

North River Ranch Community Development District

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The following is the agenda for the Board of Supervisors Meeting for the **North River Ranch Community Development District** scheduled to be held **Wednesday, February 10, 2021 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956 (New)

Passcode: 790 562 990 # (New)

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

Business Matters

1. Consideration of the Minutes of the December 21, 2020 Continued Board of Supervisors' Meeting
2. Consideration of the Minutes of the January 13, 2021 Board of Supervisors' Meeting
3. Ratification of E-Verification Application for the District
4. Consideration of Resolution 2021-08, Adopting an Internal Controls Policy Consistent with Section 218.33
5. Ratification of Funding Requests # 11 -13

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment



**North River Ranch
Community Development District**

Consideration of the Minutes of the December
21, 2020 Continued Board of Supervisors'
Meeting

MINUTES OF MEETING

**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
CONTINUED BOARD OF SUPERVISORS MEETING MINUTES**

Monday, December 21, 2020 at 1:30 p.m.

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

Board Members present via phone or in person:

Pete Williams	Chairperson	(via phone)
Ivory Matthews	Vice Chairperson	
Priscilla Heim	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	
John Blakley	Assistant Secretary	(via phone)

Also present via phone or in person:

Venessa Ripoll	Assistant District Manger- PFM Group Consulting, LLC	
Ed Vogler	District Counsel- Vogler Ashton	(via phone)
Christopher Fisher	District Engineer-Clearview Land Design, P.L.	(via phone)
Jim Schier	Neal Communities	
Mark Roscoe	Neal Communities	

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Ripoll reconvened to order at 1:09 pm the continued meeting of the Board of Supervisors of the North River Ranch Community Development District and proceeded with roll call. The persons in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no members of the public present at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Review & Consideration of Phase
4A Bids**

Mr. Fisher provided an overview of the Phase 4A Bids. He received two bids one from Jon M. Hall and the other from RIPA & Associates. Jon M. Hall's bid was just over \$11,400,000.00 and RIPA & Associates bid came in just under \$9,700,000.00. The main difference was the earth work numbers. Mr. Fisher provided a comparison showing the unit prices and if the earth work numbers were removed RIPA & Associates was still the low bidder by about \$300,000.00.

He recommended awarding the Contract to RIPA & Associates for Phases 4A and the mass grading of Phase 4B.

Mr. Weidemiller stated he is concerned the RIPA & Associates bid has 226 and 281 days and Jon M. Hall was only 179 days which is a big difference in time and asked if there was a value to that. Mr. Fisher stated there is a value to the timeline potentially and it is something the District could work on with RIPA & Associates, but he doesn't think it over a \$2,500,000.00 difference. Mr. Weidemiller asked Mr. Fisher to work with RIPA & Associates on the timeline.

On MOTION by Mr. Weidemiller, seconded by Ms. Matthews, with all in favor, the Board awarded the Contract to RIPA & Associates for Phases 4A and the mass grading of Phase 4B and mass grading of Phase 4B in the amount of \$9,700,000.00

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – No Report

District Manager – Ms. Ripoll noted the next meeting is scheduled for January 13, 2021.

**Audience Comments and
Supervisor Requests**

There were no Supervisor requests or audience comments.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll requested if there are no further business to come before the Board for a motion to adjourn.

ON MOTION by Ms. Heim, seconded by Ms. Matthews, with all in favor, the Board adjourned the December 21, 2020 Continued Board of Supervisor's Meeting for the North River Ranch Community Development District at 1:13 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch
Community Development District**

Consideration of the Minutes of the January 13,
2021 Board of Supervisors' Meeting

MINUTES OF MEETING

**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES**

Wednesday, January 13, 2021 at 1:30 PM

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

Board Members present via phone or in person:

Ivory Matthews	Vice Chairman	
Priscilla Heim	Assistant Secretary	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(via phone)

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting, LLC	
Venessa Ripoll	Assistant District Manger- PFM Group Consulting, LLC (via phone)	
Kevin Plenzler	Senior Managing Consultant- PFM Group Consulting, LLC (via phone)	
Ed Vogler	District Counsel- Vogler Ashton	(via phone)
Christopher Fisher	District Engineer-Clearview Land Design, P.L.	(via phone)
Jim Schier	Neal Communities	
Pam Curran	Neal Communities	(via phone)
Tom Panaseney	Neal Communities	(via phone)
Mark Roscoe	Neal Communities	(via phone)
Mistry Taylor	Bryant Miller Olive	(via phone)
Jonathan Johnson	Hopping Green & Sams	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Carvalho called to order at 1:36 pm the meeting of the Board of Supervisors of the North River Ranch Community Development District and proceeded with roll call. The persons in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no members of the public present at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the December 9, 2020 Board of
Supervisors' Meeting**

The Board reviewed the Minutes of the December 9, 2020 Board of Supervisors' Meeting.

On MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the December 9, 2020 Board of Supervisors' Meeting.

**Consideration of Draft Merger
Agreement**

Mr. Johnson reviewed the Draft Merger Agreement between North River Ranch CDD and North River Ranch Improvement Stewardship District with the Board.

The plan of the Landowner and the Legislature is seeking the establishment of the Legislation was to consolidate the governance of North River Ranch and Fieldstone District within one Stewardship District and avoiding the use of multiple community Development Districts inclusive within an entity which has both powers and authority which are greater than those typically granted under Chapter 190. He suggested the Board approve the Merger Agreement in substantial form subject to any comments or changes that may be requested by District Counsel or the Landowner within the Districts.

The plan is to set a public hearing and allow landowners and other affected parties to comment hopefully resulting in a request by all three parties for this merger which would go to Manatee County for approval. Ms. Matthews asked if it was going to the County Commissioner for approval. Mr. Johnson replied once the two CDDs and the Stewardship District have held their public hearings and all united and request for merger then a filing is made with Manatee County to request a Non-Emergency Ordinance dissolving the CDDs. The provisions of the Stewardship bill do not make that an optional activity on behalf of the County. The County is mandated to adopt that ordinance based upon the terms of the legislation assuming all three entities are united in their request. The three entities should be able to complete their public hearing process within the next 60 days. The New entity will be North River Ranch Improvement Stewardship District.

Mr. Vogler reviewed the Resolution proposed as well as the Merger Agreement and recommended approval.

On MOTION by Mr. Weidemiller, seconded by Ms. Matthews, with all in favor, the Board approved the Draft Merger Agreement in substantial form subject to any comments or changes by District Counsel or the Landowner within the Districts.

Consideration of Resolution 2021-07, Setting a Public Hearing on Merger and Other Matters

Mr. Johnson stated this Resolution provides written evidence which can be provided to the County of the approval of the Merger Agreement once it has been executed and it also provides for the setting of the Public Hearing which must be at least 45 days from today's date. A discussion took place. Ms. Carvalho requested a motion to approve Resolution 2021-07, Setting a Public Hearing on Merger and Other Matters for March 10, 2021.

On MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2021-07, Setting a Public Hearing on Merger and Other Matters for March 10, 2021 at 1:30 PM at this location.

Review & Consideration of the Survey Contract for Phase 4A and 4B

Mr. Fisher explained this is a contract to do the construction staking, the as-builts, and record drawings for the first phase of construction at North River Ranch Phase 4A and mass grading of Phase 4B.

On MOTION by Mr. Blakley, seconded by Ms. Heim, with all in favor, the Board approved Survey Contract for Phase 4A and 4B, as revised to remove the utility and roadway construction of Phase 4B.

Ratification of the Sunrise Landscape Contract

This item will be removed from this agenda and put on the agenda for Fieldstone CDD.

**Ratification of Funding Requests
2021-06 – 2021-10**

Ms. Carvalho presented Funding Request # 2021-06 – 2021-10

On MOTION by Mr. Weidemiller, seconded by Ms. Matthews, with all in favor, the Board ratified Funding Request 2021-06 – 2021-10

Review of District Financial Statements.

The Board reviewed the District's Financial Statements through December 31, 2020.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Vogler had no report but Ms. Matthews asked once the merger happens what happens to the Board. Ms. Carvalho stated the Board would dissolve. There has been a landowner election meeting that has occurred in which Mr. Shier was the proxyholder on behalf of the landowner and Mr. Johnson conducted that meeting. Mr. Johnson stated the five Board Members that were elected by the Landowner were Mr. Weidemiller, Mr. Blakley, and Mr. Williams with 4-year term and Ms. Snow and Ms. Heim with 2-year terms. The current CDD will not be dissolved until Manatee County takes its final action and could be sometime later than March.

District Engineer – No Report

District Manager – Ms. Carvalho noted for the record that the next scheduled meeting will be on February 10, 2021.

**Audience Comments and
Supervisor Requests**

There were no Supervisor requests or audience comments.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho requested if there are no further business to come before the Board for a motion to adjourn the meeting.

ON MOTION by Ms. Matthews, seconded by Mr. Blakley, with all in favor, the January 13, 2021 Board of Supervisor's Meeting for the North River Ranch Community Development District was adjourned at 1:53 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**North River Ranch
Community Development District**

Ratification of E-Verification Application for the
District

Company ID Number: 1631513

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the North River Ranch Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

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- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

Company ID Number: 1631513

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

Company ID Number: 1631513

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.
6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:
 - a. Scanning and uploading the document, or
 - b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).
7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.
8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.
2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

Company ID Number: 1631513

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1631513

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1631513

Approved by:

Employer North River Ranch Community Development District	
Name (Please Type or Print) Vivian Carvalho	Title
Signature Electronically Signed	Date 01/20/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/20/2021

Company ID Number: 1631513

	North River Ranch Community Development District
	12051 CORPORATE BLVD ORLANDO, FL 32817
County or Parish	ORANGE
Employer Identification Number	301094342
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1631513

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Vivian Carvalho
Phone Number (407) 723 - 5900
Fax Number (407) 723 - 5901
Email Address carvalhov@pfm.com

Company ID Number: 1631513

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**North River Ranch
Community Development District**

Consideration of Resolution 2021-08, Adopting
an Internal Controls Policy Consistent with
Section 218.33

RESOLUTION 2021-08

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North River Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Manatee, Florida; and

WHEREAS, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY, 2021.

ATTEST:

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT "A"

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY

1. Purpose.

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the North River Ranch Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
 - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
 - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
 - 1.2.3. Support economical and efficient operations.
 - 1.2.4. Ensure reliability of financial records and reports.
 - 1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

- 2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. "Board" means the Board of Supervisors for the District.
- 2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.
- 2.6. "Fraud" means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements,

theft of an entity's assets, bribery, or the use of one's position for personal enrichment through the deliberate misuse or misapplication of an organization's resources.

- 2.7. "Internal Controls" means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. "Risk" means anything that could negatively impact the District's ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. "Waste" means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management's Risk assessments shall include, but not be limited to:
 - 4.1.1. Identifying potential hazards.
 - 4.1.2. Evaluating the likelihood and extent of harm.
 - 4.1.3. Identifying cost-justified precautions and implementing those precautions.

5. Control Activities.

- 5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

- 5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.
- 5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.
- 5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.
- 5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).
- 5.1.1.5. Maintaining a schedule of the District's material fixed Assets.
- 5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).
- 5.1.1.7. Retaining and restricting access to sensitive documents.
- 5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

- 5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.
- 5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.
- 5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.
- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.

6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:

7.1.1.1. Review its operational processes.

7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.

7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.

7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.

7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.

7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management

shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: §§ 190.011(5), 218.33(3), *Florida Statutes*
Effective date: _____, 2021

**North River Ranch
Community Development District**

Ratification of Funding Requests # 11 -13

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

Funding Requests 2021-11 - 2021-13

FR #	Description	Amount	Total
2021-11	Bradenton Herald	\$143.91	
			\$143.91
2021-12	PFM Group Consulting	\$1,250.00	
			\$1,250.00
2021-13	Supervisor Fees - 12/09/20	\$1,000.00	
	Supervisor Fees - 1/13/21	\$800.00	
	Vglobal Tech		
	October - December ADA Audit	\$300.00	
	January Website Maintenance	\$125.00	
	Vogler Ashton	\$2,272.00	
			\$4,497.00

North River Ranch Community Development District

Funding Request 2021-11
12/31/2020

Item No.	Payee	Invoice #	General Fund
1	Bradenton Herald Legal Advertising on 12/02/2020	4816503	\$ 143.91
			\$ 143.91

Venessa Ripoll

Secretary/Assistant Secretary



Chairman

Return to:
North River Ranch CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256

RECEIVED

By Amanda Lane at 3:01 pm, Dec 31, 2020

North River Ranch Community Development District

Funding Request 2021-12

1/8/2021

Item No.	Payee	Invoice #	General Fund
1	PFM Group Consulting Dissemination Fee: 10/01/2020 - 12/31/2020	113167	\$ 1,250.00
			\$ 1,250.00

Venessa Ripoll

Secretary/Assistant Secretary



Chairman

Return to:
North River Ranch CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256

RECEIVED

By Amanda Lane at 11:04 am, Jan 11, 2021

North River Ranch Community Development District

Funding Request 2021-13

1/15/2021

Item No.	Payee	Invoice #	General Fund
1	Supervisor Fees - 12/09/2020 Meeting		
	Dale Weidemiller	--	\$ 200.00
	Priscilla Heim	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	John Blakley	--	\$ 200.00
	Ivory Crofoot	--	\$ 200.00
2	Supervisor Fees - 01/13/2021 Meeting		
	Dale Weidemiller	--	\$ 200.00
	Priscilla Heim	--	\$ 200.00
	John Blakley	--	\$ 200.00
	Ivory Crofoot	--	\$ 200.00
3	VGlobalTech		
	October - December ADA Audit	2218	\$ 300.00
	January Website Maintenance	2312	\$ 125.00
4	Vogler Ashton		
	General Counsel Through 12/30/2020	6493	\$ 2,272.00
			\$ 4,497.00

Vivian Carvalho

Secretary/Assistant Secretary



Chairman

Return to:
 North River Ranch CDD
 c/o PFM Group Consulting
 12051 Corporate Boulevard
 Orlando, FL 32817
 (407) 723-5925 // LaneA@pfm.com

RECEIVED

By Amanda Lane at 11:20 am, Jan 18, 2021

**North River Ranch
Community Development District**

Review of District Financial Statements

North River Ranch CDD
Statement of Financial Position
As of 1/31/2021

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$5,608.72				\$5,608.72
Accounts Receivable - Due from Developer	13,457.85				13,457.85
Series 2020 A1 Debt Service Reserve		\$224,050.64			224,050.64
Series 2020 A2 Debt Service Reserve		105,210.30			105,210.30
Series 2020 A3 Debt Service Reserve		100,106.54			100,106.54
Series 2020 A1 Capitalized Interest		272,378.56			272,378.56
Series 2020 A2 Capitalized Interest		187,040.54			187,040.54
Series 2020 A3 Capitalized Interest		177,967.18			177,967.18
Series 2020 A1, A2 Acq/Construction			\$5,726,515.95		5,726,515.95
Series 2020 A3 Acquisition/Construction			3,796,588.74		3,796,588.74
Series 2020 A1, A2 Cost of Issuance			35,428.74		35,428.74
Series 2020 A3 Cost of Issuance			12,480.39		12,480.39
Total Current Assets	<u>\$19,066.57</u>	<u>\$1,066,753.76</u>	<u>\$9,571,013.82</u>	<u>\$0.00</u>	<u>\$10,656,834.15</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,066,753.76	\$1,066,753.76
Amount To Be Provided				15,828,246.24	15,828,246.24
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,895,000.00</u>	<u>\$16,895,000.00</u>
Total Assets	<u>\$19,066.57</u>	<u>\$1,066,753.76</u>	<u>\$9,571,013.82</u>	<u>\$16,895,000.00</u>	<u>\$27,551,834.15</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$12,851.76				\$12,851.76
Deferred Revenue	13,457.85				13,457.85
Total Current Liabilities	<u>\$26,309.61</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$26,309.61</u>
<u>Long Term Liabilities</u>					
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>\$16,895,000.00</u>	<u>\$16,895,000.00</u>
Total Liabilities	<u>\$26,309.61</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$16,895,000.00</u>	<u>\$16,921,309.61</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$6,078.00				\$6,078.00
Current Year Net Assets, Unrestricted	(5,972.00)				(5,972.00)
Net Assets - General Government	(503.58)				(503.58)
Current Year Net Assets - General Government	(6,845.46)				(6,845.46)
					0.00
Current Year Net Assets, Unrestricted		1,066,753.76			1,066,753.76
Net Assets, Unrestricted			(\$11,062.00)		(11,062.00)
Current Year Net Assets, Unrestricted			9,582,075.82		9,582,075.82
Total Net Assets	<u>(\$7,243.04)</u>	<u>\$1,066,753.76</u>	<u>\$9,571,013.82</u>	<u>\$0.00</u>	<u>\$10,630,524.54</u>
Total Liabilities and Net Assets	<u>\$19,066.57</u>	<u>\$1,066,753.76</u>	<u>\$9,571,013.82</u>	<u>\$16,895,000.00</u>	<u>\$27,551,834.15</u>

North River Ranch CDD

Statement of Activities

As of 1/31/2021

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Group	Total
<u>Revenues</u>					
Developer Contributions	\$28,294.69				\$28,294.69
Inter-Fund Transfers In	(5,972.00)				(5,972.00)
Debt Proceeds		\$1,404,650.70			1,404,650.70
Developer Contributions			\$5,090.00		5,090.00
Inter-Fund Transfers In			5,972.00		5,972.00
Debt Proceeds			15,490,349.30		15,490,349.30
Total Revenues	<u>\$22,322.69</u>	<u>\$1,404,650.70</u>	<u>\$15,501,411.30</u>	<u>\$0.00</u>	<u>\$16,928,384.69</u>
<u>Expenses</u>					
Supervisor Fees	\$4,800.00				\$4,800.00
Public Officials' Insurance	2,421.00				2,421.00
Management	6,666.68				6,666.68
Engineering	5,195.41				5,195.41
Dissemination Agent	1,250.00				1,250.00
District Counsel	10,007.00				10,007.00
Postage & Shipping	16.00				16.00
Copies	246.51				246.51
Legal Advertising	602.55				602.55
Web Site Maintenance	800.00				800.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	2,960.00				2,960.00
Other Debt Service Costs		\$337,900.00			337,900.00
Engineering			\$54,457.50		54,457.50
Contingency			5,864,910.04		5,864,910.04
Total Expenses	<u>\$35,140.15</u>	<u>\$337,900.00</u>	<u>\$5,919,367.54</u>	<u>\$0.00</u>	<u>\$6,292,407.69</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$3.06			\$3.06
Interest Income			\$32.06		32.06
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$3.06</u>	<u>\$32.06</u>	<u>\$0.00</u>	<u>\$35.12</u>
Change In Net Assets	(\$12,817.46)	\$1,066,753.76	\$9,582,075.82	\$0.00	\$10,636,012.12
Net Assets At Beginning Of Year	<u>\$5,574.42</u>	<u>\$0.00</u>	<u>(\$11,062.00)</u>	<u>\$0.00</u>	<u>(\$5,487.58)</u>
Net Assets At End Of Year	<u><u>(\$7,243.04)</u></u>	<u><u>\$1,066,753.76</u></u>	<u><u>\$9,571,013.82</u></u>	<u><u>\$0.00</u></u>	<u><u>\$10,630,524.54</u></u>

North River Ranch CDD
Budget to Actual
For the Month Ending 1/31/2021

	Year To Date			FY 2021 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 28,294.69	\$ 34,058.32	\$ (5,763.63)	\$ 102,175.00
Net Revenues	\$ 28,294.69	\$ 34,058.32	\$ (5,763.63)	\$ 102,175.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 4,800.00	\$ 4,000.00	\$ 800.00	\$ 12,000.00
Public Officials' Insurance	2,421.00	825.00	1,596.00	2,475.00
Trustee Services	-	2,000.00	(2,000.00)	6,000.00
Management	6,666.68	6,666.68	-	20,000.00
Engineering	5,195.41	5,000.00	195.41	15,000.00
Dissemination Agent	1,250.00	1,666.68	(416.68)	5,000.00
District Counsel	10,007.00	6,666.68	3,340.32	20,000.00
Assessment Administration	-	2,500.00	(2,500.00)	7,500.00
Audit	-	2,000.00	(2,000.00)	6,000.00
Postage & Shipping	16.00	100.00	(84.00)	300.00
Copies	246.51	166.68	79.83	500.00
Legal Advertising	602.55	333.32	269.23	1,000.00
Miscellaneous	-	166.64	(166.64)	500.00
Web Site Maintenance	800.00	900.00	(100.00)	2,700.00
Dues, Licenses, and Fees	175.00	58.32	116.68	175.00
General Insurance	2,960.00	1,008.32	1,951.68	3,025.00
Total General & Administrative Expenses	\$ 35,140.15	\$ 34,058.32	\$ 1,081.83	\$ 102,175.00
Total Expenses	\$ 35,140.15	\$ 34,058.32	\$ 1,081.83	\$ 102,175.00
Net Income (Loss)	\$ (6,845.46)	\$ -	\$ (6,845.46)	\$ -

North River Ranch CDD

AP Vendor Detail Ledger (Unpaid Invoices - Payment Detail)

Ledger as of : 1/31/2021

Invoice Number Description	Inv.Date	Post.Date Account	Due.Date	Amount	Discount	Amount Paid	Check Date	Check No.	Bank	Balance
VENDOR: BRADEN - BRADENTON HERALD										
4816503 FR 21-11 - Acct: 726675	12/27/20	12/31/20 001-051-3000-48-01 - Legal Advertising	01/26/21	\$143.91						\$143.91
		INVOICE 4816503 TOTALS:		\$143.91	\$0.00	\$0.00				\$143.91
		BRADENTON HERALD TOTALS:		\$143.91	\$0.00	\$0.00				\$143.91
VENDOR: CLD - CLEARVIEW LAND DESIGN										
20-02647 FR 21-09 - Eng. srvs. thru 12/11/2020	12/11/20	12/18/20 001-051-3000-31-04 - Engineering	01/10/21	\$1,397.50						\$1,397.50
		INVOICE 20-02647 TOTALS:		\$1,397.50	\$0.00	\$0.00				\$1,397.50
20-02648 FR 21-09 - Printing thru 12/11/2020	12/11/20	12/18/20 001-051-3000-47-01 - Copies	01/10/21	\$218.93						\$218.93
		INVOICE 20-02648 TOTALS:		\$218.93	\$0.00	\$0.00				\$218.93
21-00180 FR 21-14 - Printing & reproduction reimbursement	01/15/21	01/29/21 001-051-3000-47-01 - Copies	02/14/21	\$27.58						\$27.58
		INVOICE 21-00180 TOTALS:		\$27.58	\$0.00	\$0.00				\$27.58
		CLEARVIEW LAND DESIGN TOTALS:		\$1,644.01	\$0.00	\$0.00				\$1,644.01
VENDOR: DWEIDE - DALE E. WEIDEMILLER										
2020.12.09 FR 21-13 - Supervisor fee 2020.12.09	12/09/20	01/15/21 001-051-1000-13-01 - Supervisor Fees	01/08/21	\$200.00						\$200.00
		INVOICE 2020.12.09 TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00
2021.01.13 FR 21-13 - Supervisor fee 2021.01.13	01/13/21	01/15/21 001-051-1000-13-01 - Supervisor Fees	02/12/21	\$200.00						\$200.00
		INVOICE 2021.01.13 TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00
		DALE E. WEIDEMILLER TOTALS:		\$400.00	\$0.00	\$0.00				\$400.00
VENDOR: ICROFO - IVORY MATTHEWS										
2020.12.09 FR 21-13 - Supervisor fee 2020.12.09	12/09/20	01/15/21 001-051-1000-13-01 - Supervisor Fees	01/08/21	\$200.00						\$200.00
		INVOICE 2020.12.09 TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00
2021.01.13 FR 21-13 - Supervisor fee 2021.01.13	01/13/21	01/15/21 001-051-1000-13-01 - Supervisor Fees	02/12/21	\$200.00						\$200.00
		INVOICE 2021.01.13 TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00

*V - Denotes Voided Check Entries

AP Vendor Detail Ledger (Unpaid Invoices - Payment Detail)

Ledger as of : 1/31/2021

Invoice Number Description	Inv.Date	Post.Date Account	Due.Date	Amount	Discount	Amount Paid	Check Date	Check No.	Bank	Balance
IVORY MATTHEWS TOTALS:				<u>\$400.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$400.00</u>
VENDOR: JBLAKL - JOHN C. BLAKLEY										
2020.12.09	12/09/20	01/15/21	01/08/21							
FR 21-13 - Supervisor fee 2020.12.09		001-051-1000-13-01 - Supervisor Fees		\$200.00						\$200.00
INVOICE 2020.12.09 TOTALS:				<u>\$200.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$200.00</u>
2021.01.13	01/13/21	01/15/21	02/12/21							
FR 21-13 - Supervisor fee 2021.01.13		001-051-1000-13-01 - Supervisor Fees		\$200.00						\$200.00
INVOICE 2021.01.13 TOTALS:				<u>\$200.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$200.00</u>
JOHN C. BLAKLEY TOTALS:				<u>\$400.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$400.00</u>
VENDOR: PFMGP - PFM GROUP CONSULTING										
DM-12-2020-0033	12/14/20	12/18/20	01/13/21							
FR 21-09 - DM fee: Dec. 2020		001-051-3000-31-02 - Management		\$1,666.67						\$1,666.67
INVOICE DM-12-2020-0033 TOTALS:				<u>\$1,666.67</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$1,666.67</u>
OE-EXP-12-35	12/16/20	12/18/20	01/15/21							
FR 21-09 - Nov. postage		001-051-3000-42-01 - Postage & Shipping		\$6.50						\$6.50
INVOICE OE-EXP-12-35 TOTALS:				<u>\$6.50</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$6.50</u>
113167	12/28/20	01/08/21	01/27/21							
FR 21-12 - 2021.Q1 dissemination srvs		001-051-3000-31-06 - Dissemination Agent		\$1,250.00						\$1,250.00
INVOICE 113167 TOTALS:				<u>\$1,250.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$1,250.00</u>
DM-01-2021-0033	01/20/21	01/29/21	02/19/21							
FR 21-14 - DM fee: Jan. 2021		001-051-3000-31-02 - Management		\$1,666.67						\$1,666.67
INVOICE DM-01-2021-0033 TOTALS:				<u>\$1,666.67</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$1,666.67</u>
OE-EXP-01-33	01/21/21	01/29/21	02/20/21							
FR 21-14 - Dec. postage		001-051-3000-42-01 - Postage & Shipping		\$3.00						\$3.00
INVOICE OE-EXP-01-33 TOTALS:				<u>\$3.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$3.00</u>
PFM GROUP CONSULTING TOTALS:				<u>\$4,592.84</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$4,592.84</u>
VENDOR: PHEIM - PRISCILLA HEIM										
2020.12.09	12/09/20	01/15/21	01/08/21							
FR 21-13 - Supervisor fee 2020.12.09		001-051-1000-13-01 - Supervisor Fees		\$200.00						\$200.00
INVOICE 2020.12.09 TOTALS:				<u>\$200.00</u>	<u>\$0.00</u>	<u>\$0.00</u>				<u>\$200.00</u>

North River Ranch CDD

AP Vendor Detail Ledger (Unpaid Invoices - Payment Detail)

Ledger as of : 1/31/2021

Invoice Number Description	Inv.Date	Post.Date Account	Due.Date	Amount	Discount	Amount Paid	Check Date	Check No.	Bank	Balance
2021.01.13	01/13/21	01/15/21	02/12/21							
FR 21-13 - Supervisor fee 2021.01.13		001-051-1000-13-01 - Supervisor Fees		\$200.00						\$200.00
		INVOICE 2021.01.13 TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00
		PRISCILLA HEIM TOTALS:		\$400.00	\$0.00	\$0.00				\$400.00
VENDOR: PWILLI - PETER WILLIAMS										
2020.12.09	12/09/20	01/15/21	01/08/21							
FR 21-13 - Supervisor fee 2020.12.09		001-051-1000-13-01 - Supervisor Fees		\$200.00						\$200.00
		INVOICE 2020.12.09 TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00
		PETER WILLIAMS TOTALS:		\$200.00	\$0.00	\$0.00				\$200.00
VENDOR: VGLOBA - VGLOALTECH										
2218	12/31/20	01/15/21	01/30/21							
FR 21-13 - Oct - Dec. ADA audit		001-051-3000-49-11 - Web Site Maintenanc		\$300.00						\$300.00
		INVOICE 2218 TOTALS:		\$300.00	\$0.00	\$0.00				\$300.00
2312	01/01/21	01/15/21	01/31/21							
FR 21-13 - Jan. website maint.		001-051-3000-49-11 - Web Site Maintenanc		\$125.00						\$125.00
		INVOICE 2312 TOTALS:		\$125.00	\$0.00	\$0.00				\$125.00
		VGLOALTECH TOTALS:		\$425.00	\$0.00	\$0.00				\$425.00
VENDOR: VOGLER - VOGLER ASHTON, PLLC										
6397	12/17/20	12/18/20	01/16/21							
FR 21-09 - Gen. legal thru 11/30/2020		001-051-3000-31-08 - District Counsel		\$1,974.00						\$1,974.00
		INVOICE 6397 TOTALS:		\$1,974.00	\$0.00	\$0.00				\$1,974.00
6493	01/15/21	01/15/21	02/14/21							
FR 21-13 - Gen. legal thru 12/31/2020		001-051-3000-31-08 - District Counsel		\$2,272.00						\$2,272.00
		INVOICE 6493 TOTALS:		\$2,272.00	\$0.00	\$0.00				\$2,272.00
		VOGLER ASHTON, PLLC TOTALS:		\$4,246.00	\$0.00	\$0.00				\$4,246.00
		LEDGER TOTALS:		\$12,851.76	\$0.00	\$0.00				\$12,851.76