receivable		\$63,744.59			63,744.59
Debt Service Reserve (Series 2019)		166,061.22			166,061.22
Debt Service Reserve (Morgan's Glen)		91,060.27			91,060.27
Revenue (Series 2019)		492,067.29			492,067.29
Revenue (Morgan's Glen)		211,149.92			211,149.92
Prepayment A2 (Series 2019)		205,006.80			205,006.80
Prepayment A2 (Morgan's Glen)		753,941.26			753,941.26
Sinking Fund A1 (Series 2019)		0.06			0.06
Sinking Fund (Morgan's Glen)		0.03			0.03
Revenue (Series 2021B)		10,623.40			10,623.40
Interest (Series 2021B)		1.71			1.71
Prepayment (Series 2021B)		1,066,016.53			1,066,016.53
Accounts Receivable - Due from Developer			\$1,438,960.28		1,438,960.28
Acquisition/Construction (Series 2019)			117,437.62		117,437.62
Acquisition/Construction (Morgan's Glen)			24,343.68		24,343.68
Restricted Acq/Constr (Morgan's Glen)			2.82		2.82
Acquisition/Construction (Series 2021B)			22,071.51		22,071.51
North River Ranch CDD					
General Checking Account	\$7,708.72				7,708.72
Accounts Receivable - Due from Developer	11,534.99				11,534.99
Prepaid Expenses	1,540.84				1,540.84
Series 2020 A1 Debt Service Reserve		\$224,050.00			224,050.00
Series 2020 A2 Debt Service Reserve		105,210.00			105,210.00
Series 2020 A3 Debt Service Reserve		100,106.25			100,106.25
Series 2020 A1, A2 Revenue		4.15			4.15
Series 2020 A3 Revenue		1.27			1.27

North River Ranch Improvement Stewardship District

Statement of Financial Position

As of 1/31/2022

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
Accounts Receivable - Due from Developer Series 2020 A1, A2 Acq/Construction			\$31,377.00		31,377.00
Series 2020 A3 Acquisition/Construction			1,487,158.77		1,487,158.77
			10.05		10.05
North River Ranch ISD					
General Checking Account	\$5,100.72				5,100.72
Accounts Receivable - Due from Developer	47,018.27				47,018.27
Accounts Receivable - Due from Developer			\$27,500.00		27,500.00
Total Current Assets	<u>\$796,404.60</u>	<u>\$3,489,044.75</u>	<u>\$3,148,861.73</u>	<u>\$0.00</u>	<u>\$7,434,311.08</u>
Fieldstone					
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,995,928.49	\$2,995,928.49
Amount To Be Provided				15,774,071.51	15,774,071.51
North River Ranch CDD					
Amount Available in Debt Service Funds				\$429,371.67	429,371.67
Amount To Be Provided				16,465,628.33	16,465,628.33
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,665,000.00</u>	<u>\$35,665,000.00</u>
Total Assets	<u><u>\$796,404.60</u></u>	<u><u>\$3,489,044.75</u></u>	<u><u>\$3,148,861.73</u></u>	<u><u>\$35,665,000.00</u></u>	<u><u>\$43,099,311.08</u></u>

Liabilities and Net Assets

Fieldstone					
<u>Current Liabilities</u>					
Accounts Payable	\$11,576.72				\$11,576.72
Deferred Revenue	63,421.20				63,421.20
Deferred Revenue		\$63,744.59			63,744.59
Accounts Payable			\$1,438,960.28		1,438,960.28
Retainage Payable			181,511.30		181,511.30
Deferred Revenue			1,438,960.28		1,438,960.28
Retainage Payable			541,538.05		541,538.05
North River Ranch CDD					
Accounts Payable	\$11,534.99				11,534.99
Deferred Revenue	11,534.99				11,534.99
Accounts Payable			\$432,609.64		432,609.64
Retainage Payable			272,954.08		272,954.08
Deferred Revenue			31,377.00		31,377.00

North River Ranch Improvement Stewardship District

Statement of Financial Position

As of 1/31/2022

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
North River Ranch ISD					
Accounts Payable	\$47,018.27				47,018.27
Deferred Revenue	47,018.27				47,018.27
Accounts Payable			\$27,500.00		27,500.00
Deferred Revenue			27,500.00		27,500.00
Total Current Liabilities	<u>\$192,104.44</u>	<u>\$63,744.59</u>	<u>\$4,392,910.63</u>	<u>\$0.00</u>	<u>\$4,648,759.66</u>
Fieldstone					
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$18,770,000.00	\$18,770,000.00
North River Ranch CDD					
Revenue Bonds Payable - Long-Term				\$16,895,000.00	16,895,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,665,000.00</u>	<u>\$35,665,000.00</u>
Total Liabilities	<u>\$192,104.44</u>	<u>\$63,744.59</u>	<u>\$4,392,910.63</u>	<u>\$35,665,000.00</u>	<u>\$40,313,759.66</u>
Fieldstone					
<u>Net Assets</u>					
Net Assets, Unrestricted	\$45,695.83				\$45,695.83
Current Year Net Assets - Unrestricted	(0.74)				(0.74)
Net Assets - General Government	(63,030.99)				(63,030.99)
Current Year Net Assets - General Government	665,839.04				665,839.04
Net Assets, Unrestricted		\$1,961,372.42			1,961,372.42
Current Year Net Assets, Unrestricted		(42,085.57)			(42,085.57)
Net Assets, Unrestricted		\$348,476.18			348,476.18
Current Year Net Assets, Unrestricted		728,165.46			728,165.46
Net Assets, Unrestricted			(\$1,516,525.69)		(1,516,525.69)
Current Year Net Assets, Unrestricted			37,838.23		37,838.23
Net Assets, Unrestricted			(\$407,123.87)		(407,123.87)
Current Year Net Assets, Unrestricted			(112,342.67)		(112,342.67)

North River Ranch Improvement Stewardship District

Statement of Financial Position

As of 1/31/2022

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
North River Ranch CDD					
Net Assets, Unrestricted	\$106.00				106.00
Net Assets - General Government	6,602.72				6,602.72
Current Year Net Assets - General Government	(8,994.15)				(8,994.15)
Net Assets, Unrestricted		\$787,932.21			787,932.21
Current Year Net Assets, Unrestricted		(358,560.54)			(358,560.54)
Net Assets, Unrestricted			\$3,308,745.89		3,308,745.89
Current Year Net Assets, Unrestricted			(2,527,140.79)		(2,527,140.79)
North River Ranch ISD					
Net Assets - General Government	(\$6,257.28)				(6,257.28)
Current Year Net Assets - General Government	(35,660.27)				(35,660.27)
Net Assets, Unrestricted			(\$10,834.18)		(10,834.18)
Current Year Net Assets, Unrestricted			(16,665.82)		(16,665.82)
Total Net Assets	<u>\$604,300.16</u>	<u>\$3,425,300.16</u>	<u>(\$1,244,048.90)</u>	<u>\$0.00</u>	<u>\$2,785,551.42</u>
Total Liabilities and Net Assets	<u>\$796,404.60</u>	<u>\$3,489,044.75</u>	<u>\$3,148,861.73</u>	<u>\$35,665,000.00</u>	<u>\$43,099,311.08</u>

Fieldstone CDD
Statement of Activities
As of 1/31/2022

	General Fund	Debt Service	Construction Fund	Long-Term Debt Fund	Total
<u>Revenues</u>					
Fieldstone					
On-Roll Assessments	\$392,998.30				\$392,998.30
Off-Roll Assessments	556,182.14				556,182.14
Developer Contributions	0.08				0.08
Inter-Fund Transfers In	(0.74)				(0.74)
On-Roll Assessments		\$395,002.23			395,002.23
Off-Roll Assessments		295,456.13			295,456.13
Other Assessments		1,134,698.07			1,134,698.07
Other Assessments		1,072,959.36			1,072,959.36
Developer Contributions			\$1,606,223.95		1,606,223.95
Other Income & Other Financing Sources			119,559.85		119,559.85
Inter-Fund Transfers In			0.74		0.74
North River Ranch CDD					
Developer Contributions	\$9,470.03				9,470.03
Inter-Fund Group Transfers In		(\$38.74)			(38.74)
Inter-Fund Transfers In			\$38.74		38.74
North River Ranch ISD					
Developer Contributions	\$42,831.30				42,831.30
Other Income & Other Financing Sources	100.00				100.00
Developer Contributions			\$12,845.18		12,845.18
Total Revenues	\$1,001,581.11	\$2,898,077.05	\$1,738,668.46	\$0.00	\$5,638,326.62
<u>Expenses</u>					
Fieldstone					
Trustee Services	\$6,384.81				\$6,384.81
Assessment Administration	12,500.00				12,500.00
Postage & Shipping	7.35				7.35
Legal Advertising	66.69				66.69
Miscellaneous	8,615.05				8,615.05
Property Taxes	74.50				74.50
Web Site Maintenance	700.00				700.00
Dues, Licenses, and Fees	425.35				425.35
Activities Director	6,036.80				6,036.80
Electric	19,996.88				19,996.88
Clubhouse Electric	6,654.84				6,654.84

Fieldstone CDD
Statement of Activities
As of 1/31/2022

	General Fund	Debt Service	Construction Fund	Long-Term Debt Fund	Total
Water Reclaimed	8,407.90				8,407.90
Amenity - Cable TV / Internet	8,742.12				8,742.12
Amenity - Landscape Maintenance	15,114.00				15,114.00
Amenity - Irrigation Repairs	5,332.58				5,332.58
Amenity - Pool Maintenance	6,400.00				6,400.00
Amenity - Janitorial	5,726.64				5,726.64
Amenity - Pest Control	9,745.38				9,745.38
Equipment Rental	8,700.94				8,700.94
General Insurance	2,963.00				2,963.00
Irrigation - Repair and Maintenance	6,131.08				6,131.08
Lake Maintenance	10,400.00				10,400.00
Landscaping Maintenance & Material	78,674.04				78,674.04
Landscape Improvements	42,900.00				42,900.00
Wetland Mitigation	3,250.00				3,250.00
Equipment Repair & Maintenance	1,025.94				1,025.94
Cleaning	8,198.00				8,198.00
Lighting	195.77				195.77
Principal Payment - S19A2		\$510,000.00			510,000.00
Principal Payment - S19A2 Morgan's Glen		830,000.00			830,000.00
Interest Payments - S19A1		250,376.25			250,376.25
Interest Payments - S19A2		19,126.26			19,126.26
Interest Payments - S19A1 Morgan's Glen		135,555.00			135,555.00
Interest Payments - S19A2 Morgan's Glen		122,200.00			122,200.00
Principal Payments - S21B		270,000.00			270,000.00
Interest Payments - S21B		74,798.89			74,798.89
Engineering			\$29,059.50		29,059.50
Contingency			1,658,887.92		1,658,887.92
Engineering			567.00		567.00
Contingency			111,775.98		111,775.98
North River Ranch CDD					
Trustee Services	\$7,704.16				7,704.16
Engineering	6,930.00				6,930.00
Postage & Shipping	5.30				5.30
Copies	281.71				281.71
Legal Advertising	62.01				62.01
Web Site Maintenance	800.00				800.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	2,506.00				2,506.00

Fieldstone CDD
Statement of Activities
As of 1/31/2022

	General Fund	Debt Service	Construction Fund	Long-Term Debt Fund	Total
Interest Payments (S2020-A1)		\$153,212.50			153,212.50
Interest Payments (S2020-A2)		105,210.00			105,210.00
Interest Payments (S2020-A3)		100,106.25			100,106.25
Engineering			\$65,397.00		65,397.00
Contingency			2,461,828.14		2,461,828.14
North River Ranch ISD					
Supervisor Fees	\$4,000.00				4,000.00
Management	23,333.32				23,333.32
Dissemination Agent	3,750.00				3,750.00
District Counsel	5,568.54				5,568.54
Postage & Shipping	40.02				40.02
Copies	280.55				280.55
Legal Advertising	650.44				650.44
Web Site Maintenance	900.00				900.00
Dues, Licenses, and Fees	175.00				175.00
Activities Director of Fun	2,001.70				2,001.70
General Insurance	37,892.00				37,892.00
Engineering			\$5,915.00		5,915.00
District Counsel			2,121.00		2,121.00
Contingency			21,475.00		21,475.00
Total Expenses	<u>\$380,425.41</u>	<u>\$2,570,585.15</u>	<u>\$4,357,026.54</u>	<u>\$0.00</u>	<u>\$7,308,037.10</u>

Other Revenues (Expenses) & Gains (Losses)

Fieldstone

Interest Income	\$28.18				\$28.18
Interest Income		\$15.51			15.51
Interest Income		4.99			4.99
Interest Income			\$1.11		1.11
Interest Income			0.31		0.31

North River Ranch CDD

Interest Income		\$6.95			6.95
Interest Income			\$45.61		45.61
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$28.18</u>	<u>\$27.45</u>	<u>\$47.03</u>	<u>\$0.00</u>	<u>\$102.66</u>

Change In Net Assets

\$621,183.88	\$327,519.35	(\$2,618,311.05)	\$0.00	(\$1,669,607.82)
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Net Assets At Beginning Of Year

(\$16,883.72)	\$3,097,780.81	\$1,374,262.15	\$0.00	\$4,455,159.24
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Net Assets At End Of Year

<u>\$604,300.16</u>	<u>\$3,425,300.16</u>	<u>(\$1,244,048.90)</u>	<u>\$0.00</u>	<u>\$2,785,551.42</u>
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North River Ranch Improvement Stewardship District
 Budget to Actual
 For the Month Ending 01/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 392,998.30	\$ -	\$ 392,998.30	\$ -
Off-Roll Assessments	556,182.14	353,073.17	203,108.97	1,059,219.50
Developer Contributions	52,301.41	-	52,301.41	-
Other Income & Other Financing Sources	100.00	-	100.00	-
Net Revenues	\$ 1,001,581.85	\$ 353,073.17	\$ 648,508.68	\$ 1,059,219.50
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 12,000.00
POL Insurance	-	2,006.67	(2,006.67)	6,020.00
Trustee Services	14,088.97	5,000.00	9,088.97	15,000.00
District Management	23,333.32	23,333.33	(0.01)	70,000.00
Engineering	6,930.00	11,666.67	(4,736.67)	35,000.00
Dissemination Agent	3,750.00	6,666.67	(2,916.67)	20,000.00
District Counsel	5,568.54	10,000.00	(4,431.46)	30,000.00
Assessment Administration	12,500.00	6,666.67	5,833.33	20,000.00
Reamortization Schedules	-	333.33	(333.33)	1,000.00
Audit	-	4,000.00	(4,000.00)	12,000.00
Arbitrage Calculation	-	666.67	(666.67)	2,000.00
Travel and Per Diem	-	166.67	(166.67)	500.00
Telephone	-	66.67	(66.67)	200.00
Postage & Shipping	52.67	100.00	(47.33)	300.00
Copies	562.26	166.67	395.59	500.00
Legal Advertising	779.14	1,666.67	(887.53)	5,000.00
Bank Fees	-	120.00	(120.00)	360.00
Miscellaneous	8,615.05	916.67	7,698.38	2,750.00
Office Supplies	-	83.33	(83.33)	250.00
Property Taxes	74.50	16.67	57.83	50.00
Web Site Maintenance	2,400.00	900.00	1,500.00	2,700.00
Dues, Licenses, and Fees	775.35	58.33	717.02	175.00
Activities Director of Fun	8,038.50	33,333.33	(25,294.83)	100,000.00
Maintenance Staff	-	5,000.00	(5,000.00)	15,000.00
Total General & Administration Expenses	\$ 91,468.30	\$ 116,935.02	\$ (25,466.72)	\$ 350,805.00

North River Ranch Improvement Stewardship District
 Budget to Actual
 For the Month Ending 01/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget
<u>Brightwood Pavilion - Amenity</u>				
Clubhouse Electric	\$ 4,241.30	\$ 4,000.00	\$ 241.30	\$ 12,000.00
Clubhouse Water	-	120.00	(120.00)	360.00
Amenity - Cable TV / Internet / Wi-Fi	5,246.75	3,000.00	2,246.75	9,000.00
Amenity - Landscape Maintenance	15,114.00	20,000.00	(4,886.00)	60,000.00
Amenity - Irrigation Repairs	5,332.58	3,333.33	1,999.25	10,000.00
Amenity - Pool Maintenance	3,600.00	3,600.00	-	10,800.00
Amenity - Exterior Cleaning	5,450.00	3,000.00	2,450.00	9,000.00
Amenity - Interior Cleaning	4,275.45	1,600.00	2,675.45	4,800.00
Amenity - Pest Control	9,745.38	5,000.00	4,745.38	15,000.00
Amenity - Fitness Equipment Leasing	-	2,780.00	(2,780.00)	8,340.00
Amenity - Envera Security - 8 monitored Camaras	-	4,000.00	(4,000.00)	12,000.00
Total Brightwood Pavilion - Amenity Expenses	\$ 53,005.46	\$ 50,433.33	\$ 2,572.13	\$ 151,300.00
<u>Riverfield Verandah - Amenity</u>				
Clubhouse Electric	\$ 2,413.54	\$ 1,250.00	\$ 1,163.54	\$ 3,750.00
Clubhouse Water	-	90.00	(90.00)	270.00
Amenity - Cable TV / Internet / Wi-Fi	3,495.37	1,000.00	2,495.37	3,000.00
Amenity - Landscape Maintenance	-	1,500.00	(1,500.00)	4,500.00
Amenity - Pool Maintenance	2,800.00	2,160.00	640.00	6,480.00
Amenity - Exterior Cleaning	2,748.00	1,500.00	1,248.00	4,500.00
Amenity - Interior Cleaning	1,451.19	1,185.00	266.19	3,555.00
Amenity - Envera Security - 8 monitored Camaras	-	1,786.50	(1,786.50)	5,359.50
Total Riverfield Verandah - Amenity Expenses	\$ 12,908.10	\$ 10,471.50	\$ 2,436.60	\$ 31,414.50

North River Ranch Improvement Stewardship District
 Budget to Actual
 For the Month Ending 01/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget
<u>Field Expenses</u>				
Electric	\$ 19,996.88	\$ 4,666.67	\$ 15,330.21	\$ 14,000.00
Equipment Rental	8,700.94	10,000.00	(1,299.06)	30,000.00
General Insurance	43,361.00	1,666.67	41,694.33	5,000.00
Property & Casualty Insurance	-	8,333.33	(8,333.33)	25,000.00
Water Reclaimed	8,407.90	3,333.33	5,074.57	10,000.00
Mitigation	-	400.00	(400.00)	1,200.00
Stormwater - Repair and Maintenance	-	8,333.33	(8,333.33)	25,000.00
Irrigation - Repair and Maintenance	6,131.08	333.33	5,797.75	1,000.00
Lake Maintenance	10,400.00	16,666.67	(6,266.67)	50,000.00
Landscaping Maintenance & Material	78,674.04	83,333.33	(4,659.29)	250,000.00
Landscape Improvements	42,900.00	8,333.33	34,566.67	25,000.00
Wetland Mitigation	3,250.00	-	3,250.00	-
Contingency	-	166.67	(166.67)	500.00
Equipment Repair & Maintenance	1,025.94	333.33	692.61	1,000.00
Street Sweeping	-	12,333.33	(12,333.33)	37,000.00
Lighting	195.77	333.33	(137.56)	1,000.00
Streetlights - Leasing	-	16,666.67	(16,666.67)	50,000.00
Total Field Expenses	\$ 223,043.55	\$ 175,233.32	\$ 47,810.23	\$ 525,700.00
Total Expenses	\$ 380,425.41	\$ 353,073.17	\$ 27,352.24	\$ 1,059,219.50
Income (Loss) from Operations	\$ 621,156.44	\$ -	\$ 621,156.44	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 28.18	\$ -	\$ 28.18	\$ -
Total Other Income (Expense)	\$ 28.18	\$ -	\$ 28.18	\$ -
Net Income (Loss)	\$ 621,184.62	\$ -	\$ 621,184.62	\$ -