

North River Ranch Improvement Stewardship District

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **Wednesday, December 8, 2021 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 November 10, 2021 Board of Supervisors Meeting
2. Review and Consideration of Eco-Logic Services, Fieldstone Neighborhood
3. Review and Consideration of Arbitrage Rebate & Yield Restriction Compliance Analysis
4. Review and Consideration of NRR Phase 4A & 4B COR #11 – Sleeves
5. Ratification of the Audio Video Partners Invoice for the Brightwood Pavilion and Riverfield Verandah
6. Ratification of the North River Ranch ISD Funding Request # 26—36
7. Ratification of Fieldstone Payment Authorizations # 48-- 50
8. Ratification of Fieldstone Requisitions Morgan's Glen Project # 2019-111 – 2019 --112
9. 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 November
10, 2021 Board of Supervisors Meeting

MINUTES OF MEETING

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

Wednesday, November 10, 2021 at 2:00 p.m.

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

Board Members present via phone or inperson:

Pete Williams	Chairperson	(via phone)
Janice Snow	Vice Chairperson	
John Leinaweaver	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	
John Blakley	Assistant Secretary	(joined at 2:05 p.m.)

Also present via phone or inperson:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	Assistant 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	District Engineer-Clearview Land Designs	(via phone)
Jim Schier	Neal Communities	
John McKay	Neal Communities	
Tom Panaseney	Neal Communities	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Carvalho called to order at 2:02 p.m. the meeting of the Board of Supervisors of the North River Ranch Improvement Stewardship District and proceeded with roll call. The persons in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no members of the public present.

SECOND ORDER OF BUSINESS

**Administrative Matters & Business
Matters**

**Consideration of the Minutes of
the October 13, 2021 Board of
Supervisors Meeting**

The Board reviewed the Minutes of the October 13, 2021 Board of Supervisors' Meeting. Ms. Carvalho will correct in the minutes that Ms. Snow is the Vice Chairperson and Mr. Leinaweaver is the Assistant Secretary.

On MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Minutes of the October 13, 2021 Board of Supervisors' Meeting, as amended.

Consideration of Resolution 2022-03, Revised Adopted Budget FY 2021

Ms. Carvalho presented Resolution 2022-03, Revised Adopted Budget for Fiscal Year 2021. She explained if any line items exceeded the budget by 10% the line items must be reallocated and the Budget must be amended within 60 days of the beginning of the new Fiscal Year and or by November 30, 2021.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2022-03, Revised Adopted Budget FY 2021

Mr. Blakley joined the meeting at 2:05 p.m.

**Ratification of Berger, Toombs,
Elam, Gaines & Frank Engagement
Letter for Auditing Services**

The Board reviewed the Berger, Toombs, Elam, Gaines & Frank Engagement Letter for Auditing Services. At the last meeting, the District discussed due to the merger the District does not need three Auditors. Since then PFM has been in communication with Berger, Toombs, Elam Gaines & Frank to see if they were able to provide a revised Engagement Letter for Auditing Services and they can and in addition, PFM requested a provision to be included for a not to exceed amount if there is any additional work completed outside of the budgetary amount.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Berger, Toombs, Elam, Gaines & Frank Engagement Letter for Auditing Services FY 2021.

Ratification of Transition Letter by Hopping Green & Sams, P.A. to Kutak Rock LLP

The Board reviewed the Transition Letter by Hopping Green & Sams, P.A. to Kutak Rock LLP.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Transition Letter by Hopping Green & Sams, P.A. to Kutak Rock LLP.

Mr. Johnson stated a Revised Retainer Agreement was provided to the Board. He requested a motion from the Board to approve the Revised Retainer Agreement with Kutak Rock LLP.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Revised Agreement with Kutak Rock LLP.

Consideration of Clearview Land Design, P.L., District Engineer

Mr. Fisher explained this is to do a supplemental report that will include the next couple of upcoming phases in North River Ranch Neighborhood within North River Ranch ISD as well as the extension of Fort Hamer Road, and a portion of Road FF which will serve the future school site.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Clearview Land Design, P.L., District Engineer.

Review and Consideration of the Fieldstone CDD, Change Order No. 17, Morgan's Glen Phases 1 & 2

Mr. Engle presented Change Order No. 17. It is a final balancing change order for Woodruff & Sons for the construction of Morgan's Glen Phases 1 & 2. It represents a decrease to the overall contract of \$296,054.14.

On MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Fieldstone CDD, Change Order No. 17, Morgan's Glen Phase 1 & 2. In the decrease to the overall contract of \$296,054.14.

Review and Consideration of RIPA & Associates, NRR Phases 4A & 4B COR #07

Mr. Engle presented Change Order No. 7 to the RIPA & Associates contract for NRR Phases 4A & 4B. This Change Order is for \$43,957.21 and represents catching up for some plan revisions. Mr. Fisher is the Engineer of Record on this Change Order.

Mr. Fisher stated he believes this is for some additional crossings and some berm revisions that were required. Mr. Panaseny confirmed that is correct.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved RIPA & Associates, NRR Phases 4A & 4B COR #07 in the amount of \$43,957.21.

Review and Consideration of RIPA & Associates, NRR Phases 4A & 4B COR #08

Mr. Engle presented Change Order No. 8 to the RIPA & Associates contract for NRR Phases 4A & 4B. This Change Order is for the addition of a sanitary run and some services. The request is for \$19,236.80.

Mr. Fisher stated the District is going to go one more manhole further on a couple of the runs to avoid any storm conflicts when they go to develop Phase 4B.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved RIPA & Associates, NRR Phases 4A & 4B COR #08 in the amount of \$19,236.80.

Ratification of the North River Ranch CDD, Avid Trails Proposal

The Board reviewed North River Ranch CDD, Avid Trails Proposal.

On MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board ratified North River Ranch Avid Trails Proposal.

**Ratification of the North River
Ranch ISD Funding Requests # 22-
25**

The Board reviewed North River Ranch ISD Funding Requests #22-25.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified North River Ranch ISD Funding Requests # 22-25

**Ratification of the North River
Ranch Funding Requests # 40-42**

The Board reviewed North River Ranch Funding Requests # 40-42

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified North River Ranch Funding Requests # 40-42.

**Ratification of Fieldstone Funding
Requests 2021-76—2021-79**

The Board reviewed Fieldstone Funding Requests 2021-76 – 2021-79.

On MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Fieldstone Funding Requests 2021-76 – 2021-79.

**Ratification of Fieldstone Payment
Authorizations # 48-50**

The Board reviewed Fieldstone Payment Authorizations # 48-50.

On MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board ratified Fieldstone Payment Authorizations #48-50.

Ratification of Fieldstone Requisitions Morgan's Glen Project # 2019-107 — 2019-10

The Board reviewed Fieldstone Requisitions Morgan's Glen Project # 2019-107 – 2019-10.

On MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Fieldstone Requisitions Morgan's Glen Project # 2019-107 – 2019-10.

Review of District Financial Statements

The Board reviewed the District Financial Statements through September 30, 2021. Ms. Lane is working actively on the October Financial Statements and as soon as they are done they will be forwarded to the Board. The Board will ratify the October Financial Statements at the next meeting. Those Financial Statements will be outlined merging the other financials for Fieldstone CDD and North River Rach CDD into one Improvement Stewardship District. No action was required by the Board.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Johnson stated since the last meeting District staff has been approved by the Majority Landowner about seeking an amendment to the Stewardship District boundaries to remove some commercial property that was inadvertently included within the boundaries. He stated given the short timeline for the start of the next legislative session, there are several things District staff have done to move this forward. Including drafting the legislation, getting it filed with the Manatee Delegation for their upcoming meeting, as well as putting together a Custom No Objection Letter from Manatee County which is on the agenda for the next meeting.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the action of District staff in pursuing the Boundary Amendment and authorize District Staff to continue to move ahead and assist the Majority Landowner with those items.

Mr. Johnson stated these efforts are being funded by the Majority Landowner.

District Engineer – Mr. Engle sent out an email to the Board and District staff containing a letter of recommendation of award for a construction project. District Engineer received bids last Friday for Fort Hamer Road's second extension. That is north of Moccasin Wallow Road and North of the current section that is constructed of Fort Hamer Road. On Friday, November 5, 2021 he received two bids, one from E.T McKenzie and one from Woodruff & Sons. Both are prequalified bidders with the District. District Engineer reviewed and tabulated those bids and found Woodruff & Sons to be the lowest, most responsive bid at \$10,599,215.68. He recommended the award of the contract to Woodruff & Sons. This came in late and he wanted to get it in front of the Board and let them discuss if they feel comfortable awarding this today or if the Board would like to defer it.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board awarded contract to Woodruff & Sons in the amount of \$10,599,215.68 and negotiate final contract terms.

District Manager – Ms. Carvalho noted for the record that the next scheduled meeting will be December 8, 2021 at 1:30 p.m. District staff is looking at continuing this meeting to November 18, 2021 at 11:30 a.m. or immediately following the adjournment of Windward of Lakes of Sarasota CDD.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments or Supervisor requests.

FIFTH ORDER OF BUSINESS

Continuation

Ms. Carvalho requested if there is no further business to come before the Board for a motion to continue the meeting to November 18, 2021 at 11:30 a.m. and or immediately following the adjournment of Lakes of Sarasota CDD meeting.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the November 10, 2021 Board of Supervisor’s Meeting for the North River Ranch Improvement Stewardship District was continued at 2:18 p.m. to November 18, 2021 at 11:30 a.m. and or immediately following the adjournment of Lakes of Sarasota CDD Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

North River Ranch Improvement Stewardship District

Review and Consideration of Eco-Logic
Services, Fieldstone

**ADDENDUM TO AGREEMENT BETWEEN
COMMUNITY DEVELOPMENT DISTRICT
AND CONTRACTOR
(rev 7-6-2021)**

This Addendum to Agreement Between the _____ Community Development District and Contractor, (the "Addendum"), is made and entered into as of the _____ day of _____, 20____, by _____ and _____ between the _____ **Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter, "District"); and _____ (hereinafter, the "Contractor").

WITNESSETH

WHEREAS, District and Contractor are parties to that certain contract, proposal and/or agreement, (collectively the "Agreement"), of even date herewith for construction, work, professional and/or related services, (collectively the "Work"), to be performed on lands owned and/or operated and maintained by the District, (the "Agreement"); and,

WHEREAS, Florida law requires specific contractual provisions apply to all Community Development Districts pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the parties desire for this Addendum to amend, modify, supplement and clarify the Agreement, such that the Agreement shall fully comply with the provisions of this Addendum, Chapter 190, Florida Statutes and other provisions of law pertaining to public bodies.

NOW THEREFORE, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. All payments pursuant to the Agreement, including any dispute regarding any payment or other monies owed to Contractor by District, shall be governed by the "Local Government Prompt Payment Act," Chapter 218, Florida Statutes.

2. Contractor shall obtain, and thereafter at all times during the performance of the Work described in the Agreement, maintain a performance bond and a labor and material payment bond, as applicable, each in form and substance satisfactory to District. Such bonds shall comply with Section 255.05, Florida Statutes.

3. Contractor shall observe and abide by and perform all of its obligations hereunder and all other activities in connection with the Work and project contemplated by the Agreement in accordance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, including the District's Resolutions, Rules and Regulations.

4. To the fullest extent permitted by law, and to the extent claims, damages, losses or expenses are not covered by insurance maintained by Contractor in accordance with the Agreement, Contractor hereby assumes entire responsibility and liability for any and all damage or injury of any kind or nature whatsoever (including death resulting therefrom) to all persons, whether employees of Contractor or its subcontractors, or otherwise, and to all property (real and personal), caused by, resulting from, arising out of or occurring in any manner whatsoever in connection with the execution of the Work and/or performance of the Agreement. Contractor agrees to indemnify and save harmless District, its officers, Supervisors, agents, servants and employees from and against any and all such claims, losses, costs, expenses, liability, damages and/or injuries, including reasonable legal fees, that District, its officers, Supervisors, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result thereof. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The District shall have the right to withhold from any payments due or to become due to Contractor an amount sufficient in its judgment to protect and indemnify District, its officers, Supervisors, agents, servants and employees from and against any and all such claims, including legal fees and disbursements, or District in its discretion, may require Contractor to furnish a surety bond satisfactory to District guaranteeing such protection, which bond shall be furnished by Contractor within five (5) days after written demand has been made therefore.

5. The Contractor shall prepare and maintain complete records and comprehensive books relating to the Work and/or any other services performed on lands within and/or controlled by the District, (the "Records"), which

Records shall be maintained by the Contractor for a period of at least five (5) years after the expiration of the Agreement; and, copies of all Records shall be timely given to the District upon request. The Records shall include, but not be limited to, documents and other information pertaining to all costs associated with the project and Work contemplated by the Agreement. The District, and/or its duly authorized representative, shall have the right to audit such Records at reasonable times upon prior notice to Contractor, and Contractor shall be required to prepare and maintain all Records on a basis of generally accepted accounting principles. If an audit reveals overcharges that exceed the total amount due Contractor under the Agreement, Contractor will reimburse District for the cost of the audit and pay 2.5 times the amount of the overcharges as liquidated damages.

6. The Contractor agrees and understands that District is a special purpose unit of local government and as such is subject to Chapter 119, Florida Statutes. Contractor agrees and covenants to fully cooperate with District, to District's full satisfaction, in responding to requests for public records pursuant to Chapter 119, Florida Statutes, as same pertain to the Records, the Work and the Agreement. Contractor further agrees and understands that the Records, Work and Agreement are public records, and Contractor shall fully comply with Florida law, and specifically the provisions of Chapter 119 Florida Statutes, as it pertains to same.

7. Contractor covenants, warrants and agrees that all work products of Contractor, Contractor's employees, suppliers and subcontractors, including drawings, designs, plans, reports, manuals, programs, tapes, electronic data and any other material prepared by Contractor or its employees, suppliers and subcontractors under the Agreement, including the Records, shall belong exclusively to, and may be used by, the District, free and clear of all liens and other encumbrances.

8. In addition to the terms of this Addendum, the Agreement shall be further subject to the "Terms and Conditions to CDD Addendum," attached hereto as Exhibit "A," and incorporated herein.

9. The parties agree that the Agreement shall be controlled and governed by the laws of the State of Florida, with venue situate in the County in which the CDD's property is located.

10. The Agreement, Addendum and Terms and Conditions to CDD Addendum constitute the entire agreement between the parties hereto with respect to the matters hereby. All prior negotiations, representations and agreements, whether oral or written, with respect hereto not incorporated herein are hereby cancelled, terminated and void. The Agreement can be modified or amended only by a written document duly executed on behalf of both parties hereto.

11. If any term of the Agreement, Addendum or Terms and Conditions to CDD Addendum is invalid or unenforceable under any statute, regulation, ordinance, executive order or other rule of law, such term shall be deemed reformed or deleted, but only to the extent necessary to comply with such statute, regulation, ordinance, order or rule and the remaining provisions of the Agreement, Addendum and Terms and Conditions to CDD Addendum shall remain in full force and effect.

12. The Agreement, Addendum and Terms and Conditions to CDD Addendum shall constitute one complete document and shall be referred to collectively as the "Agreement"; provided however, and notwithstanding anything to the contrary herein, in the event of any conflict between the terms of this Addendum [which specifically includes by incorporation the Terms and Conditions to CDD Addendum] and the terms of the Agreement, the terms of this Addendum shall at all times govern, control and prevail.

IN WITNESS WHEREOF, this Addendum is hereby executed as of the date first above set forth.

Contractor:

District:

_____ **Community Development District**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Chairperson/Vice Chairperson of the Board of Supervisors

EXHIBIT "A"

TERMS AND CONDITIONS TO CDD ADDENDUM (rev 7-6-2021)

SECTION 1. WORK

The Contractor shall complete all Work as specified or indicated in the Agreement in a timely and professional manner; in accordance with all laws, rules and regulations of any governmental body with jurisdiction thereto; and in accordance with any and all schedules or other time frames for completion of the Work set forth in the Agreement. TIME IS OF THE ESSENCE FOR COMPLETION OF THE WORK.

SECTION 2. DISTRICT ENGINEER AS REPRESENTATIVE

District Engineer will act as the representative for the District to review and inspect the Work. District Engineer shall at all times have access to review all plans, specifications, permits, approvals and all other matters of and associated with Contractor's Work and completion thereof.

SECTION 3. AUDIT

Contractor shall check all materials and labor entering into the Work and shall keep such full and detailed accounts as may be necessary to determine the Cost of the Work. District shall have access to the Work at all reasonable times and the right to audit all Contractor's books, records, correspondence, instructions, drawings, receipts, vouchers and memoranda, relating to the Work, and Contractor shall preserve such records for a period of not less than five (5) years after final payment.

SECTION 4. PAYMENTS

- A. All payments pursuant to the Agreement, including any dispute regarding any payment or other monies owed to Contractor by District, shall be governed by the "Local Government Prompt Payment Act," Chapter 218, Florida Statutes.
- B. Retainage: Five percent (5%) shall be retained from each payment made by District to Contractor until the Work has been fully completed in accordance with the Agreement and all provisions related to the Work have been fulfilled, as confirmed in writing by the District's Representative, and all provisions related to the Agreement have been fulfilled, as confirmed by the District's Board of Supervisors in writing; provided however, if District Engineer is a party to the Agreement, then District shall appoint an independent District Representative.
- C. Any provision hereof to the contrary notwithstanding, District shall not be obligated to make any payment to Contractor hereunder if Contractor has failed to perform its Work and any other obligations hereunder or otherwise is in default under the Agreement, (as amended, supplemented and modified by the Addendum and this Terms and Conditions to CDD Addendum).
- D. As a condition precedent to each payment under the Agreement, Contractor shall furnish to District a partial waiver and release of lien, in a form satisfactory to the District, from all subcontractors, materialmen and other parties furnishing labor, materials, or both in the performance of the Work. The Contractor agrees, and this Agreement is based upon the expressed condition, that no liens or rights in rem shall so lie or attach, and the Contractor shall indemnify and hold District harmless from and against such liens, claims, rights and any and all expenses incurred by the Contractor or District in discharging them.
- E. As conditions precedent to any final payment under the Agreement, Contractor shall: (i) execute and deliver a final affidavit, waiver and release of all claims and liens Contractor may have against the District and the land and improvements upon which the Work is located; (ii) furnish written release and waivers of all rights to claim or file liens properly executed by any and all subcontractors, materialmen, suppliers, laborers, vendors or others furnishing work, labor, materials, machinery or fixtures in the performance of the Work in a form satisfactory to the District; (iii) furnish any manufacturers' guarantees or warranties for materials provided or equipment installed in the Work; (iv) have done and performed all other things required of it pursuant to the Agreement; (v) furnish District with the Certificate of Use or Occupancy, as the case may be (if applicable); (vi) warrant all workmanship as outlined in **Exhibit A-1**, attached; and (vii) deliver to the District a set of "as built" drawings and plans, (if applicable), reflecting all changes, modifications and additions thereto which occurred during performance of the Work. Acceptance of any Work or any possession taken by District shall not operate as a waiver of any provision

of the Agreement or any right or power therein reserved to District including any right to damages provided therein at law or in equity.

SECTION 5. INSURANCE

During the entire term of this Agreement and any extensions thereof, Contractor shall obtain and maintain, at Contractor's expense, the insurances required herein, which insurance shall be kept in full force and effect until acceptance of the Work by District. Before proceeding with any Work, Contractor shall furnish to District and District's Representative, and any governmental agency designated by District, an original certificate of insurance or proof of insurance in a form reasonably acceptable to District.

The District shall be named as additional insured on all insurance policies required with the exception of worker's compensation and employer's liability insurance. All required insurance policies, except workers' compensation and employers' liability, shall be endorsed to be primary and non-contributory to any insurance otherwise carried by Contractor and District with respect to the Work. Such insurance shall not be modified, permitted to lapse, or canceled without written notice to District from such insurance companies, mailed to District, with copies to District's Representative, via Registered Mail thirty (30) days in advance of such modification, expiration, or cancellation. In the event of such cancellation notice, Contractor, at Contractor's expense, shall obtain replacement insurance coverage from other insurance companies prior to the cancellation of the original insurance coverage.

Insurance Coverage	Limits
a) Worker's Compensation	As required by Florida law.
b) Employers Liability	\$1,000,000 per occurrence.
c) Comprehensive General Liability (Occurrence Form) Including but not limited to: Premises, operations and elevators. Independent Contractors. Broad form property damage. Personal Injury. Blanket contractual liability. Blanket fire and explosion legal liability. Explosion, collapse and underground hazard included. Products liability. Completed operations coverage for 3 years after completion and acceptance of the Work.	\$1,000,000 combined single limit bodily injury and property damage per occurrence and project specific aggregate.
d) Automobile Liability	\$1,000,000 combined single limit bodily injury and property damage per occurrence. If Contractor, or any subcontractor, is a transporter of hazardous materials, such transporter's Automobile Liability policy shall have all pollution exclusions deleted.

If Contractor subcontracts any of the Work, Contractor shall require each subcontractor to have the insurance coverage required by this Section or such other amount as agreed to by District and Contractor. Contractor shall furnish District evidence thereof before each subcontractor commences any of the Work. Contractor's obtaining of the insurance required by this Section shall in no manner lessen, diminish or affect Contractor's obligations set forth in any provisions of the Agreement. Contractor shall also carry such additional insurance as may be required by any law. All insurance policies required of Contractor and subcontractors shall contain a waiver of subrogation clause wherein no insurance company shall have any right of recovery against District.

All insurance required in this section shall be provided by financially responsible insurance carriers authorized or eligible to do business in the state of Florida and rated by A.M. Best Rating Service as A- or better.

District and Contractor acknowledge that the insurance requirements set forth in the Agreement may be required to be varied by District's insurance carrier and Contractor agrees to enter into suitable modifications of the provisions hereof upon the request of the District, provided District bears any additional cost occasioned thereby.

SECTION 6. INDEPENDENT CONTRACTOR

The Work shall be performed by Contractor as an independent contractor at its sole risk, cost and expense. District shall have the right to insist that all the provisions and requirements of the Agreement are carried out by Contractor.

SECTION 7. WAIVER

No consent or waiver, express or implied, by either party to this Agreement of any breach or default by the other in the performance of any obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by such party hereunder. Unless the Agreement specifies a time period for notice of a particular claim, failure on the part of any party hereto to complain of any act or failure to act of the other party or to declare the other party in default hereunder, irrespective of how long such failure continues, shall not constitute waiver of the rights of such party hereunder. Notwithstanding anything to the contrary in the Agreement, inspection or failure of District to perform any inspection hereunder, shall not release Contractor of any of its obligations hereunder.

SECTION 8. PROTECTION OF WORK

- A. Contractor shall protect and prevent damage to all finished and unfinished portions of the Work, including but not limited to the protection thereof from damage by the elements, theft or vandalism. Restoration of such damage shall be the sole responsibility of Contractor and shall not be cause for an increase in amounts owed Contractor pursuant to the Agreement.
- B. If any property upon which the Work is completed or accessed in order to complete the Work, to include without limitation streams, waterways, existing trees and wetlands, are damaged to any extent by Contractor or its subcontractor(s), agents and/or assigns, then the Contractor shall repair and restore the property to the condition which exists on the date hereof. Such repair or restoration shall be the sole responsibility of Contractor and shall not be cause for an increase in amounts owed Contractor pursuant to the Agreement.

SECTION 9. COMPLIANCE WITH LAWS

Contractor shall observe and abide by and perform all of its obligations hereunder and all other activities in connection with the Work in accordance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, including the District.

SECTION 10. PERMITS AND LICENSES

- A. Contractor shall pay all taxes, including sales taxes, unless otherwise stated herein. Contractor shall obtain and pay for all construction permits and licenses, and all contributions imposed or required by any law for any employment insurance, pensions, age-related retirement funds, or similar purposes.
- B. Contractor accepts liability for all taxes and contributions required of it and its subcontractors by the Federal Social Security Act and the unemployment compensation law or any similar law of any state.

SECTION 11. TERMINATION

- A. District may immediately terminate the Agreement in the event of the happening of any of the following or any other comparable event: (a) insolvency of the Contractor, (b) filing of a voluntary petition in bankruptcy against Contractor, (c) filing of any involuntary petition in bankruptcy against Contractor, (d) appointment of a receiver or trustee for Contractor, (e) execution of an assignment, (f) failure of Contractor to commence the Work in accordance with the provisions of this Agreement, (g) failure of Contractor to prosecute the Work to completion thereof in a diligent, efficient, workmanlike, skillful and careful manner and in accordance with provisions of this Agreement, (h) failure of Contractor to use an adequate amount or quality of personnel or equipment to complete the Work without delay, (i) failure of Contractor to perform any of its obligations under this Agreement, or if Contractor otherwise repudiates or breaches any of the terms of this Agreement, including Contractor's warranties.
- B. District shall have the right to terminate this Agreement for any reason whatsoever at any time by giving Contractor thirty (30) days written notice thereof. Upon receipt of such notice, Contractor immediately shall

terminate performance of the Work and make every reasonable effort to mitigate its losses and damages hereunder; provided, however, in connection with such termination, Contractor shall perform such acts as may be necessary to preserve and protect that part of the Work theretofore performed hereunder. Upon such termination, District shall pay to Contractor a sum of money equal to the cost of all Work properly performed (accepted and approved by District and District's Representatives) hereunder by Contractor for which payments have not theretofore been made hereunder, and District shall assume the obligations of Contractor under all its subcontracts and purchase orders covering the unperformed parts of the Work. In the event of such termination, the Contractor shall not be entitled to anticipated profits on any Work not yet performed; and the Agreement shall become terminated and of no further force nor effect; provided however, and notwithstanding anything to the contrary, all warranties of Contractor for Work completed prior to the termination of the Agreement shall continue in full force and effect and shall survive termination of the Agreement.

SECTION 12. ATTORNEY'S FEE'S

In the event of any action or proceeding between Contractor and District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees and expenses, incurred in such action or proceeding and in any appeal in connection by such prevailing party. This Section is intended to be severable from the other provisions of this Agreement, and the prevailing party's rights under this Section shall not merge into any judgment and any judgment shall survive until all such fees and costs have been paid.

SECTION 13. SPECIAL CONDITIONS

1. Contractor is to provide weekly progress reports delivered to the District's Representative by 3:00 pm, Friday for the current week of Work.
2. Contractor shall coordinate all inspections required by governmental agencies and the District's Representative. All construction methods, materials, and testing shall comply with the standards of the county in which the CDD's lands are located.
3. The Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax (the "Sales Tax"). Accordingly, to minimize the cost of the Work to the District, the Contractor agrees to cooperate with the District and to allow the District, at its option, to purchase materials in its name in order to avoid the Sales Tax that would otherwise be due on such purchases. All savings realized by the District as a result of such direct purchases shall inure to the benefit of the District only.
4. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

EXHIBIT A-1

CONTRACTOR (OR SUBCONTRACTOR) WARRANTY-GUARANTEE

For purposes of this Exhibit A-1, when this form is used to provide subcontractor's warranty-guarantee, the term "Contractor" shall apply to the subcontractor.

WARRANTY GUARANTEE

("Contractor" or "Subcontractor") _____ does hereby warrant and guarantee the Work in its entirety as defined in the Agreement dated _____ shall be free and clear from defects for a period of one (1) year from the date of inspection and acceptance by the District or the District's Representative, (the "Guarantee Period").

Contractor agrees to repair or replace to the satisfaction of the District's Representative any or all Work that may prove defective in workmanship or materials within the Guarantee Period.

If Contractor fails to comply with the above-mentioned conditions within a reasonable time after being notified, Contractor hereby authorizes the District to proceed to have defects repaired and made good at Contractor's sole cost and expense, and Contractor shall pay the costs and charges therefore immediately upon demand to the District.

The warranty-guarantee rights afforded the District herein shall be in addition to all other rights afforded the District at law and equity, and shall in no way restrict, limit or impair those additional rights of the District.

CONTRACTOR (OR SUBCONTRACTOR):

(Name)

By: _____

Title: _____

Date: _____, 20____

ADDENDUM FOR ENVIRONMENTAL SERVICES



Date: November 17, 2021

This Addendum is made effective by and between:

“Client”

Name: North River Ranch Improvement Stewardship District
Address: c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard Suite 270
Orlando, FL 32817
Phone: 407-723-5900
Representative: Vivian Carvalho
Email: Carvalhov@pfm.com

“Eco-Logic Services”

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 302-1206
Representative: Peter Nabor
Email: Pete@Eco-Logic-Services.com

Project Location: Fieldstone Neighborhood
Project Location: Manatee County, Florida
Fee Type: Unit price per attached Scope of Services
Retainer: No

Scope of Services: Attached

Special Conditions: All work under this Addendum is subject to the special conditions described in the original Agreement for Environmental Services between Fieldstone Community Development District and Eco-Logic Services dated October 25, 2019.

Scope of Services: This addendum will allow Eco-Logic Services to add maintenance of the six stormwater retention ponds (Lakes 1, 2, 2AB, 2B, and 3 – shaded blue on Figure 1) and the wetland buffers and associated conservation areas around Wetlands 1, 2, 3, and the west side of 32 (shaded green on Figure 1). Methods and schedules will be consistent with those in the original contract.

Fee for the above will be billed as follows:

Lake Maintenance

Existing Lakes..... 12 events per year at \$1,275/event
Additional Lakes..... 12 events per year at \$700/event
New Lake Maintenance Total.....12 events per year at \$1,975/event

Buffer Maintenance

Existing Buffers 4 events per year at \$1,725/event
Phase 3 Buffers and Conservation Areas..... 4 events per year at \$2,250/event
New Buffer Maintenance Total4 events per year at \$3,975/event

Eco-Logic Services LLC

By: 

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: November 17, 2021

North River Ranch Improvement Stewardship District

By: _____

Print Name: _____

Title: _____

Date: _____

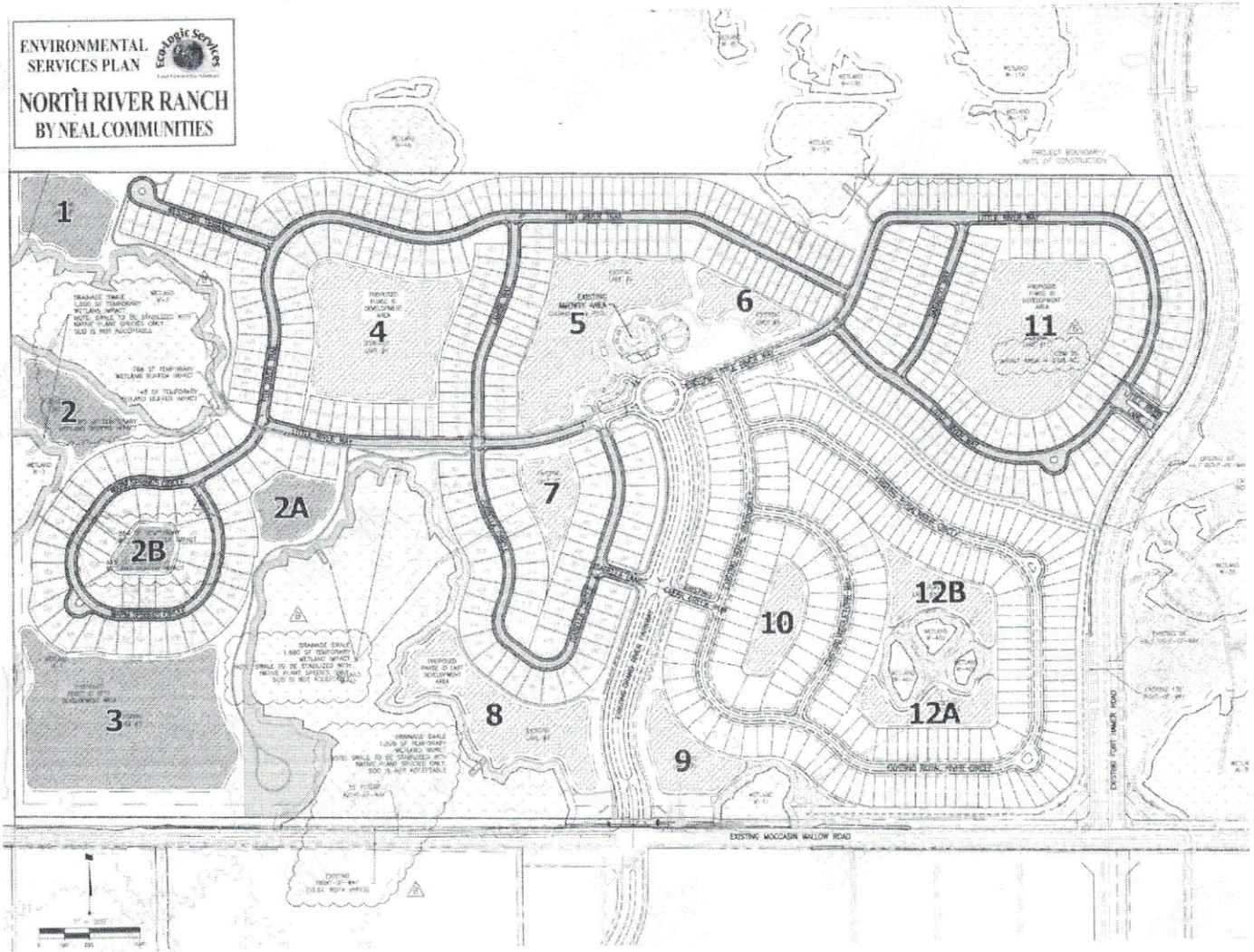


Figure 1. Site map showing the treatment areas included in this addendum.

North River Ranch Improvement Stewardship District

Review and Consideration of Arbitrage Rebate &
Yield Restriction Compliance Analysis



Arbitrage Rebate & Yield Restriction Compliance Analysis

For the Period of December 11, 2020 to September 30, 2021

North River Ranch Community Development District

\$16,895,000

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3



November 3, 2021

North River Ranch Community Development District
12051 Corporate Blvd.
Orlando, FL 32817

RE: Arbitrage Rebate & Yield Restriction Liability Calculation
\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1
\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2
\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3
Liability for the period of December 11, 2020 to September 30, 2021

PFM Asset Management LLC ("PFMAM") has completed an arbitrage rebate and yield restriction compliance analysis (the "Report") for the above-captioned bonds (the "Bonds") for the above-captioned period (the "Computation Period"). The Report has been prepared in accordance with the applicable sections of the Internal Revenue Code and the related Federal Regulations in effect during the Computation Period and is also based on the assumptions described in the attached "Notes and Computational Information."

The Report was based on an analysis of existing laws, regulations, and rulings. The Department of the Treasury ("Treasury") may publish additional regulations and supplement, amend, or interpret such laws, regulations, and rulings from time to time, with the result that the amount of the liability described in the Report may be subject to adjustment under such future pronouncements.

In connection with the preparation of the Report, we performed the following tasks:

1. Read applicable bond documents.
2. Recalculated the bond yield and compared and confirmed agreement to the relevant bond documents.
3. Analyzed investment and expenditure records for the various bond related funds that are subject to the arbitrage rebate and yield restriction requirements.
4. Evaluated and applied any available exceptions that would reduce the liability on the Bonds.
5. Calculated the liability with respect to the Gross Proceeds of the Bonds.

The only Gross Proceeds that were treated as subject to the arbitrage rebate and yield restriction requirements with respect to the Bonds were the Gross Proceeds and allocable investments identified in the information provided to undertake the preparation of the Report. Unless specifically addressed herein, no other proceeds or amounts were treated as Gross Proceeds of the Bonds.

With your permission, we have relied entirely on the information provided. No opinion is expressed on any matter other than the extent of the liability set forth below, and we are under no obligation to consider any information obtained by us pursuant to this engagement for any purpose other than determining such liability.

In our opinion, the computations set forth in the Report are mathematically accurate and were performed in accordance with the applicable sections of the Internal Revenue Code and the related Federal Regulations in effect during the Computation Period. The results of our computations are as follows:

PFM Asset
Management LLC

213 Market Street
Harrisburg, PA 17101

717.232.2723
www.pfm.com



As of the Interim Computation Date of September 30, 2021:

ARBITRAGE REBATE LIABILITY

Allowable Yield on Investments:	4.312405%
Aggregate IRR on Investments:	0.005016%
Excess Yield:	-4.307389%
Arbitrage Rebate Liability:	<u>\$0.00</u>

YIELD RESTRICTION LIABILITY

N/A

As indicated above, the Gross Proceeds of the Bonds have not accrued a liability during the Computation Period.

This letter is intended solely for the information of, and assistance to you, in connection with the determination of the arbitrage and yield restriction liability. It is not to be used, referred to or distributed for any other purpose.

We have no responsibility to update this letter for events and circumstances, including changes in regulations or interpretations thereof, occurring after the date of this letter.

PFM Asset Management LLC



\$16,895,000
North River Ranch Community Development District
\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1
\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2
\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Arbitrage Rebate & Yield Restriction Compliance Analysis

NOTES AND COMPUTATIONAL INFORMATION

General Information

1. The Dated Date of the Bonds is December 11, 2020.
2. The Issue Date of the Bonds is December 11, 2020.
3. The Bonds constitute one issue for federal taxation purposes and are not treated as part of any other issue of governmental obligations.
4. The end of the first Bond Year with respect to the Bonds is December 11, 2021. Subsequent Bond Years end on each successive December 11 until the final maturity date of the Bonds.
5. For investment cash flow, debt service, and yield computation purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
6. We have determined the Cumulative Rebate Liability pursuant to Treasury Regulations generally applicable to tax-exempt obligations issued after June 30, 1993.

Arbitrage Yield

7. The arbitrage yield with respect to the Bonds is 4.312405%. Computations of the arbitrage yield are based on a 30/360-day basis with semi-annual compounding.

Investments

8. The purchase price of each investment is at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses and is representative of an arm's length transaction, which did not reduce the rebate amount required to be paid to the United States.
9. The valuation of the non-purpose investments allocable to the Gross Proceeds of the Bonds is consistent with the requirements set forth in Treasury Regulations Section 1.148-5(b) and 1.148-5(d).

Refunding/Transferred Proceeds

10. The Bonds are not "refunding" bonds.
11. The Bonds are not "refunded" bonds.

Funds & Accounts

12. Gross Proceeds of the Bonds were allocated to the following Funds and Accounts during the Computation Period:



\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Arbitrage Rebate & Yield Restriction Compliance Analysis

- Acquisition and Construction Account
 - Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account
 - Series 2020A-3 Acquisition and Construction Account
- Costs of Issuance Account
 - Series 2020A-1 & Series 2020A-2 Costs of Issuance Account
 - Series 2020A-3 Costs of Issuance Account
- Capitalized Interest Account
 - Series 2020A-1 Capitalized Interest Account
 - Series 2020A-2 Capitalized Interest Account
 - Series 2020A-3 Capitalized Interest Account
- Debt Service Reserve Fund
 - Series 2020A-1 Reserve Fund
 - Series 2020A-2 Reserve Fund
 - Series 2020A-3 Reserve Fund
- Interest Account
 - Series 2020A-1 Interest Account
 - Series 2020A-2 Interest Account
 - Series 2020A-3 Interest Account

13. The Gross Proceeds of the Bonds allocated to the above-referenced Funds and Accounts were allocated to expenditures in accordance with the requirements set forth in Treasury Regulations Section 1.148-6(d).

Exceptions to Rebate

14. The Interest Account constitutes a “bona fide” debt service fund within the meaning of Treasury Regulations Section 1.148-1. Therefore, the Interest Account is treated as exempt from arbitrage rebate and yield restriction. In the case of a fixed rate, governmental bond with an average maturity of five years or more, earnings on a bona fide debt service fund are not taken into account for arbitrage rebate purposes.

Yield Restriction Compliance

15. The temporary period with respect to the proceeds allocable to the Acquisition and Construction Account ends on December 11, 2023. As of December 11, 2023, the unspent proceeds allocable to the Acquisition and Construction Account are subject to the yield restriction requirements and may not be invested at a yield that is “materially higher” than the arbitrage yield. Pursuant to Treasury Regulations Section 1.148-5(c), the Issuer is permitted to reduce any “excess yield” on the investments allocable to the yield restricted proceeds by making yield reduction payments.
16. The Debt Service Reserve Fund constitutes a “reasonably required reserve or replacement fund” within the meaning of Treasury Regulations Section 1.148-2(f). Therefore, the Gross Proceeds allocable to the Debt Service Reserve Fund are exempt from the yield restriction requirements.

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

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\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule A - Summary of Results

Summary of Arbitrage Rebate Analysis

Issue Date:	12/11/2020
Rebate Computation Date:	09/30/2021
Arbitrage Yield:	4.312405%
Aggregate IRR:	0.005016%
Excess Yield:	<u>-4.307389%</u>

Fund	Balance As of 09/30/2021	Internal Rate of Return	Gross Earnings	Positive/(Negative) Arbitrage	
Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account	1,874,323.03	0.004994%	198.77	(172,972.26)	Schedule F-2
Series 2020A-3 Acquisition and Construction Account	3,798,015.80	0.005016%	152.89	(132,153.93)	Schedule G-2
Series 2020A-1 & Series 2020A-2 Costs of Issuance Account	0.00	0.004922%	0.71	(630.48)	Schedule H-2
Series 2020A-3 Costs of Issuance Account	0.00	0.004826%	0.22	(198.69)	Schedule I-2
Series 2020A-1 Capitalized Interest Account	153,229.09	0.005559%	9.45	(7,387.23)	Schedule J-2
Series 2020A-2 Capitalized Interest Account	105,219.65	0.005003%	5.84	(5,073.40)	Schedule K-2
Series 2020A-3 Capitalized Interest Account	100,115.46	0.005015%	5.57	(4,827.27)	Schedule L-2
Series 2020A-1 Reserve Fund	224,050.92	0.005009%	9.01	(7,797.75)	Schedule M-2
Series 2020A-2 Reserve Fund	105,210.43	0.005020%	4.24	(3,661.68)	Schedule N-2
Series 2020A-3 Reserve Fund	100,106.66	0.005040%	4.05	(3,484.04)	Schedule O-2
Totals:	6,460,271.04		390.75	(338,186.74)	

Summary:

Positive/(Negative) Arbitrage:	(338,186.74)
Cumulative Rebate Liability:	<u>(338,186.74)</u>

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule B - Sources and Uses of Proceeds

<i>Sources:</i>	Series 2020A-1 Bond Proceeds	Series 2020A-2 Bond Proceeds	Series 2020A-3 Bond Proceeds	Prior Bond Proceeds	Other Sources	Total
Par Amount	7,670,000.00	5,010,000.00	4,215,000.00			16,895,000.00
+Original Issue Premium	0.00	0.00	0.00			0.00
-Original Issue Discount	0.00	0.00	0.00			0.00
Net Production	7,670,000.00	5,010,000.00	4,215,000.00			16,895,000.00
Accrued Interest	0.00	0.00	0.00			0.00
Total Sources	7,670,000.00	5,010,000.00	4,215,000.00	0.00	0.00	16,895,000.00

<i>Uses:</i>	Bond Proceeds	Bond Proceeds	Bond Proceeds	Prior Bond Proceeds	Other Sources	Total
Project Fund	6,923,928.37	4,554,684.07	3,796,577.85			15,275,190.29
Capitalized Interest Fund	272,377.78	187,040.00	177,966.67			637,384.45
Costs of Issuance	96,243.85	62,865.93	56,049.23			215,159.01
Debt Service Reserve Fund	224,050.00	105,210.00	100,106.25			429,366.25
Underwriter's Discount	153,400.00	100,200.00	84,300.00			337,900.00
Total Uses	7,670,000.00	5,010,000.00	4,215,000.00	0.00	0.00	16,895,000.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule C-1 - Production and Accrued Interest - Series 2020A-1

Dated Date: 12/11/2020

Delivery Date: 12/11/2020

First Coupon Date: 05/01/2021

Maturity Date	First Call Date	Call Price	Par Amount	Coupon	Yield	Price	Accrued Interest	Production
05/01/2022		100.00	140,000	3.000%	3.000%	100.000	0.00	140,000.00
05/01/2023		100.00	145,000	3.000%	3.000%	100.000	0.00	145,000.00
05/01/2024		100.00	150,000	3.000%	3.000%	100.000	0.00	150,000.00
05/01/2025		100.00	155,000	3.000%	3.000%	100.000	0.00	155,000.00
05/01/2026		100.00	160,000	3.500%	3.500%	100.000	0.00	160,000.00
05/01/2027		100.00	165,000	3.500%	3.500%	100.000	0.00	165,000.00
05/01/2028		100.00	170,000	3.500%	3.500%	100.000	0.00	170,000.00
05/01/2029		100.00	175,000	3.500%	3.500%	100.000	0.00	175,000.00
05/01/2030		100.00	185,000	3.500%	3.500%	100.000	0.00	185,000.00
05/01/2031	05/01/2030	100.00	190,000	4.000%	4.000%	100.000	0.00	190,000.00
05/01/2032	05/01/2030	100.00	200,000	4.000%	4.000%	100.000	0.00	200,000.00
05/01/2033	05/01/2030	100.00	205,000	4.000%	4.000%	100.000	0.00	205,000.00
05/01/2034	05/01/2030	100.00	215,000	4.000%	4.000%	100.000	0.00	215,000.00
05/01/2035	05/01/2030	100.00	225,000	4.000%	4.000%	100.000	0.00	225,000.00
05/01/2036	05/01/2030	100.00	235,000	4.000%	4.000%	100.000	0.00	235,000.00
05/01/2037	05/01/2030	100.00	245,000	4.000%	4.000%	100.000	0.00	245,000.00
05/01/2038	05/01/2030	100.00	250,000	4.000%	4.000%	100.000	0.00	250,000.00
05/01/2039	05/01/2030	100.00	265,000	4.000%	4.000%	100.000	0.00	265,000.00
05/01/2040	05/01/2030	100.00	275,000	4.000%	4.000%	100.000	0.00	275,000.00
05/01/2041	05/01/2030	100.00	285,000	4.250%	4.250%	100.000	0.00	285,000.00
05/01/2042	05/01/2030	100.00	295,000	4.250%	4.250%	100.000	0.00	295,000.00
05/01/2043	05/01/2030	100.00	310,000	4.250%	4.250%	100.000	0.00	310,000.00
05/01/2044	05/01/2030	100.00	325,000	4.250%	4.250%	100.000	0.00	325,000.00
05/01/2045	05/01/2030	100.00	340,000	4.250%	4.250%	100.000	0.00	340,000.00
05/01/2046	05/01/2030	100.00	355,000	4.250%	4.250%	100.000	0.00	355,000.00
05/01/2047	05/01/2030	100.00	370,000	4.250%	4.250%	100.000	0.00	370,000.00
05/01/2048	05/01/2030	100.00	385,000	4.250%	4.250%	100.000	0.00	385,000.00
05/01/2049	05/01/2030	100.00	400,000	4.250%	4.250%	100.000	0.00	400,000.00
05/01/2050	05/01/2030	100.00	420,000	4.250%	4.250%	100.000	0.00	420,000.00
05/01/2051	05/01/2030	100.00	435,000	4.250%	4.250%	100.000	0.00	435,000.00
							0.00	7,670,000.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule C-2 - Production and Accrued Interest - Series 2020A-2

Dated Date: 12/11/2020
Delivery Date: 12/11/2020
First Coupon Date: 05/01/2021

Maturity Date	First Call Date	Call Price	Par Amount	Coupon	Yield	Price	Accrued Interest	Production
05/01/2035	05/01/2030	100.00	5,010,000	4.200%	4.200%	100.000	0.00	5,010,000.00
							0.00	5,010,000.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule C-3 - Production and Accrued Interest - Series 2020A-3

Dated Date: 12/11/2020

Delivery Date: 12/11/2020

First Coupon Date: 05/01/2021

Maturity Date	First Call Date	Call Price	Par Amount	Coupon	Yield	Price	Accrued Interest	Production
05/01/2040	12/11/2020	100.00	4,215,000	4.750%	4.750%	100.000	0.00	4,215,000.00
							0.00	4,215,000.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule D-1 - Semi-Annual Debt Service Schedule - Series 2020A-1

Date	Debt Service to Maturity			Total Debt Service	Adjustments	Total Adjusted Debt Service
	Principal	Coupon	Interest			
05/01/2021			119,165.28	119,165.28		119,165.28
11/01/2021			153,212.50	153,212.50		153,212.50
05/01/2022	140,000.00	3.000%	153,212.50	293,212.50		293,212.50
11/01/2022			151,112.50	151,112.50		151,112.50
05/01/2023	145,000.00	3.000%	151,112.50	296,112.50		296,112.50
11/01/2023			148,937.50	148,937.50		148,937.50
05/01/2024	150,000.00	3.000%	148,937.50	298,937.50		298,937.50
11/01/2024			146,687.50	146,687.50		146,687.50
05/01/2025	155,000.00	3.000%	146,687.50	301,687.50		301,687.50
11/01/2025			144,362.50	144,362.50		144,362.50
05/01/2026	160,000.00	3.500%	144,362.50	304,362.50		304,362.50
11/01/2026			141,562.50	141,562.50		141,562.50
05/01/2027	165,000.00	3.500%	141,562.50	306,562.50		306,562.50
11/01/2027			138,675.00	138,675.00		138,675.00
05/01/2028	170,000.00	3.500%	138,675.00	308,675.00		308,675.00
11/01/2028			135,700.00	135,700.00		135,700.00
05/01/2029	175,000.00	3.500%	135,700.00	310,700.00		310,700.00
11/01/2029			132,637.50	132,637.50		132,637.50
05/01/2030	185,000.00	3.500%	132,637.50	317,637.50		317,637.50
11/01/2030			129,400.00	129,400.00		129,400.00
05/01/2031	190,000.00	4.000%	129,400.00	319,400.00		319,400.00
11/01/2031			125,600.00	125,600.00		125,600.00
05/01/2032	200,000.00	4.000%	125,600.00	325,600.00		325,600.00
11/01/2032			121,600.00	121,600.00		121,600.00
05/01/2033	205,000.00	4.000%	121,600.00	326,600.00		326,600.00
11/01/2033			117,500.00	117,500.00		117,500.00
05/01/2034	215,000.00	4.000%	117,500.00	332,500.00		332,500.00
11/01/2034			113,200.00	113,200.00		113,200.00
05/01/2035	225,000.00	4.000%	113,200.00	338,200.00		338,200.00
11/01/2035			108,700.00	108,700.00		108,700.00
05/01/2036	235,000.00	4.000%	108,700.00	343,700.00		343,700.00
11/01/2036			104,000.00	104,000.00		104,000.00
05/01/2037	245,000.00	4.000%	104,000.00	349,000.00		349,000.00
11/01/2037			99,100.00	99,100.00		99,100.00
05/01/2038	250,000.00	4.000%	99,100.00	349,100.00		349,100.00
11/01/2038			94,100.00	94,100.00		94,100.00
05/01/2039	265,000.00	4.000%	94,100.00	359,100.00		359,100.00
11/01/2039			88,800.00	88,800.00		88,800.00
05/01/2040	275,000.00	4.000%	88,800.00	363,800.00		363,800.00
11/01/2040			83,300.00	83,300.00		83,300.00
05/01/2041	285,000.00	4.250%	83,300.00	368,300.00		368,300.00
11/01/2041			77,243.75	77,243.75		77,243.75
05/01/2042	295,000.00	4.250%	77,243.75	372,243.75		372,243.75
11/01/2042			70,975.00	70,975.00		70,975.00
05/01/2043	310,000.00	4.250%	70,975.00	380,975.00		380,975.00
11/01/2043			64,387.50	64,387.50		64,387.50
05/01/2044	325,000.00	4.250%	64,387.50	389,387.50		389,387.50
11/01/2044			57,481.25	57,481.25		57,481.25

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule D-1 - Semi-Annual Debt Service Schedule - Series 2020A-1

Date	Debt Service to Maturity			Total Debt Service	Adjustments	Total Adjusted Debt Service
	Principal	Coupon	Interest			
05/01/2045	340,000.00	4.250%	57,481.25	397,481.25		397,481.25
11/01/2045			50,256.25	50,256.25		50,256.25
05/01/2046	355,000.00	4.250%	50,256.25	405,256.25		405,256.25
11/01/2046			42,712.50	42,712.50		42,712.50
05/01/2047	370,000.00	4.250%	42,712.50	412,712.50		412,712.50
11/01/2047			34,850.00	34,850.00		34,850.00
05/01/2048	385,000.00	4.250%	34,850.00	419,850.00		419,850.00
11/01/2048			26,668.75	26,668.75		26,668.75
05/01/2049	400,000.00	4.250%	26,668.75	426,668.75		426,668.75
11/01/2049			18,168.75	18,168.75		18,168.75
05/01/2050	420,000.00	4.250%	18,168.75	438,168.75		438,168.75
11/01/2050			9,243.75	9,243.75		9,243.75
05/01/2051	435,000.00	4.250%	9,243.75	444,243.75		444,243.75
Total	7,670,000.00		5,979,515.28	13,649,515.28	0.00	13,649,515.28

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule D-2 - Semi-Annual Debt Service Schedule - Series 2020A-2

Date	Debt Service to Maturity			Total Debt Service	Adjustments	Total Adjusted Debt Service
	Principal	Coupon	Interest			
05/01/2021			81,830.00	81,830.00		81,830.00
11/01/2021			105,210.00	105,210.00		105,210.00
05/01/2022			105,210.00	105,210.00		105,210.00
11/01/2022			105,210.00	105,210.00		105,210.00
05/01/2023			105,210.00	105,210.00		105,210.00
11/01/2023			105,210.00	105,210.00		105,210.00
05/01/2024			105,210.00	105,210.00		105,210.00
11/01/2024			105,210.00	105,210.00		105,210.00
05/01/2025			105,210.00	105,210.00		105,210.00
11/01/2025			105,210.00	105,210.00		105,210.00
05/01/2026			105,210.00	105,210.00		105,210.00
11/01/2026			105,210.00	105,210.00		105,210.00
05/01/2027			105,210.00	105,210.00		105,210.00
11/01/2027			105,210.00	105,210.00		105,210.00
05/01/2028			105,210.00	105,210.00		105,210.00
11/01/2028			105,210.00	105,210.00		105,210.00
05/01/2029			105,210.00	105,210.00		105,210.00
11/01/2029			105,210.00	105,210.00		105,210.00
05/01/2030			105,210.00	105,210.00		105,210.00
11/01/2030			105,210.00	105,210.00		105,210.00
05/01/2031			105,210.00	105,210.00		105,210.00
11/01/2031			105,210.00	105,210.00		105,210.00
05/01/2032			105,210.00	105,210.00		105,210.00
11/01/2032			105,210.00	105,210.00		105,210.00
05/01/2033			105,210.00	105,210.00		105,210.00
11/01/2033			105,210.00	105,210.00		105,210.00
05/01/2034			105,210.00	105,210.00		105,210.00
11/01/2034			105,210.00	105,210.00		105,210.00
05/01/2035	5,010,000.00	4.200%	105,210.00	5,115,210.00		5,115,210.00
Total	5,010,000.00		3,027,710.00	8,037,710.00	0.00	8,037,710.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule D-3 - Semi-Annual Debt Service Schedule - Series 2020A-3

Date	Debt Service to Maturity			Total Debt Service	Adjustments	Total Adjusted Debt Service
	Principal	Coupon	Interest			
05/01/2021			77,860.42	77,860.42		77,860.42
11/01/2021			100,106.25	100,106.25		100,106.25
05/01/2022			100,106.25	100,106.25		100,106.25
11/01/2022			100,106.25	100,106.25		100,106.25
05/01/2023			100,106.25	100,106.25		100,106.25
11/01/2023			100,106.25	100,106.25		100,106.25
05/01/2024			100,106.25	100,106.25		100,106.25
11/01/2024			100,106.25	100,106.25		100,106.25
05/01/2025			100,106.25	100,106.25		100,106.25
11/01/2025			100,106.25	100,106.25		100,106.25
05/01/2026			100,106.25	100,106.25		100,106.25
11/01/2026			100,106.25	100,106.25		100,106.25
05/01/2027			100,106.25	100,106.25		100,106.25
11/01/2027			100,106.25	100,106.25		100,106.25
05/01/2028			100,106.25	100,106.25		100,106.25
11/01/2028			100,106.25	100,106.25		100,106.25
05/01/2029			100,106.25	100,106.25		100,106.25
11/01/2029			100,106.25	100,106.25		100,106.25
05/01/2030			100,106.25	100,106.25		100,106.25
11/01/2030			100,106.25	100,106.25		100,106.25
05/01/2031			100,106.25	100,106.25		100,106.25
11/01/2031			100,106.25	100,106.25		100,106.25
05/01/2032			100,106.25	100,106.25		100,106.25
11/01/2032			100,106.25	100,106.25		100,106.25
05/01/2033			100,106.25	100,106.25		100,106.25
11/01/2033			100,106.25	100,106.25		100,106.25
05/01/2034			100,106.25	100,106.25		100,106.25
11/01/2034			100,106.25	100,106.25		100,106.25
05/01/2035			100,106.25	100,106.25		100,106.25
11/01/2035			100,106.25	100,106.25		100,106.25
05/01/2036			100,106.25	100,106.25		100,106.25
11/01/2036			100,106.25	100,106.25		100,106.25
05/01/2037			100,106.25	100,106.25		100,106.25
11/01/2037			100,106.25	100,106.25		100,106.25
05/01/2038			100,106.25	100,106.25		100,106.25
11/01/2038			100,106.25	100,106.25		100,106.25
05/01/2039			100,106.25	100,106.25		100,106.25
11/01/2039			100,106.25	100,106.25		100,106.25
05/01/2040	4,215,000.00	4.750%	100,106.25	4,315,106.25		4,315,106.25
Total	4,215,000.00		3,881,897.92	8,096,897.92	0.00	8,096,897.92

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule E - Arbitrage Yield Calculation

Date	Days from 12/11/2020 30/360	Semi-Annual Debt Service	Semi-Annual Debt Service	Semi-Annual Debt Service	PV Factor	Present Value Debt Service
05/01/2021	140	119,165.28	81,830.00	77,860.42	0.98354467	274,267.03
11/01/2021	320	153,212.50	105,210.00	100,106.25	0.96278508	345,186.13
05/01/2022	500	293,212.50	105,210.00	100,106.25	0.94246365	469,845.23
11/01/2022	680	151,112.50	105,210.00	100,106.25	0.92257115	328,830.88
05/01/2023	860	296,112.50	105,210.00	100,106.25	0.90309851	452,839.56
11/01/2023	1,040	148,937.50	105,210.00	100,106.25	0.88403689	313,173.38
05/01/2024	1,220	298,937.50	105,210.00	100,106.25	0.86537759	436,369.90
11/01/2024	1,400	146,687.50	105,210.00	100,106.25	0.84711214	298,186.65
05/01/2025	1,580	301,687.50	105,210.00	100,106.25	0.82923221	420,423.84
11/01/2025	1,760	144,362.50	105,210.00	100,106.25	0.81172968	283,844.62
05/01/2026	1,940	304,362.50	105,210.00	100,106.25	0.79459656	404,988.98
11/01/2026	2,120	141,562.50	105,210.00	100,106.25	0.77782508	269,810.99
05/01/2027	2,300	306,562.50	105,210.00	100,106.25	0.76140759	389,748.36
11/01/2027	2,480	138,675.00	105,210.00	100,106.25	0.74533662	256,389.28
05/01/2028	2,660	308,675.00	105,210.00	100,106.25	0.72960486	375,010.51
11/01/2028	2,840	135,700.00	105,210.00	100,106.25	0.71420515	243,555.56
05/01/2029	3,020	310,700.00	105,210.00	100,106.25	0.69913048	360,762.69
11/01/2029	3,200	132,637.50	105,210.00	100,106.25	0.68437399	231,286.76
05/01/2030	3,380	317,637.50	105,210.00	100,106.25	0.66992897	350,341.86
11/01/2030	3,560	129,400.00	105,210.00	100,106.25	0.65578883	219,503.18
05/01/2031	3,740	319,400.00	105,210.00	100,106.25	0.64194715	336,840.10
11/01/2031	3,920	125,600.00	105,210.00	100,106.25	0.62839762	207,946.98
05/01/2032	4,100	325,600.00	105,210.00	100,106.25	0.61513409	326,584.68
11/01/2032	4,280	121,600.00	105,210.00	100,106.25	0.60215050	196,852.78
05/01/2033	4,460	326,600.00	105,210.00	100,106.25	0.58944096	313,533.22
11/01/2033	4,640	117,500.00	105,210.00	100,106.25	0.57699968	186,264.87
05/01/2034	4,820	332,500.00	105,210.00	100,106.25	0.56482099	303,769.91
11/01/2034	5,000	113,200.00	105,210.00	100,106.25	0.55289936	176,107.43
05/01/2035	5,180	338,200.00	5,115,210.00	100,106.25	0.54122936	3,005,726.05
11/01/2035	5,360	108,700.00		100,106.25	0.52980568	110,626.74
05/01/2036	5,540	343,700.00		100,106.25	0.51862311	230,168.18
11/01/2036	5,720	104,000.00		100,106.25	0.50767658	103,619.96
05/01/2037	5,900	349,000.00		100,106.25	0.49696109	223,188.33
11/01/2037	6,080	99,100.00		100,106.25	0.48647177	96,908.22
05/01/2038	6,260	349,100.00		100,106.25	0.47620385	213,913.75
11/01/2038	6,440	94,100.00		100,106.25	0.46615266	90,529.76
05/01/2039	6,620	359,100.00		100,106.25	0.45631361	209,542.06
11/01/2039	6,800	88,800.00		100,106.25	0.44668224	84,381.07
05/01/2040	6,980	363,800.00		4,315,106.25	0.43725415	2,045,871.17
11/01/2040	7,160	83,300.00			0.42802506	35,654.49
05/01/2041	7,340	368,300.00			0.41899077	154,314.30
11/01/2041	7,520	77,243.75			0.41014717	31,681.31
05/01/2042	7,700	372,243.75			0.40149023	149,452.23
11/01/2042	7,880	70,975.00			0.39301600	27,894.31
05/01/2043	8,060	380,975.00			0.38472065	146,568.95
11/01/2043	8,240	64,387.50			0.37660038	24,248.36
05/01/2044	8,420	389,387.50			0.36865151	143,548.29

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule E - Arbitrage Yield Calculation

Date	Days from 12/11/2020 30/360	Semi-Annual Debt Service	Semi-Annual Debt Service	Semi-Annual Debt Service	PV Factor	Present Value Debt Service
11/01/2044	8,600	57,481.25			0.36087041	20,743.28
05/01/2045	8,780	397,481.25			0.35325355	140,411.66
11/01/2045	8,960	50,256.25			0.34579745	17,378.48
05/01/2046	9,140	405,256.25			0.33849874	137,178.73
11/01/2046	9,320	42,712.50			0.33135407	14,152.96
05/01/2047	9,500	412,712.50			0.32436021	133,867.51
11/01/2047	9,680	34,850.00			0.31751396	11,065.36
05/01/2048	9,860	419,850.00			0.31081222	130,494.51
11/01/2048	10,040	26,668.75			0.30425193	8,114.02
05/01/2049	10,220	426,668.75			0.29783011	127,074.80
11/01/2049	10,400	18,168.75			0.29154384	5,296.99
05/01/2050	10,580	438,168.75			0.28539024	125,049.09
11/01/2050	10,760	9,243.75			0.27936654	2,582.39
05/01/2051	10,940	444,243.75			0.27346997	121,487.32
Total		13,649,515.28	8,037,710.00	8,096,897.92		16,895,000.00

Issue Price Calculation	
Par Amount:	16,895,000.00
+Accrued Interest:	0.00
+/-Premium/(Discount):	0.00
Issue Price:	16,895,000.00
-Bond Insurance:	0.00
-Other Credit Enhancement:	0.00
Adjusted Issue Price:	16,895,000.00
Arbitrage Yield:	4.312405%

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-1 - Investment Balance Analysis - Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	1,874,313.69	1,874,313.69	100.000	N/a	Variable	100.000	9.34	1,874,323.03	Present Value
				1,874,313.69	1,874,313.69					9.34	1,874,323.03	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-2 - Arbitrage Rebate Calculation - Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.004994%	FV As of 09/30/2021
12/11/2020	Begin Balance	(4,554,684.07)	289	1.03484441	(4,713,389.33)	1.00004009	(4,554,866.68)
12/11/2020	NP Payment	(6,923,928.37)	289	1.03484441	(7,165,188.54)	1.00004009	(6,924,205.97)
12/16/2020	NP Receipt	932,458.76	284	1.03423136	964,378.09	1.00003940	932,495.50
12/16/2020	NP Receipt	104,104.50	284	1.03423136	107,668.14	1.00003940	104,108.60
12/16/2020	NP Receipt	276,420.13	284	1.03423136	285,882.37	1.00003940	276,431.02
12/17/2020	NP Receipt	4,331,030.00	283	1.03410879	4,478,756.21	1.00003926	4,331,200.04
12/21/2020	NP Receipt	312.50	279	1.03361868	323.01	1.00003871	312.51
12/21/2020	NP Receipt	7,500.00	279	1.03361868	7,752.14	1.00003871	7,500.29
12/21/2020	NP Receipt	11,268.52	279	1.03361868	11,647.35	1.00003871	11,268.96
12/21/2020	NP Receipt	54,457.50	279	1.03361868	56,288.29	1.00003871	54,459.61
12/21/2020	NP Receipt	11,883.13	279	1.03361868	12,282.63	1.00003871	11,883.59
12/21/2020	NP Receipt	2,250.00	279	1.03361868	2,325.64	1.00003871	2,250.09
01/07/2021	NP Receipt	5,000.00	263	1.03166053	5,158.30	1.00003649	5,000.18
01/11/2021	NP Receipt	750.00	259	1.03117157	773.38	1.00003593	750.03
01/26/2021	NP Receipt	14,682.50	244	1.02934005	15,113.29	1.00003385	14,683.00
02/08/2021	NP Receipt	4,625.00	232	1.02787717	4,753.93	1.00003219	4,625.15
02/16/2021	NP Receipt	9,385.00	224	1.02690308	9,637.49	1.00003108	9,385.29
02/16/2021	NP Receipt	6,000.00	224	1.02690308	6,161.42	1.00003108	6,000.19
02/16/2021	NP Receipt	1,000.00	224	1.02690308	1,026.90	1.00003108	1,000.03
02/23/2021	NP Receipt	12,430.00	217	1.02605150	12,753.82	1.00003010	12,430.37
02/23/2021	NP Receipt	4,625.00	217	1.02605150	4,745.49	1.00003010	4,625.14
03/02/2021	NP Receipt	1,446.00	208	1.02495765	1,482.09	1.00002886	1,446.04
03/11/2021	NP Receipt	7,650.00	199	1.02386497	7,832.57	1.00002761	7,650.21
03/11/2021	NP Receipt	14,005.00	199	1.02386497	14,339.23	1.00002761	14,005.39
03/31/2021	NP Receipt	10,800.00	180	1.02156203	11,032.87	1.00002497	10,800.27
04/05/2021	NP Receipt	15,887.50	175	1.02095685	16,220.45	1.00002428	15,887.89
04/05/2021	NP Receipt	19,483.75	175	1.02095685	19,892.07	1.00002428	19,484.22
04/20/2021	NP Receipt	15,000.00	160	1.01914347	15,287.15	1.00002220	15,000.33
04/20/2021	NP Receipt	6,498.21	160	1.01914347	6,622.61	1.00002220	6,498.35
04/20/2021	NP Receipt	4,200.00	160	1.01914347	4,280.40	1.00002220	4,200.09
04/20/2021	NP Receipt	5,230.00	160	1.01914347	5,330.12	1.00002220	5,230.12
04/21/2021	NP Receipt	2,500.00	159	1.01902269	2,547.56	1.00002206	2,500.06
04/21/2021	NP Receipt	4,888.00	159	1.01902269	4,980.98	1.00002206	4,888.11
04/26/2021	NP Receipt	38,853.75	154	1.01841902	39,569.40	1.00002136	38,854.58
04/26/2021	NP Receipt	14,400.00	154	1.01841902	14,665.23	1.00002136	14,400.31
04/26/2021	NP Receipt	4,250.00	154	1.01841902	4,328.28	1.00002136	4,250.09
05/05/2021	NP Receipt	5,830.00	145	1.01733331	5,931.05	1.00002012	5,830.12
05/05/2021	NP Receipt	9,250.00	145	1.01733331	9,410.33	1.00002012	9,250.19
05/17/2021	NP Receipt	5,000.00	133	1.01588749	5,079.44	1.00001845	5,000.09
05/17/2021	NP Receipt	6,249.84	133	1.01588749	6,349.13	1.00001845	6,249.96
05/17/2021	NP Receipt	346,904.37	133	1.01588749	352,415.81	1.00001845	346,910.77
05/19/2021	NP Receipt	600.00	131	1.01564673	609.39	1.00001817	600.01
05/19/2021	NP Receipt	1,875.00	131	1.01564673	1,904.34	1.00001817	1,875.03
05/24/2021	NP Receipt	39,505.00	126	1.01504505	40,099.35	1.00001748	39,505.69
05/24/2021	NP Receipt	3,510.00	126	1.01504505	3,562.81	1.00001748	3,510.06
06/02/2021	NP Receipt	8,297.21	118	1.01408312	8,414.06	1.00001637	8,297.35

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-2 - Arbitrage Rebate Calculation - Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.004994%	FV As of 09/30/2021
06/02/2021	NP Receipt	17,187.50	118	1.01408312	17,429.55	1.00001637	17,187.78
06/07/2021	NP Payment	(11,099.88)	113	1.01348237	(11,249.53)	1.00001568	(11,100.05)
06/14/2021	NP Receipt	6,310.00	106	1.01264192	6,389.77	1.00001471	6,310.09
06/14/2021	NP Receipt	420.00	106	1.01264192	425.31	1.00001471	420.01
06/14/2021	NP Receipt	98,996.00	106	1.01264192	100,247.50	1.00001471	98,997.46
06/14/2021	NP Receipt	2,200.00	106	1.01264192	2,227.81	1.00001471	2,200.03
06/14/2021	NP Receipt	33,516.00	106	1.01264192	33,939.71	1.00001471	33,516.49
06/14/2021	NP Receipt	20,981.00	106	1.01264192	21,246.24	1.00001471	20,981.31
06/21/2021	NP Receipt	65,935.00	99	1.01180217	66,713.18	1.00001373	65,935.91
06/29/2021	NP Receipt	9,775.00	91	1.01084331	9,880.99	1.00001262	9,775.12
07/07/2021	NP Receipt	58,780.00	83	1.00988536	59,361.06	1.00001151	58,780.68
07/07/2021	NP Receipt	4,645.00	83	1.00988536	4,690.92	1.00001151	4,645.05
07/12/2021	NP Receipt	2,752.50	78	1.00928710	2,778.06	1.00001082	2,752.53
07/12/2021	NP Receipt	15,194.00	78	1.00928710	15,335.11	1.00001082	15,194.16
07/12/2021	NP Receipt	47,649.23	78	1.00928710	48,091.75	1.00001082	47,649.75
07/21/2021	NP Receipt	2,844.00	69	1.00821112	2,867.35	1.00000957	2,844.03
07/21/2021	NP Receipt	139,331.66	69	1.00821112	140,475.73	1.00000957	139,332.99
07/28/2021	NP Receipt	1,162,219.92	62	1.00737505	1,170,791.35	1.00000860	1,162,229.92
08/05/2021	NP Receipt	30,278.00	55	1.00653966	30,476.01	1.00000763	30,278.23
08/05/2021	NP Receipt	50,537.50	55	1.00653966	50,868.00	1.00000763	50,537.89
08/05/2021	NP Receipt	2,070.00	55	1.00653966	2,083.54	1.00000763	2,070.02
08/05/2021	NP Receipt	12,925.00	55	1.00653966	13,009.53	1.00000763	12,925.10
08/05/2021	NP Receipt	5,815.00	55	1.00653966	5,853.03	1.00000763	5,815.04
08/09/2021	NP Receipt	380.00	51	1.00606261	382.30	1.00000708	380.00
08/09/2021	NP Receipt	104,549.40	51	1.00606261	105,183.24	1.00000708	104,550.14
08/09/2021	NP Receipt	1,385.00	51	1.00606261	1,393.40	1.00000708	1,385.01
08/09/2021	NP Receipt	10,533.00	51	1.00606261	10,596.86	1.00000708	10,533.07
08/16/2021	NP Receipt	18,883.75	44	1.00522832	18,982.48	1.00000610	18,883.87
08/16/2021	NP Receipt	108,469.55	44	1.00522832	109,036.66	1.00000610	108,470.21
08/16/2021	NP Receipt	256,128.79	44	1.00522832	257,467.91	1.00000610	256,130.35
08/23/2021	NP Receipt	58,673.50	37	1.00439472	58,931.35	1.00000513	58,673.80
08/23/2021	NP Receipt	88,713.28	37	1.00439472	89,103.15	1.00000513	88,713.74
08/23/2021	NP Receipt	9,882.00	37	1.00439472	9,925.43	1.00000513	9,882.05
08/23/2021	NP Receipt	6,785.00	37	1.00439472	6,814.82	1.00000513	6,785.03
08/23/2021	NP Receipt	99,048.61	37	1.00439472	99,483.90	1.00000513	99,049.12
08/23/2021	NP Receipt	15,000.00	37	1.00439472	15,065.92	1.00000513	15,000.08
08/23/2021	NP Receipt	5,892.00	37	1.00439472	5,917.89	1.00000513	5,892.03
08/31/2021	NP Receipt	4,700.00	30	1.00356180	4,716.74	1.00000416	4,700.02
09/09/2021	NP Receipt	49,558.08	21	1.00249193	49,681.58	1.00000291	49,558.22
09/09/2021	NP Receipt	113,943.71	21	1.00249193	114,227.65	1.00000291	113,944.04
09/09/2021	NP Receipt	5,304.88	21	1.00249193	5,318.10	1.00000291	5,304.90
09/13/2021	NP Receipt	3,000.00	17	1.00201680	3,006.05	1.00000236	3,000.01
09/13/2021	NP Receipt	68,503.36	17	1.00201680	68,641.52	1.00000236	68,503.52
09/13/2021	NP Receipt	5,898.15	17	1.00201680	5,910.05	1.00000236	5,898.16
09/21/2021	NP Receipt	19,407.36	9	1.00106721	19,428.07	1.00000125	19,407.38
09/21/2021	NP Receipt	9,954.00	9	1.00106721	9,964.62	1.00000125	9,954.01

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-2 - Arbitrage Rebate Calculation - Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.004994%	FV As of 09/30/2021
09/21/2021	NP Receipt	65,100.55	9	1.00106721	65,170.03	1.00000125	65,100.63
09/21/2021	NP Receipt	55,219.00	9	1.00106721	55,277.93	1.00000125	55,219.07
09/27/2021	NP Receipt	97,973.75	3	1.00035561	98,008.59	1.00000042	97,973.79
09/27/2021	NP Receipt	160,042.86	3	1.00035561	160,099.77	1.00000042	160,042.93
09/30/2021	End Balance	1,874,323.03	0	1.00000000	1,874,323.03	1.00000000	1,874,323.03
Gross Earnings:		198.77		Negative Arbitrage:	(172,972.26)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-3 - Cash Flow Analysis - Series 2020A-1 & Series 2020A-2 Acquisition and Constructio

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	4,554,684.07		4,554,684.07
12/11/2020	4,554,684.07	6,923,928.37		11,478,612.44
12/16/2020	11,478,612.44	(932,458.76)		10,546,153.68
12/16/2020	10,546,153.68	(104,104.50)		10,442,049.18
12/16/2020	10,442,049.18	(276,420.13)		10,165,629.05
12/17/2020	10,165,629.05	(4,331,030.00)		5,834,599.05
12/21/2020	5,834,599.05	(312.50)		5,834,286.55
12/21/2020	5,834,286.55	(7,500.00)		5,826,786.55
12/21/2020	5,826,786.55	(11,268.52)		5,815,518.03
12/21/2020	5,815,518.03	(54,457.50)		5,761,060.53
12/21/2020	5,761,060.53	(11,883.13)		5,749,177.40
12/21/2020	5,749,177.40	(2,250.00)		5,746,927.40
01/04/2021	5,746,927.40		21.05	5,746,948.45
01/07/2021	5,746,948.45	(5,000.00)		5,741,948.45
01/11/2021	5,741,948.45	(750.00)		5,741,198.45
01/26/2021	5,741,198.45	(14,682.50)		5,726,515.95
02/01/2021	5,726,515.95		24.37	5,726,540.32
02/08/2021	5,726,540.32	(4,625.00)		5,721,915.32
02/16/2021	5,721,915.32	(9,385.00)		5,712,530.32
02/16/2021	5,712,530.32	(6,000.00)		5,706,530.32
02/16/2021	5,706,530.32	(1,000.00)		5,705,530.32
02/23/2021	5,705,530.32	(12,430.00)		5,693,100.32
02/23/2021	5,693,100.32	(4,625.00)		5,688,475.32
03/01/2021	5,688,475.32		21.91	5,688,497.23
03/02/2021	5,688,497.23	(1,446.00)		5,687,051.23
03/11/2021	5,687,051.23	(7,650.00)		5,679,401.23
03/11/2021	5,679,401.23	(14,005.00)		5,665,396.23
03/31/2021	5,665,396.23	(10,800.00)		5,654,596.23
04/01/2021	5,654,596.23		24.09	5,654,620.32
04/05/2021	5,654,620.32	(15,887.50)		5,638,732.82
04/05/2021	5,638,732.82	(19,483.75)		5,619,249.07
04/20/2021	5,619,249.07	(15,000.00)		5,604,249.07
04/20/2021	5,604,249.07	(6,498.21)		5,597,750.86
04/20/2021	5,597,750.86	(4,200.00)		5,593,550.86
04/20/2021	5,593,550.86	(5,230.00)		5,588,320.86
04/21/2021	5,588,320.86	(2,500.00)		5,585,820.86
04/21/2021	5,585,820.86	(4,888.00)		5,580,932.86
04/26/2021	5,580,932.86	(38,853.75)		5,542,079.11
04/26/2021	5,542,079.11	(14,400.00)		5,527,679.11
04/26/2021	5,527,679.11	(4,250.00)		5,523,429.11
05/03/2021	5,523,429.11		23.02	5,523,452.13
05/05/2021	5,523,452.13	(5,830.00)		5,517,622.13
05/05/2021	5,517,622.13	(9,250.00)		5,508,372.13
05/17/2021	5,508,372.13	(5,000.00)		5,503,372.13
05/17/2021	5,503,372.13	(6,249.84)		5,497,122.29
05/17/2021	5,497,122.29	(346,904.37)		5,150,217.92
05/19/2021	5,150,217.92	(600.00)		5,149,617.92

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-3 - Cash Flow Analysis - Series 2020A-1 & Series 2020A-2 Acquisition and Constructio

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
05/19/2021	5,149,617.92	(1,875.00)		5,147,742.92
05/24/2021	5,147,742.92	(39,505.00)		5,108,237.92
05/24/2021	5,108,237.92	(3,510.00)		5,104,727.92
06/01/2021	5,104,727.92		22.61	5,104,750.53
06/02/2021	5,104,750.53	(8,297.21)		5,096,453.32
06/02/2021	5,096,453.32	(17,187.50)		5,079,265.82
06/07/2021	5,079,265.82	11,099.88		5,090,365.70
06/14/2021	5,090,365.70	(6,310.00)		5,084,055.70
06/14/2021	5,084,055.70	(420.00)		5,083,635.70
06/14/2021	5,083,635.70	(98,996.00)		4,984,639.70
06/14/2021	4,984,639.70	(2,200.00)		4,982,439.70
06/14/2021	4,982,439.70	(33,516.00)		4,948,923.70
06/14/2021	4,948,923.70	(20,981.00)		4,927,942.70
06/21/2021	4,927,942.70	(65,935.00)		4,862,007.70
06/29/2021	4,862,007.70	(9,775.00)		4,852,232.70
07/01/2021	4,852,232.70		20.44	4,852,253.14
07/07/2021	4,852,253.14	(58,780.00)		4,793,473.14
07/07/2021	4,793,473.14	(4,645.00)		4,788,828.14
07/12/2021	4,788,828.14	(2,752.50)		4,786,075.64
07/12/2021	4,786,075.64	(15,194.00)		4,770,881.64
07/12/2021	4,770,881.64	(47,649.23)		4,723,232.41
07/21/2021	4,723,232.41	(2,844.00)		4,720,388.41
07/21/2021	4,720,388.41	(139,331.66)		4,581,056.75
07/28/2021	4,581,056.75	(1,162,219.92)		3,418,836.83
08/02/2021	3,418,836.83		19.36	3,418,856.19
08/05/2021	3,418,856.19	(30,278.00)		3,388,578.19
08/05/2021	3,388,578.19	(50,537.50)		3,338,040.69
08/05/2021	3,338,040.69	(2,070.00)		3,335,970.69
08/05/2021	3,335,970.69	(12,925.00)		3,323,045.69
08/05/2021	3,323,045.69	(5,815.00)		3,317,230.69
08/09/2021	3,317,230.69	(380.00)		3,316,850.69
08/09/2021	3,316,850.69	(104,549.40)		3,212,301.29
08/09/2021	3,212,301.29	(1,385.00)		3,210,916.29
08/09/2021	3,210,916.29	(10,533.00)		3,200,383.29
08/16/2021	3,200,383.29	(18,883.75)		3,181,499.54
08/16/2021	3,181,499.54	(108,469.55)		3,073,029.99
08/16/2021	3,073,029.99	(256,128.79)		2,816,901.20
08/23/2021	2,816,901.20	(58,673.50)		2,758,227.70
08/23/2021	2,758,227.70	(88,713.28)		2,669,514.42
08/23/2021	2,669,514.42	(9,882.00)		2,659,632.42
08/23/2021	2,659,632.42	(6,785.00)		2,652,847.42
08/23/2021	2,652,847.42	(99,048.61)		2,553,798.81
08/23/2021	2,553,798.81	(15,000.00)		2,538,798.81
08/23/2021	2,538,798.81	(5,892.00)		2,532,906.81
08/31/2021	2,532,906.81	(4,700.00)		2,528,206.81
09/01/2021	2,528,206.81		12.58	2,528,219.39
09/09/2021	2,528,219.39	(49,558.08)		2,478,661.31

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule F-3 - Cash Flow Analysis - Series 2020A-1 & Series 2020A-2 Acquisition and Constructio

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
09/09/2021	2,478,661.31	(113,943.71)		2,364,717.60
09/09/2021	2,364,717.60	(5,304.88)		2,359,412.72
09/13/2021	2,359,412.72	(3,000.00)		2,356,412.72
09/13/2021	2,356,412.72	(68,503.36)		2,287,909.36
09/13/2021	2,287,909.36	(5,898.15)		2,282,011.21
09/21/2021	2,282,011.21	(19,407.36)		2,262,603.85
09/21/2021	2,262,603.85	(9,954.00)		2,252,649.85
09/21/2021	2,252,649.85	(65,100.55)		2,187,549.30
09/21/2021	2,187,549.30	(55,219.00)		2,132,330.30
09/27/2021	2,132,330.30	(97,973.75)		2,034,356.55
09/27/2021	2,034,356.55	(160,042.86)		1,874,313.69
		1,874,124.26	189.43	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule G-1 - Investment Balance Analysis - Series 2020A-3 Acquisition and Construction Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	3,798,000.19	3,798,000.19	100.000	N/a	Variable	100.000	15.61	3,798,015.80	Present Value
				3,798,000.19	3,798,000.19					15.61	3,798,015.80	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule G-2 - Arbitrage Rebate Calculation - Series 2020A-3 Acquisition and Construction Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021
12/11/2020	Begin Balance	(3,796,577.85)	289	1.03484441	(3,928,867.35)	1.00004027	(3,796,730.72)
06/07/2021	NP Payment	(1,285.06)	113	1.01348237	(1,302.39)	1.00001574	(1,285.08)
09/30/2021	End Balance	3,798,015.80	0	1.00000000	3,798,015.80	1.00000000	3,798,015.80
Gross Earnings:		152.89		Negative Arbitrage:	(132,153.93)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule G-3 - Cash Flow Analysis - Series 2020A-3 Acquisition and Construction Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	3,796,577.85		3,796,577.85
01/04/2021	3,796,577.85		10.89	3,796,588.74
02/01/2021	3,796,588.74		16.12	3,796,604.86
03/01/2021	3,796,604.86		14.56	3,796,619.42
04/01/2021	3,796,619.42		16.12	3,796,635.54
05/03/2021	3,796,635.54		15.60	3,796,651.14
06/01/2021	3,796,651.14		16.12	3,796,667.26
06/07/2021	3,796,667.26	1,285.06		3,797,952.32
07/01/2021	3,797,952.32		15.61	3,797,967.93
08/02/2021	3,797,967.93		16.13	3,797,984.06
09/01/2021	3,797,984.06		16.13	3,798,000.19
		3,797,862.91	137.28	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule H-1 - Investment Balance Analysis - Series 2020A-1 & Series 2020A-2 Costs of Issuance Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	0.00	0.00	100.000	N/a	Variable	100.000	0.00	0.00	Present Value
				0.00	0.00					0.00	0.00	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule H-2 - Arbitrage Rebate Calculation - Series 2020A-1 & Series 2020A-2 Costs of Issuance Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.004922%	FV As of 09/30/2021
12/11/2020	Begin Balance	(62,865.93)	289	1.03484441	(65,056.46)	1.00003951	(62,868.41)
12/11/2020	NP Payment	(96,243.85)	289	1.03484441	(99,597.41)	1.00003951	(96,247.65)
12/11/2020	NP Receipt	7,304.59	289	1.03484441	7,559.11	1.00003951	7,304.88
12/11/2020	NP Receipt	11,182.87	289	1.03484441	11,572.53	1.00003951	11,183.31
12/11/2020	NP Receipt	16,070.10	289	1.03484441	16,630.05	1.00003951	16,070.73
12/11/2020	NP Receipt	24,602.32	289	1.03484441	25,459.57	1.00003951	24,603.29
12/11/2020	NP Receipt	10,226.43	289	1.03484441	10,582.76	1.00003951	10,226.83
12/11/2020	NP Receipt	15,656.02	289	1.03484441	16,201.54	1.00003951	15,656.64
12/11/2020	NP Receipt	1,680.06	289	1.03484441	1,738.60	1.00003951	1,680.13
12/11/2020	NP Receipt	2,572.06	289	1.03484441	2,661.68	1.00003951	2,572.16
12/11/2020	NP Receipt	13,148.26	289	1.03484441	13,606.40	1.00003951	13,148.78
12/11/2020	NP Receipt	20,129.17	289	1.03484441	20,830.56	1.00003951	20,129.97
12/17/2020	NP Receipt	438.28	283	1.03410879	453.23	1.00003869	438.30
12/17/2020	NP Receipt	670.97	283	1.03410879	693.86	1.00003869	671.00
03/23/2021	NP Receipt	8,800.00	187	1.02240988	8,997.21	1.00002557	8,800.22
04/29/2021	NP Receipt	2,921.84	151	1.01805699	2,974.60	1.00002064	2,921.90
04/29/2021	NP Receipt	4,473.15	151	1.01805699	4,553.92	1.00002064	4,473.24
04/29/2021	NP Receipt	292.18	151	1.01805699	297.46	1.00002064	292.19
04/29/2021	NP Receipt	447.32	151	1.01805699	455.40	1.00002064	447.33
05/25/2021	NP Receipt	7,394.99	125	1.01492476	7,505.36	1.00001709	7,395.12
06/07/2021	NP Receipt	11,099.88	113	1.01348237	11,249.53	1.00001545	11,100.05
09/30/2021	End Balance	0.00	0	1.00000000	0.00	1.00000000	0.00
Gross Earnings:		0.71		Negative Arbitrage:	(630.48)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule H-3 - Cash Flow Analysis - Series 2020A-1 & Series 2020A-2 Costs of Issuance Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	62,865.93		62,865.93
12/11/2020	62,865.93	96,243.85		159,109.78
12/11/2020	159,109.78	(7,304.59)		151,805.19
12/11/2020	151,805.19	(11,182.87)		140,622.32
12/11/2020	140,622.32	(16,070.10)		124,552.22
12/11/2020	124,552.22	(24,602.32)		99,949.90
12/11/2020	99,949.90	(10,226.43)		89,723.47
12/11/2020	89,723.47	(15,656.02)		74,067.45
12/11/2020	74,067.45	(1,680.06)		72,387.39
12/11/2020	72,387.39	(2,572.06)		69,815.33
12/11/2020	69,815.33	(13,148.26)		56,667.07
12/11/2020	56,667.07	(20,129.17)		36,537.90
12/17/2020	36,537.90	(438.28)		36,099.62
12/17/2020	36,099.62	(670.97)		35,428.65
01/04/2021	35,428.65		0.09	35,428.74
02/01/2021	35,428.74		0.15	35,428.89
03/01/2021	35,428.89		0.14	35,429.03
03/23/2021	35,429.03	(8,800.00)		26,629.03
04/01/2021	26,629.03		0.14	26,629.17
04/29/2021	26,629.17	(2,921.84)		23,707.33
04/29/2021	23,707.33	(4,473.15)		19,234.18
04/29/2021	19,234.18	(292.18)		18,942.00
04/29/2021	18,942.00	(447.32)		18,494.68
05/03/2021	18,494.68		0.11	18,494.79
05/25/2021	18,494.79	(7,394.99)		11,099.80
06/01/2021	11,099.80		0.07	11,099.87
06/07/2021	11,099.87		0.01	11,099.88
06/07/2021	11,099.88	(11,099.88)		0.00
		(0.71)	0.71	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule I-1 - Investment Balance Analysis - Series 2020A-3 Costs of Issuance Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	0.00	0.00	100.000	N/a	Variable	100.000	0.00	0.00	Present Value
				0.00	0.00					0.00	0.00	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule I-2 - Arbitrage Rebate Calculation - Series 2020A-3 Costs of Issuance Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.004826%	FV As of 09/30/2021
12/11/2020	Begin Balance	(56,049.23)	289	1.03484441	(58,002.23)	1.00003875	(56,051.40)
12/11/2020	NP Receipt	6,512.54	289	1.03484441	6,739.47	1.00003875	6,512.79
12/11/2020	NP Receipt	14,327.58	289	1.03484441	14,826.82	1.00003875	14,328.14
12/11/2020	NP Receipt	9,117.55	289	1.03484441	9,435.25	1.00003875	9,117.90
12/11/2020	NP Receipt	1,497.88	289	1.03484441	1,550.07	1.00003875	1,497.94
12/11/2020	NP Receipt	11,722.57	289	1.03484441	12,131.04	1.00003875	11,723.02
12/17/2020	NP Receipt	390.75	283	1.03410879	404.08	1.00003794	390.76
03/23/2021	NP Receipt	5,725.00	187	1.02240988	5,853.30	1.00002507	5,725.14
04/29/2021	NP Receipt	2,605.01	151	1.01805699	2,652.05	1.00002024	2,605.06
04/29/2021	NP Receipt	260.50	151	1.01805699	265.20	1.00002024	260.51
05/25/2021	NP Receipt	2,605.01	125	1.01492476	2,643.89	1.00001676	2,605.05
06/07/2021	NP Receipt	1,285.06	113	1.01348237	1,302.39	1.00001515	1,285.08
09/30/2021	End Balance	0.00	0	1.00000000	0.00	1.00000000	0.00
Gross Earnings:		0.22		Negative Arbitrage:	(198.69)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule I-3 - Cash Flow Analysis - Series 2020A-3 Costs of Issuance Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	56,049.23		56,049.23
12/11/2020	56,049.23	(6,512.54)		49,536.69
12/11/2020	49,536.69	(14,327.58)		35,209.11
12/11/2020	35,209.11	(9,117.55)		26,091.56
12/11/2020	26,091.56	(1,497.88)		24,593.68
12/11/2020	24,593.68	(11,722.57)		12,871.11
12/17/2020	12,871.11	(390.75)		12,480.36
01/04/2021	12,480.36		0.03	12,480.39
02/01/2021	12,480.39		0.05	12,480.44
03/01/2021	12,480.44		0.05	12,480.49
03/23/2021	12,480.49	(5,725.00)		6,755.49
04/01/2021	6,755.49		0.05	6,755.54
04/29/2021	6,755.54	(2,605.01)		4,150.53
04/29/2021	4,150.53	(260.50)		3,890.03
05/03/2021	3,890.03		0.03	3,890.06
05/25/2021	3,890.06	(2,605.01)		1,285.05
06/01/2021	1,285.05		0.01	1,285.06
06/07/2021	1,285.06	(1,285.06)		0.00
		(0.22)	0.22	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule J-1 - Investment Balance Analysis - Series 2020A-1 Capitalized Interest Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	153,228.46	153,228.46	100.000	N/a	Variable	100.000	0.63	153,229.09	Presnet Value
				153,228.46	153,228.46					0.63	153,229.09	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule J-2 - Arbitrage Rebate Calculation - Series 2020A-1 Capitalized Interest Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005559%	FV As of 09/30/2021
12/11/2020	Begin Balance	(272,377.78)	289	1.03484441	(281,868.62)	1.00004462	(272,389.93)
03/10/2021	NP Payment	(2.45)	200	1.02398632	(2.51)	1.00003088	(2.45)
05/03/2021	NP Receipt	119,165.28	147	1.01757448	121,259.55	1.00002270	119,167.98
05/04/2021	NP Payment	(0.92)	146	1.01745388	(0.94)	1.00002254	(0.92)
06/02/2021	NP Payment	(0.95)	118	1.01408312	(0.96)	1.00001822	(0.95)
07/02/2021	NP Payment	(0.92)	88	1.01048397	(0.93)	1.00001359	(0.92)
08/03/2021	NP Payment	(0.95)	57	1.00677827	(0.96)	1.00000880	(0.95)
09/02/2021	NP Payment	(0.95)	28	1.00332396	(0.95)	1.00000432	(0.95)
09/30/2021	End Balance	153,229.09	0	1.00000000	153,229.09	1.00000000	153,229.09
Gross Earnings:		9.45		Negative Arbitrage:		(7,387.23)	0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule J-3 - Cash Flow Analysis - Series 2020A-1 Capitalized Interest Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	272,377.78		272,377.78
01/04/2021	272,377.78		0.78	272,378.56
02/01/2021	272,378.56		1.16	272,379.72
03/01/2021	272,379.72		1.04	272,380.76
03/10/2021	272,380.76	2.45		272,383.21
04/01/2021	272,383.21		1.16	272,384.37
04/02/2021	272,384.37		0.95	272,385.32
05/03/2021	272,385.32	(119,165.28)		153,220.04
05/03/2021	153,220.04		1.12	153,221.16
05/04/2021	153,221.16	0.92		153,222.08
06/01/2021	153,222.08		0.68	153,222.76
06/02/2021	153,222.76	0.95		153,223.71
07/01/2021	153,223.71		0.63	153,224.34
07/02/2021	153,224.34	0.92		153,225.26
08/02/2021	153,225.26		0.65	153,225.91
08/03/2021	153,225.91	0.95		153,226.86
09/01/2021	153,226.86		0.65	153,227.51
09/02/2021	153,227.51	0.95		153,228.46
		153,219.64	8.82	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule K-1 - Investment Balance Analysis - Series 2020A-2 Capitalized Interest Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	105,219.22	105,219.22	100.000	N/a	Variable	100.000	0.43	105,219.65	Present Value
				105,219.22	105,219.22					0.43	105,219.65	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule K-2 - Arbitrage Rebate Calculation - Series 2020A-2 Capitalized Interest Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005003%	FV As of 09/30/2021
12/11/2020	Begin Balance	(187,040.00)	289	1.03484441	(193,557.30)	1.00004016	(187,047.51)
03/10/2021	NP Payment	(1.15)	200	1.02398632	(1.18)	1.00002779	(1.15)
04/02/2021	NP Payment	(0.45)	178	1.02131991	(0.46)	1.00002473	(0.45)
05/03/2021	NP Receipt	81,830.00	147	1.01757448	83,268.12	1.00002043	81,831.67
05/04/2021	NP Payment	(0.43)	146	1.01745388	(0.44)	1.00002029	(0.43)
06/02/2021	NP Payment	(0.45)	118	1.01408312	(0.46)	1.00001640	(0.45)
07/02/2021	NP Payment	(0.43)	88	1.01048397	(0.43)	1.00001223	(0.43)
08/03/2021	NP Payment	(0.45)	57	1.00677827	(0.45)	1.00000792	(0.45)
09/02/2021	NP Payment	(0.45)	28	1.00332396	(0.45)	1.00000389	(0.45)
09/30/2021	End Balance	105,219.65	0	1.00000000	105,219.65	1.00000000	105,219.65
Gross Earnings:		5.84		Negative Arbitrage:	(5,073.40)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule K-3 - Cash Flow Analysis - Series 2020A-2 Capitalized Interest Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	187,040.00		187,040.00
01/04/2021	187,040.00		0.54	187,040.54
02/01/2021	187,040.54		0.79	187,041.33
03/01/2021	187,041.33		0.72	187,042.05
03/10/2021	187,042.05	1.15		187,043.20
04/01/2021	187,043.20		0.79	187,043.99
04/02/2021	187,043.99	0.45		187,044.44
05/03/2021	187,044.44		0.77	187,045.21
05/03/2021	187,045.21	(81,830.00)		105,215.21
05/04/2021	105,215.21	0.43		105,215.64
06/01/2021	105,215.64		0.47	105,216.11
06/02/2021	105,216.11	0.45		105,216.56
07/01/2021	105,216.56		0.43	105,216.99
07/02/2021	105,216.99	0.43		105,217.42
08/02/2021	105,217.42		0.45	105,217.87
08/03/2021	105,217.87	0.45		105,218.32
09/01/2021	105,218.32		0.45	105,218.77
09/02/2021	105,218.77	0.45		105,219.22
		105,213.81	5.41	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule L-1 - Investment Balance Analysis - Series 2020A-3 Capitalized Interest Account

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	100,115.05	100,115.05	100.000	N/a	Variable	100.000	0.41	100,115.46	Present Value
				100,115.05	100,115.05					0.41	100,115.46	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule L-2 - Arbitrage Rebate Calculation - Series 2020A-3 Capitalized Interest Account

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005015%	FV As of 09/30/2021
12/11/2020	Begin Balance	(177,966.67)	289	1.03484441	(184,167.81)	1.00004026	(177,973.83)
03/10/2021	NP Payment	(1.10)	200	1.02398632	(1.13)	1.00002786	(1.10)
04/02/2021	NP Payment	(0.43)	178	1.02131991	(0.44)	1.00002479	(0.43)
05/03/2021	NP Receipt	77,860.42	147	1.01757448	79,228.78	1.00002048	77,862.01
05/04/2021	NP Payment	(0.41)	146	1.01745388	(0.42)	1.00002034	(0.41)
06/02/2021	NP Payment	(0.43)	118	1.01408312	(0.44)	1.00001644	(0.43)
07/02/2021	NP Payment	(0.41)	88	1.01048397	(0.41)	1.00001226	(0.41)
08/03/2021	NP Payment	(0.43)	57	1.00677827	(0.43)	1.00000794	(0.43)
09/02/2021	NP Payment	(0.43)	28	1.00332396	(0.43)	1.00000390	(0.43)
09/30/2021	End Balance	100,115.46	0	1.00000000	100,115.46	1.00000000	100,115.46
Gross Earnings:		5.57		Negative Arbitrage:	(4,827.27)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule L-3 - Cash Flow Analysis - Series 2020A-3 Capitalized Interest Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	177,966.67		177,966.67
01/04/2021	177,966.67		0.51	177,967.18
02/01/2021	177,967.18		0.76	177,967.94
03/01/2021	177,967.94		0.68	177,968.62
03/10/2021	177,968.62	1.10		177,969.72
04/01/2021	177,969.72		0.76	177,970.48
04/02/2021	177,970.48	0.43		177,970.91
05/03/2021	177,970.91		0.73	177,971.64
05/03/2021	177,971.64	(77,860.42)		100,111.22
05/04/2021	100,111.22	0.41		100,111.63
06/01/2021	100,111.63		0.45	100,112.08
06/02/2021	100,112.08	0.43		100,112.51
07/01/2021	100,112.51		0.41	100,112.92
07/02/2021	100,112.92	0.41		100,113.33
08/02/2021	100,113.33		0.43	100,113.76
08/03/2021	100,113.76	0.43		100,114.19
09/01/2021	100,114.19		0.43	100,114.62
09/02/2021	100,114.62	0.43		100,115.05
		100,109.89	5.16	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule M-1 - Investment Balance Analysis - Series 2020A-1 Reserve Fund

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	224,050.00	224,050.00	100.000	N/a	Variable	100.000	0.92	224,050.92	Present Value
				224,050.00	224,050.00					0.92	224,050.92	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule M-2 - Arbitrage Rebate Calculation - Series 2020A-1 Reserve Fund

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005009%	FV As of 09/30/2021
12/11/2020	Begin Balance	(224,050.00)	289	1.03484441	(231,856.89)	1.00004021	(224,059.01)
03/10/2021	NP Receipt	2.45	200	1.02398632	2.51	1.00002783	2.45
04/02/2021	NP Receipt	0.95	178	1.02131991	0.97	1.00002477	0.95
05/04/2021	NP Receipt	0.92	146	1.01745388	0.94	1.00002032	0.92
06/02/2021	NP Receipt	0.95	118	1.01408312	0.96	1.00001642	0.95
07/02/2021	NP Receipt	0.92	88	1.01048397	0.93	1.00001225	0.92
08/03/2021	NP Receipt	0.95	57	1.00677827	0.96	1.00000793	0.95
09/02/2021	NP Receipt	0.95	28	1.00332396	0.95	1.00000390	0.95
09/30/2021	End Balance	224,050.92	0	1.00000000	224,050.92	1.00000000	224,050.92
Gross Earnings:		9.01		Negative Arbitrage:	(7,797.75)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule M-3 - Cash Flow Analysis - Series 2020A-1 Reserve Fund

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	224,050.00		224,050.00
01/04/2021	224,050.00		0.64	224,050.64
02/01/2021	224,050.64		0.95	224,051.59
03/01/2021	224,051.59		0.86	224,052.45
03/10/2021	224,052.45	(2.45)		224,050.00
04/01/2021	224,050.00		0.95	224,050.95
04/02/2021	224,050.95	(0.95)		224,050.00
05/03/2021	224,050.00		0.92	224,050.92
05/04/2021	224,050.92	(0.92)		224,050.00
06/01/2021	224,050.00		0.95	224,050.95
06/02/2021	224,050.95	(0.95)		224,050.00
07/01/2021	224,050.00		0.92	224,050.92
07/02/2021	224,050.92	(0.92)		224,050.00
08/02/2021	224,050.00		0.95	224,050.95
08/03/2021	224,050.95	(0.95)		224,050.00
09/01/2021	224,050.00		0.95	224,050.95
09/02/2021	224,050.95	(0.95)		224,050.00
		224,041.91	8.09	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule N-1 - Investment Balance Analysis - Series 2020A-2 Reserve Fund

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	105,210.00	105,210.00	100.000	N/a	Variable	100.000	0.43	105,210.43	Present Value
				105,210.00	105,210.00					0.43	105,210.43	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule N-2 - Arbitrage Rebate Calculation - Series 2020A-2 Reserve Fund

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005020%	FV As of 09/30/2021
12/11/2020	Begin Balance	(105,210.00)	289	1.03484441	(108,875.98)	1.00004030	(105,214.24)
03/10/2021	NP Receipt	1.15	200	1.02398632	1.18	1.00002789	1.15
04/02/2021	NP Receipt	0.45	178	1.02131991	0.46	1.00002482	0.45
05/04/2021	NP Receipt	0.43	146	1.01745388	0.44	1.00002036	0.43
06/02/2021	NP Receipt	0.45	118	1.01408312	0.46	1.00001645	0.45
07/02/2021	NP Receipt	0.43	88	1.01048397	0.43	1.00001227	0.43
08/03/2021	NP Receipt	0.45	57	1.00677827	0.45	1.00000795	0.45
09/02/2021	NP Receipt	0.45	28	1.00332396	0.45	1.00000390	0.45
09/30/2021	End Balance	105,210.43	0	1.00000000	105,210.43	1.00000000	105,210.43
Gross Earnings:		4.24		Negative Arbitrage:		(3,661.68)	0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule N-3 - Cash Flow Analysis - Series 2020A-2 Reserve Fund

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	105,210.00		105,210.00
01/04/2021	105,210.00		0.30	105,210.30
02/01/2021	105,210.30		0.45	105,210.75
03/01/2021	105,210.75		0.40	105,211.15
03/10/2021	105,211.15	(1.15)		105,210.00
04/01/2021	105,210.00		0.45	105,210.45
04/02/2021	105,210.45	(0.45)		105,210.00
05/03/2021	105,210.00		0.43	105,210.43
05/04/2021	105,210.43	(0.43)		105,210.00
06/01/2021	105,210.00		0.45	105,210.45
06/02/2021	105,210.45	(0.45)		105,210.00
07/01/2021	105,210.00		0.43	105,210.43
07/02/2021	105,210.43	(0.43)		105,210.00
08/02/2021	105,210.00		0.45	105,210.45
08/03/2021	105,210.45	(0.45)		105,210.00
09/01/2021	105,210.00		0.45	105,210.45
09/02/2021	105,210.45	(0.45)		105,210.00
		105,206.19	3.81	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule O-1 - Investment Balance Analysis - Series 2020A-3 Reserve Fund

Valuation Date: 09/30/2021

Security Type	CUSIP	Purchase Date	Maturity Date	Original Cost	Par Amount	Original Price	Coupon	Yield to Maturity	Price	Accrued Interest	Total Value	Valuation Method
Money Market Fund	N/a	N/a	N/a	100,106.25	100,106.25	100.000	N/a	Variable	100.000	0.41	100,106.66	Present Value
				100,106.25	100,106.25					0.41	100,106.66	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule O-2 - Arbitrage Rebate Calculation - Series 2020A-3 Reserve Fund

Date	Transaction Type	Transaction Amount	Muni Days	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005040%	FV As of 09/30/2021
12/11/2020	Begin Balance	(100,106.25)	289	1.03484441	(103,594.39)	1.00004046	(100,110.30)
03/10/2021	NP Receipt	1.10	200	1.02398632	1.13	1.00002800	1.10
04/02/2021	NP Receipt	0.43	178	1.02131991	0.44	1.00002492	0.43
05/04/2021	NP Receipt	0.41	146	1.01745388	0.42	1.00002044	0.41
06/02/2021	NP Receipt	0.43	118	1.01408312	0.44	1.00001652	0.43
07/02/2021	NP Receipt	0.41	88	1.01048397	0.41	1.00001232	0.41
08/03/2021	NP Receipt	0.43	57	1.00677827	0.43	1.00000798	0.43
09/02/2021	NP Receipt	0.43	28	1.00332396	0.43	1.00000392	0.43
09/30/2021	End Balance	100,106.66	0	1.00000000	100,106.66	1.00000000	100,106.66
Gross Earnings:		4.05		Negative Arbitrage:	(3,484.04)		0.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule O-3 - Cash Flow Analysis - Series 2020A-3 Reserve Fund

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
12/11/2020	0.00	100,106.25		100,106.25
01/04/2021	100,106.25		0.29	100,106.54
02/01/2021	100,106.54		0.43	100,106.97
03/01/2021	100,106.97		0.38	100,107.35
03/10/2021	100,107.35	(1.10)		100,106.25
04/01/2021	100,106.25		0.43	100,106.68
04/02/2021	100,106.68	(0.43)		100,106.25
05/03/2021	100,106.25		0.41	100,106.66
05/04/2021	100,106.66	(0.41)		100,106.25
06/01/2021	100,106.25		0.43	100,106.68
06/02/2021	100,106.68	(0.43)		100,106.25
07/01/2021	100,106.25		0.41	100,106.66
07/02/2021	100,106.66	(0.41)		100,106.25
08/02/2021	100,106.25		0.43	100,106.68
08/03/2021	100,106.68	(0.43)		100,106.25
09/01/2021	100,106.25		0.43	100,106.68
09/02/2021	100,106.68	(0.43)		100,106.25
		100,102.61	3.64	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule P - Cash Flow Analysis - Series 2020A-1 Interest Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
05/03/2021	0.00	119,165.28		119,165.28
05/03/2021	119,165.28	(119,165.28)		0.00
		0.00	0.00	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule Q - Cash Flow Analysis - Series 2020A-2 Interest Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
05/03/2021	0.00	81,830.00		81,830.00
05/03/2021	81,830.00	(81,830.00)		0.00
		0.00	0.00	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule R - Cash Flow Analysis - Series 2020A-3 Interest Account

Date	Begin Balance	Cash Flow	MMK Earnings	End Balance
05/03/2021	0.00	77,860.42		77,860.42
05/03/2021	77,860.42	(77,860.42)		0.00
		0.00	0.00	

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule S - Arbitrage Rebate Calculation - Aggregate - All Funds

Date	Transaction Type	Series 2020A-1 & Series 2020A-2 Series 2020A-3 Acquisition and Construction Account											Muni Days	Rebate Calculations		IRR Calculations	
		Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount		FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021
12/11/2020	Begin Balance	(4,554,684.07)											289	1.03484441	(4,713,389.33)	1.00004027	(4,554,867.49)
12/11/2020	NP Payment	(6,923,928.37)											289	1.03484441	(7,165,188.54)	1.00004027	(6,924,207.19)
12/16/2020	NP Receipt	932,458.76											284	1.03423136	964,378.09	1.00003957	932,495.66
12/16/2020	NP Receipt	104,104.50											284	1.03423136	107,668.14	1.00003957	104,108.62
12/16/2020	NP Receipt	276,420.13											284	1.03423136	285,882.37	1.00003957	276,431.07
12/17/2020	NP Receipt	4,331,030.00											283	1.03410879	4,478,756.21	1.00003943	4,331,200.79
12/21/2020	NP Receipt	312.50											279	1.03361868	323.01	1.00003888	312.51
12/21/2020	NP Receipt	7,500.00											279	1.03361868	7,752.14	1.00003888	7,500.29
12/21/2020	NP Receipt	11,268.52											279	1.03361868	11,647.35	1.00003888	11,268.96
12/21/2020	NP Receipt	54,457.50											279	1.03361868	56,288.29	1.00003888	54,459.62
12/21/2020	NP Receipt	11,883.13											279	1.03361868	12,282.63	1.00003888	11,883.59
12/21/2020	NP Receipt	2,250.00											279	1.03361868	2,325.64	1.00003888	2,250.09
01/07/2021	NP Receipt	5,000.00											263	1.03166053	5,158.30	1.00003665	5,000.18
01/11/2021	NP Receipt	750.00											259	1.03117157	773.38	1.00003609	750.03
01/26/2021	NP Receipt	14,682.50											244	1.02934005	15,113.29	1.00003400	14,683.00
02/08/2021	NP Receipt	4,625.00											232	1.02787717	4,753.93	1.00003233	4,625.15
02/16/2021	NP Receipt	9,385.00											224	1.02690308	9,637.49	1.00003121	9,385.29
02/16/2021	NP Receipt	6,000.00											224	1.02690308	6,161.42	1.00003121	6,000.19
02/16/2021	NP Receipt	1,000.00											224	1.02690308	1,026.90	1.00003121	1,000.03
02/23/2021	NP Receipt	12,430.00											217	1.02605150	12,753.82	1.00003024	12,430.38
02/23/2021	NP Receipt	4,625.00											217	1.02605150	4,745.49	1.00003024	4,625.14
03/02/2021	NP Receipt	1,446.00											208	1.02495765	1,482.09	1.00002898	1,446.04
03/11/2021	NP Receipt	7,650.00											199	1.02386497	7,832.57	1.00002773	7,650.21
03/11/2021	NP Receipt	14,005.00											199	1.02386497	14,339.23	1.00002773	14,005.39
03/31/2021	NP Receipt	10,800.00											180	1.02156203	11,032.87	1.00002508	10,800.27
04/05/2021	NP Receipt	15,887.50											175	1.02095685	16,220.45	1.00002438	15,887.89
04/05/2021	NP Receipt	19,483.75											175	1.02095685	19,892.07	1.00002438	19,484.23
04/20/2021	NP Receipt	15,000.00											160	1.01914347	15,287.15	1.00002229	15,000.33
04/20/2021	NP Receipt	6,498.21											160	1.01914347	6,622.61	1.00002229	6,498.35
04/20/2021	NP Receipt	4,200.00											160	1.01914347	4,280.40	1.00002229	4,200.09
04/20/2021	NP Receipt	5,230.00											160	1.01914347	5,330.12	1.00002229	5,230.12
04/21/2021	NP Receipt	2,500.00											159	1.01902269	2,547.56	1.00002216	2,500.06
04/21/2021	NP Receipt	4,888.00											159	1.01902269	4,980.98	1.00002216	4,888.11
04/26/2021	NP Receipt	38,853.75											154	1.01841902	39,569.40	1.00002146	38,854.58
04/26/2021	NP Receipt	14,400.00											154	1.01841902	14,665.23	1.00002146	14,400.31

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule S - Arbitrage Rebate Calculation - Aggregate - All Funds

Date	Transaction Type	Series 2020A-1 & Series 2020A-2 Series 2020A-3 Acquisition and Construction Account											Muni Days	Rebate Calculations		IRR Calculations	
		Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount		FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021
04/26/2021	NP Receipt	4,250.00											154	1.01841902	4,328.28	1.00002146	4,250.09
05/05/2021	NP Receipt	5,830.00											145	1.01733331	5,931.05	1.00002020	5,830.12
05/05/2021	NP Receipt	9,250.00											145	1.01733331	9,410.33	1.00002020	9,250.19
05/17/2021	NP Receipt	5,000.00											133	1.01588749	5,079.44	1.00001853	5,000.09
05/17/2021	NP Receipt	6,249.84											133	1.01588749	6,349.13	1.00001853	6,249.96
05/17/2021	NP Receipt	346,904.37											133	1.01588749	352,415.81	1.00001853	346,910.80
05/19/2021	NP Receipt	600.00											131	1.01564673	609.39	1.00001825	600.01
05/19/2021	NP Receipt	1,875.00											131	1.01564673	1,904.34	1.00001825	1,875.03
05/24/2021	NP Receipt	39,505.00											126	1.01504505	40,099.35	1.00001756	39,505.69
05/24/2021	NP Receipt	3,510.00											126	1.01504505	3,562.81	1.00001756	3,510.06
06/02/2021	NP Receipt	8,297.21											118	1.01408312	8,414.06	1.00001644	8,297.35
06/02/2021	NP Receipt	17,187.50											118	1.01408312	17,429.55	1.00001644	17,187.78
06/07/2021	NP Payment	(11,099.88)											113	1.01348237	(11,249.53)	1.00001575	(11,100.05)
06/14/2021	NP Receipt	6,310.00											106	1.01264192	6,389.77	1.00001477	6,310.09
06/14/2021	NP Receipt	420.00											106	1.01264192	425.31	1.00001477	420.01
06/14/2021	NP Receipt	98,996.00											106	1.01264192	100,247.50	1.00001477	98,997.46
06/14/2021	NP Receipt	2,200.00											106	1.01264192	2,227.81	1.00001477	2,200.03
06/14/2021	NP Receipt	33,516.00											106	1.01264192	33,939.71	1.00001477	33,516.50
06/14/2021	NP Receipt	20,981.00											106	1.01264192	21,246.24	1.00001477	20,981.31
06/21/2021	NP Receipt	65,935.00											99	1.01180217	66,713.18	1.00001379	65,935.91
06/29/2021	NP Receipt	9,775.00											91	1.01084331	9,880.99	1.00001268	9,775.12
07/07/2021	NP Receipt	58,780.00											83	1.00988536	59,361.06	1.00001157	58,780.68
07/07/2021	NP Receipt	4,645.00											83	1.00988536	4,690.92	1.00001157	4,645.05
07/12/2021	NP Receipt	2,752.50											78	1.00928710	2,778.06	1.00001087	2,752.53
07/12/2021	NP Receipt	15,194.00											78	1.00928710	15,335.11	1.00001087	15,194.17
07/12/2021	NP Receipt	47,649.23											78	1.00928710	48,091.75	1.00001087	47,649.75
07/21/2021	NP Receipt	2,844.00											69	1.00821112	2,867.35	1.00000961	2,844.03
07/21/2021	NP Receipt	139,331.66											69	1.00821112	140,475.73	1.00000961	139,333.00
07/28/2021	NP Receipt	1,162,219.92											62	1.00737505	1,170,791.35	1.00000864	1,162,229.96
08/05/2021	NP Receipt	30,278.00											55	1.00653966	30,476.01	1.00000766	30,278.23
08/05/2021	NP Receipt	50,537.50											55	1.00653966	50,868.00	1.00000766	50,537.89
08/05/2021	NP Receipt	2,070.00											55	1.00653966	2,083.54	1.00000766	2,070.02
08/05/2021	NP Receipt	12,925.00											55	1.00653966	13,009.53	1.00000766	12,925.10
08/05/2021	NP Receipt	5,815.00											55	1.00653966	5,853.03	1.00000766	5,815.04
08/09/2021	NP Receipt	380.00											51	1.00606261	382.30	1.00000711	380.00

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule S - Arbitrage Rebate Calculation - Aggregate - All Funds

Date	Transaction Type	Series 2020A-1 & Series 2020A-2 Series 2020A-3 Acquisition and Construction Account											Muni Days	Rebate Calculations		IRR Calculations	
		Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount		FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021
08/09/2021	NP Receipt	104,549.40											51	1.00606261	105,183.24	1.00000711	104,550.14
08/09/2021	NP Receipt	1,385.00											51	1.00606261	1,393.40	1.00000711	1,385.01
08/09/2021	NP Receipt	10,533.00											51	1.00606261	10,596.86	1.00000711	10,533.07
08/16/2021	NP Receipt	18,883.75											44	1.00522832	18,982.48	1.00000613	18,883.87
08/16/2021	NP Receipt	108,469.55											44	1.00522832	109,036.66	1.00000613	108,470.22
08/16/2021	NP Receipt	256,128.79											44	1.00522832	257,467.91	1.00000613	256,130.36
08/23/2021	NP Receipt	58,673.50											37	1.00439472	58,931.35	1.00000516	58,673.80
08/23/2021	NP Receipt	88,713.28											37	1.00439472	89,103.15	1.00000516	88,713.74
08/23/2021	NP Receipt	9,882.00											37	1.00439472	9,925.43	1.00000516	9,882.05
08/23/2021	NP Receipt	6,785.00											37	1.00439472	6,814.82	1.00000516	6,785.03
08/23/2021	NP Receipt	99,048.61											37	1.00439472	99,483.90	1.00000516	99,049.12
08/23/2021	NP Receipt	15,000.00											37	1.00439472	15,065.92	1.00000516	15,000.08
08/23/2021	NP Receipt	5,892.00											37	1.00439472	5,917.89	1.00000516	5,892.03
08/31/2021	NP Receipt	4,700.00											30	1.00356180	4,716.74	1.00000418	4,700.02
09/09/2021	NP Receipt	49,558.08											21	1.00249193	49,681.58	1.00000293	49,558.23
09/09/2021	NP Receipt	113,943.71											21	1.00249193	114,227.65	1.00000293	113,944.04
09/09/2021	NP Receipt	5,304.88											21	1.00249193	5,318.10	1.00000293	5,304.90
09/13/2021	NP Receipt	3,000.00											17	1.00201680	3,006.05	1.00000237	3,000.01
09/13/2021	NP Receipt	68,503.36											17	1.00201680	68,641.52	1.00000237	68,503.52
09/13/2021	NP Receipt	5,898.15											17	1.00201680	5,910.05	1.00000237	5,898.16
09/21/2021	NP Receipt	19,407.36											9	1.00106721	19,428.07	1.00000125	19,407.38
09/21/2021	NP Receipt	9,954.00											9	1.00106721	9,964.62	1.00000125	9,954.01
09/21/2021	NP Receipt	65,100.55											9	1.00106721	65,170.03	1.00000125	65,100.63
09/21/2021	NP Receipt	55,219.00											9	1.00106721	55,277.93	1.00000125	55,219.07
09/27/2021	NP Receipt	97,973.75											3	1.00035561	98,008.59	1.00000042	97,973.79
09/27/2021	NP Receipt	160,042.86											3	1.00035561	160,099.77	1.00000042	160,042.93
09/30/2021	End Balance	1,874,323.03											0	1.00000000	1,874,323.03	1.00000000	1,874,323.03
12/11/2020	Begin Balance		(3,796,577.85)										289	1.03484441	(3,928,867.35)	1.00004027	(3,796,730.74)
06/07/2021	NP Payment		(1,285.06)										113	1.01348237	(1,302.39)	1.00001575	(1,285.08)
09/30/2021	End Balance		3,798,015.80										0	1.00000000	3,798,015.80	1.00000000	3,798,015.80
12/11/2020	Begin Balance			(62,865.93)									289	1.03484441	(65,056.46)	1.00004027	(62,868.46)
12/11/2020	NP Payment			(96,243.85)									289	1.03484441	(99,597.41)	1.00004027	(96,247.73)
12/11/2020	NP Receipt			7,304.59									289	1.03484441	7,559.11	1.00004027	7,304.88
12/11/2020	NP Receipt			11,182.87									289	1.03484441	11,572.53	1.00004027	11,183.32
12/11/2020	NP Receipt			16,070.10									289	1.03484441	16,630.05	1.00004027	16,070.75

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule S - Arbitrage Rebate Calculation - Aggregate - All Funds

Date	Transaction Type	Series 2020A-1 & Series 2020A-2 Series 2020A-3 Acquisition and Construction Account											Muni Days	Rebate Calculations		IRR Calculations	
		Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount	Transaction Amount		FV Factor @ 4.312405%	FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021
12/11/2020	NP Receipt			24,602.32									289	1.03484441	25,459.57	1.00004027	24,603.31
12/11/2020	NP Receipt			10,226.43									289	1.03484441	10,582.76	1.00004027	10,226.84
12/11/2020	NP Receipt			15,656.02									289	1.03484441	16,201.54	1.00004027	15,656.65
12/11/2020	NP Receipt			1,680.06									289	1.03484441	1,738.60	1.00004027	1,680.13
12/11/2020	NP Receipt			2,572.06									289	1.03484441	2,661.68	1.00004027	2,572.16
12/11/2020	NP Receipt			13,148.26									289	1.03484441	13,606.40	1.00004027	13,148.79
12/11/2020	NP Receipt			20,129.17									289	1.03484441	20,830.56	1.00004027	20,129.98
12/17/2020	NP Receipt			438.28									283	1.03410879	453.23	1.00003943	438.30
12/17/2020	NP Receipt			670.97									283	1.03410879	693.86	1.00003943	671.00
03/23/2021	NP Receipt			8,800.00									187	1.02240988	8,997.21	1.00002606	8,800.23
04/29/2021	NP Receipt			2,921.84									151	1.01805699	2,974.60	1.00002104	2,921.90
04/29/2021	NP Receipt			4,473.15									151	1.01805699	4,553.92	1.00002104	4,473.24
04/29/2021	NP Receipt			292.18									151	1.01805699	297.46	1.00002104	292.19
04/29/2021	NP Receipt			447.32									151	1.01805699	455.40	1.00002104	447.33
05/25/2021	NP Receipt			7,394.99									125	1.01492476	7,505.36	1.00001742	7,395.12
06/07/2021	NP Receipt			11,099.88									113	1.01348237	11,249.53	1.00001575	11,100.05
12/11/2020	Begin Balance				(56,049.23)								289	1.03484441	(58,002.23)	1.00004027	(56,051.49)
12/11/2020	NP Receipt			6,512.54									289	1.03484441	6,739.47	1.00004027	6,512.80
12/11/2020	NP Receipt			14,327.58									289	1.03484441	14,826.82	1.00004027	14,328.16
12/11/2020	NP Receipt			9,117.55									289	1.03484441	9,435.25	1.00004027	9,117.92
12/11/2020	NP Receipt			1,497.88									289	1.03484441	1,550.07	1.00004027	1,497.94
12/11/2020	NP Receipt			11,722.57									289	1.03484441	12,131.04	1.00004027	11,723.04
12/17/2020	NP Receipt			390.75									283	1.03410879	404.08	1.00003943	390.77
03/23/2021	NP Receipt			5,725.00									187	1.02240988	5,853.30	1.00002606	5,725.15
04/29/2021	NP Receipt			2,605.01									151	1.01805699	2,652.05	1.00002104	2,605.06
04/29/2021	NP Receipt			260.50									151	1.01805699	265.20	1.00002104	260.51
05/25/2021	NP Receipt			2,605.01									125	1.01492476	2,643.89	1.00001742	2,605.06
06/07/2021	NP Receipt			1,285.06									113	1.01348237	1,302.39	1.00001575	1,285.08
12/11/2020	Begin Balance					(272,377.78)							289	1.03484441	(281,868.62)	1.00004027	(272,388.75)
03/10/2021	NP Payment					(2.45)							200	1.02398632	(2.51)	1.00002787	(2.45)
05/03/2021	NP Receipt					119,165.28							147	1.01757448	121,259.55	1.00002048	119,167.72
05/04/2021	NP Payment					(0.92)							146	1.01745388	(0.94)	1.00002034	(0.92)
06/02/2021	NP Payment					(0.95)							118	1.01408312	(0.96)	1.00001644	(0.95)
07/02/2021	NP Payment					(0.92)							88	1.01048397	(0.93)	1.00001226	(0.92)
08/03/2021	NP Payment					(0.95)							57	1.00677827	(0.96)	1.00000794	(0.95)

\$16,895,000
North River Ranch Community Development District
\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1
\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2
\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule S - Arbitrage Rebate Calculation - Aggregate - All Funds

Date	Transaction Type	Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account											Muni Days	Rebate Calculations		IRR Calculations	
		2020A-2 Acquisition and Construction Account	Series 2020A-3 Acquisition and Construction Account	Series 2020A-1 & Series 2020A-2 Costs of Issuance Account	Series 2020A-3 Costs of Issuance Account	Series 2020A-1 Capitalized Interest Account	Series 2020A-2 Capitalized Interest Account	Series 2020A-3 Capitalized Interest Account	Series 2020A-1 Reserve Fund	Series 2020A-2 Reserve Fund	Series 2020A-3 Reserve Fund	FV Factor @ 4.312405%		FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021	
09/02/2021	NP Payment					(0.95)							28	1.00332396	(0.95)	1.00000390	(0.95)
09/30/2021	End Balance					153,229.09							0	1.00000000	153,229.09	1.00000000	153,229.09
12/11/2020	Begin Balance							(187,040.00)					289	1.03484441	(193,557.30)	1.00004027	(187,047.53)
03/10/2021	NP Payment							(1.15)					200	1.02398632	(1.18)	1.00002787	(1.15)
04/02/2021	NP Payment							(0.45)					178	1.02131991	(0.46)	1.00002480	(0.45)
05/03/2021	NP Receipt							81,830.00					147	1.01757448	83,268.12	1.00002048	81,831.68
05/04/2021	NP Payment							(0.43)					146	1.01745388	(0.44)	1.00002034	(0.43)
06/02/2021	NP Payment							(0.45)					118	1.01408312	(0.46)	1.00001644	(0.45)
07/02/2021	NP Payment							(0.43)					88	1.01048397	(0.43)	1.00001226	(0.43)
08/03/2021	NP Payment							(0.45)					57	1.00677827	(0.45)	1.00000794	(0.45)
09/02/2021	NP Payment							(0.45)					28	1.00332396	(0.45)	1.00000390	(0.45)
09/30/2021	End Balance							105,219.65					0	1.00000000	105,219.65	1.00000000	105,219.65
12/11/2020	Begin Balance								(177,966.67)				289	1.03484441	(184,167.81)	1.00004027	(177,973.84)
03/10/2021	NP Payment								(1.10)				200	1.02398632	(1.13)	1.00002787	(1.10)
04/02/2021	NP Payment								(0.43)				178	1.02131991	(0.44)	1.00002480	(0.43)
05/03/2021	NP Receipt							77,860.42					147	1.01757448	79,228.78	1.00002048	77,862.01
05/04/2021	NP Payment							(0.41)					146	1.01745388	(0.42)	1.00002034	(0.41)
06/02/2021	NP Payment							(0.43)					118	1.01408312	(0.44)	1.00001644	(0.43)
07/02/2021	NP Payment							(0.41)					88	1.01048397	(0.41)	1.00001226	(0.41)
08/03/2021	NP Payment							(0.43)					57	1.00677827	(0.43)	1.00000794	(0.43)
09/02/2021	NP Payment							(0.43)					28	1.00332396	(0.43)	1.00000390	(0.43)
09/30/2021	End Balance							100,115.46					0	1.00000000	100,115.46	1.00000000	100,115.46
12/11/2020	Begin Balance								(224,050.00)				289	1.03484441	(231,856.89)	1.00004027	(224,059.02)
03/10/2021	NP Receipt								2.45				200	1.02398632	2.51	1.00002787	2.45
04/02/2021	NP Receipt								0.95				178	1.02131991	0.97	1.00002480	0.95
05/04/2021	NP Receipt								0.92				146	1.01745388	0.94	1.00002034	0.92
06/02/2021	NP Receipt								0.95				118	1.01408312	0.96	1.00001644	0.95
07/02/2021	NP Receipt								0.92				88	1.01048397	0.93	1.00001226	0.92
08/03/2021	NP Receipt								0.95				57	1.00677827	0.96	1.00000794	0.95
09/02/2021	NP Receipt								0.95				28	1.00332396	0.95	1.00000390	0.95
09/30/2021	End Balance								224,050.92				0	1.00000000	224,050.92	1.00000000	224,050.92
12/11/2020	Begin Balance									(105,210.00)			289	1.03484441	(108,875.98)	1.00004027	(105,214.24)
03/10/2021	NP Receipt									1.15			200	1.02398632	1.18	1.00002787	1.15
04/02/2021	NP Receipt									0.45			178	1.02131991	0.46	1.00002480	0.45
05/04/2021	NP Receipt									0.43			146	1.01745388	0.44	1.00002034	0.43

\$16,895,000

North River Ranch Community Development District

\$7,670,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1

\$5,010,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2

\$4,215,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3

Schedule S - Arbitrage Rebate Calculation - Aggregate - All Funds

Date	Transaction Type	Series 2020A-1 & Series 2020A-2 Acquisition and Construction Account											Muni Days	Rebate Calculations		IRR Calculations					
		2020A-2 Acquisition and Construction Account	Series 2020A-3 Acquisition and Construction Account	Series 2020A-1 & Series 2020A-2 Costs of Issuance Account	Series 2020A-3 Costs of Issuance Account	Series 2020A-1 Capitalized Interest Account	Series 2020A-2 Capitalized Interest Account	Series 2020A-3 Capitalized Interest Account	Series 2020A-1 Reserve Fund	Series 2020A-2 Reserve Fund	Series 2020A-3 Reserve Fund	FV Factor @ 4.312405%		FV As of 09/30/2021	FV Factor @ 0.005016%	FV As of 09/30/2021					
06/02/2021	NP Receipt												0.45	118	1.01408312	0.46	1.00001644	0.45			
07/02/2021	NP Receipt												0.43	88	1.01048397	0.43	1.00001226	0.43			
08/03/2021	NP Receipt												0.45	57	1.00677827	0.45	1.00000794	0.45			
09/02/2021	NP Receipt												0.45	28	1.00332396	0.45	1.00000390	0.45			
09/30/2021	End Balance												105,210.43	0	1.00000000	105,210.43	1.00000000	105,210.43			
12/11/2020	Begin Balance															(100,106.25)	289	1.03484441	(103,594.39)	1.00004027	(100,110.28)
03/10/2021	NP Receipt															1.10	200	1.02398632	1.13	1.00002787	1.10
04/02/2021	NP Receipt															0.43	178	1.02131991	0.44	1.00002480	0.43
05/04/2021	NP Receipt															0.41	146	1.01745388	0.42	1.00002034	0.41
06/02/2021	NP Receipt															0.43	118	1.01408312	0.44	1.00001644	0.43
07/02/2021	NP Receipt															0.41	88	1.01048397	0.41	1.00001226	0.41
08/03/2021	NP Receipt															0.43	57	1.00677827	0.43	1.00000794	0.43
09/02/2021	NP Receipt															0.43	28	1.00332396	0.43	1.00000390	0.43
09/30/2021	End Balance															100,106.66	0	1.00000000	100,106.66	1.00000000	100,106.66
Gross Earnings:		198.77	152.89	0.71	0.22	9.45	5.84	5.57	9.01	4.24	4.05	Negative Arbitrage:	(338,186.74)					0.00			

North River Ranch Improvement Stewardship District

Review and Consideration of NRR Phase 4A & 4B COR #11 -
Sleeves



To:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
Project Name:	NRR Phase 4A & 4B COR #11 - Sleeves	Fax:	(941) 713-3780
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Number:	20-375A
		Bid Date:	11/5/2021

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
ORIGINAL SLEEVE ALLOWANCE					
	2" PVC SLEEVE (F&I)	-300.00	LF	\$6.50	(\$1,950.00)
	4" PVC SLEEVE (F&I)	-300.00	LF	\$8.23	(\$2,469.00)
	6" PVC SLEEVE (F&I)	-300.00	LF	\$9.75	(\$2,925.00)
Total Price for above ORIGINAL SLEEVE ALLOWANCE Items:					<u>(\$7,344.00)</u>
OWNER CROSSINGS					
	2" PVC SLEEVE (F&I)	560.00	LF	\$6.75	\$3,780.00
	3" PVC SLEEVE (F&I)	60.00	LF	\$9.25	\$555.00
	4" PVC SLEEVE (F&I)	560.00	LF	\$10.85	\$6,076.00
	6" PVC SLEEVE (F&I)	480.00	LF	\$16.75	\$8,040.00
Total Price for above OWNER CROSSINGS Items:					<u>\$18,451.00</u>
SOFT UTILITY SLEEVES (INSTALL ONLY)					
	2.5" SLEEVE - PRECO	4,360.00	LF	\$4.25	\$18,530.00
	1.25" SLEEVE - FRONTIER	3,000.00	LF	\$4.25	\$12,750.00
	2" SLEEVE - SPECTRUM	2,700.00	LF	\$4.25	\$11,475.00
Total Price for above SOFT UTILITY SLEEVES (INSTALL ONLY) Items:					<u>\$42,755.00</u>
BERM CHANGES					
	OFFSITE FILL- INCREASED BERM HEIGHT	12,100.00	CY	\$3.85	\$46,585.00
Total Price for above BERM CHANGES Items:					<u>\$46,585.00</u>
Total Bid Price:					<u>\$100,447.00</u>

Notes:

- SLEEVING PRICING PER THE ATTACHED EXHIBIT. ASSUMES SOFT UTILITIES PROVIDE THEIR OWN CONDUIT. DOES NOT INCLUDE LOCATOR TAPE OR LOCATER BALLS. DELAYS IN MATERIALS COULD RESULT IN ADDITONAL COSTS AND SCHEDULEL DELAYS.
- ADDITIONAL EXCAVTION REQUIRED FOR ADDITIONAL BERM HEIGHT PER THE ATTACHED PLAN REVISION. FILL TO BE LOADED INTO RIPA TRUCKS BY OTHERS FROM FT HAMMER & MOCCASIN WALLOW.
- ADDITIONAL CONTRACT DAYS FOR THIS CO: 20 DAYS



To: Neal Communities	Contact: Chris Fisher
Address: 5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone: 941-328-1075 Fax: (941) 713-3780
Project Name: NRR Phase 4A & 4B COR #11 - Sleeves	Bid Number: 20-375A
Project Location: Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date: 11/5/2021

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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North River Ranch Improvement Stewardship District

Ratification of the Audio Video Partners Invoice for the Brightwood
Pavilion and Riverfield Verandah



AUDIO VIDEO PARTNERS

6301 Porter Road, Suite 8
Sarasota, FL 34240

FLORIDA STATE LICENSE NUMBER EC13008348

Invoice

Invoice Date	Due Date	Invoice #
11/1/2021	11/6/2021	4457

Office: (941) 932-8157

Bill To

North River Ranch Improvement Stewardship *District*
12051 Corporate Blvd.
Orlando, FL 32817-1450

Project

Terms: Sales Rep

Item	Description	Quantity
B-400-1COAX-HDIR	Brightwood Pavillion Fitness Room TVs	
MF1	B-400-1COAX-HDIR Binary 400 Series 1080p over 1COAX Extender with IR	4
MISCPARTS	For use with all Niles IR main system units, multizone receivers and pre-amplifiers.	4
SR-SHELF-FIXED-2U	BNC connectors	1
	Simply sensational, this strong 2U fixed shelf is built for strength, simplicity and superb air-flow. It's pre-assembled for quick installation and includes a locking top clamp and rear brackets to make sure your equipment stays put.	2
WB-100-PS-6	Need more outlets in a rack, cabinet, or under a desk? Save yourself a trip to the hardware store by stocking your truck with WattBox? power strips. Attach one to a wall, in the back of a cabinet, or zip tied to the inside of a rack rail to gain six additional outlets for powering equipment. A slim design ensures that these power strips fit in tight spaces, while four keyholes make mounting simple. And of course we include a mounting template to make sure you get it positioned perfectly, every time.	1
Base	Finish Labor - Base	10
EE-IR-RCVR-SM	ADDITIONAL ITEMS: This surface mount IR receiver packs the most desired features into a compact, easy-to-hide form factor. It's resistant to plasma/LCD display interference and supports broadband IR and compressed codes, meaning that it can handle even the toughest devices - like AT&T U-verse boxes. ADDED 10/22, AT COST.	4
Base	Finish Labor - Reinstall 65" TV after repair. 11/17/21	1

APPROVED FOR PAYMENT

12.2.2021

Notes:

Project Address: Brightwood Pavillion Fitness Room TVs

Total	\$2,786.81
Payments/Credits	\$0.00
Balance Due	\$2,786.81



AUDIO VIDEO PARTNERS

6301 Porter Road, Suite 8
Sarasota, FL 34240

FLORIDA STATE LICENSE NUMBER EC13008348

Invoice

Invoice Date	Due Date	Invoice #
11/1/2021	11/6/2021	4458

Office: (941) 932-8157

Bill To

North River Ranch Improvement Stewardship *DISTRICT*
12051 Corporate Blvd.
Orlando, FL 32817-1450

Project

Terms Sales Rep

KT

Item	Description	Quantity
LH65BETHLGFXGO	Riverfield Veranda Samsung's Pro TV offers a stunning 4K display, sleek design with easy setup and endless custom content possibilities for your business. Create lasting impressions with brilliant Crystal UHD picture quality. Do more with a high-performance TV that won't let you or your customers down. And you can set up your TV with custom content quickly and easily.	1
SM-CB-ART2-L	The Carbon Series Dual Arm Articulating Mounts offers 23" (Large) and 28 (XL) of arm extension with UL Listed weight capacity to ensure durability for any install. The mount is equipped with a slew of slots across the wall plate to ensure you hit a stud in any situation. Plus, the carton contains a wall mounting template for perfect placement every time.	1
MISCPARTS	Miscellaneous Parts	1
B6-4K2-2	Binary B6 Series 4K Ultra HD Premium Certified High Speed HDMI® Cable with GripTek™ 2 Meter	1
Base	Finish Labor - Base	6

Approved for PAYMENT

12.2.2021

Notes:

Project Address: Riverfield Veranda

Total	\$1,661.16
Payments/Credits	\$0.00
Balance Due	\$1,661.16

**North River Ranch
Improvement Stewardship
District**

Ratification of the North River Ranch ISD
Funding Request # 26—36

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Requests 26-36

FR #	Description	Amount	Total
26			
Fieldstone	Daystar Exterior Cleaning		
		\$ 1,250.00	
		\$ 687.00	
	Frontier		
		\$ 605.46	
	Manatee County Utilities Department		
		\$ 227.43	
		\$ 511.72	
		\$ 219.86	
		\$ 538.61	
		\$ 1,502.48	
	Peace River Electric Cooperative		
		\$ 488.08	
		\$ 732.12	
		\$ 298.22	
		\$ 447.32	
		\$ 13.48	
		\$ 20.23	
		\$ 21.36	
		\$ 32.04	
		\$ 243.58	
		\$ 365.38	
		\$ 28.29	
		\$ 42.44	
		\$ 14.20	
		\$ 21.30	
		\$ 25.87	
		\$ 38.81	
		\$ 32.56	
		\$ 48.84	
		\$ 17.76	
		\$ 26.63	
		\$ 268.60	
		\$ 402.89	
		\$ 17.42	
		\$ 26.13	
		\$ 162.39	

		\$	243.58	
	Peace River Electric Cooperative, cont.			
		\$	169.77	
		\$	254.66	
		\$	295.25	
		\$	442.88	
	PFM Group Consulting			
			\$10.74	
	Southern Land Services of Southwest Florida			
			\$750.00	
	Spectrum			
			\$204.01	
	Sunrise Landscape			
		\$	1,077.78	
	VGlobalTech			
		\$	300.00	
		\$	100.00	
	Fieldstone Total		\$13,227.17	
NRR CDD	Clearview Land Design			
		\$	215.00	
		\$	69.36	
	PFM Group Consulting			
			\$2.12	
	VGlobalTech			
		\$	300.00	
		\$	125.00	
	NRR ISD Total		\$711.48	
NRR ISD	VGlobalTech			
			\$150.00	
	NRR ISD Total		\$150.00	
			FR #26 Total	\$14,088.65
27				
Fieldstone	Clean Sweep Parking Maintenance			
		\$	150.00	
	Eco-Logic Services			
		\$	1,525.00	
		\$	1,275.00	
		\$	825.00	
	Envera			
		\$	817.82	

	Frontier		
		\$	60.99
	Jan-Pro of Manasota		
		\$	350.00
		\$	895.00
	Ken Burton Jr., Tax Collector		
		\$	74.50
	MacroLease		
		\$	695.00
	S&G Pools		
		\$	900.00
		\$	700.00
	Spectrum		
		\$	99.42
	Sunrise Landscape		
		\$	23,316.62
		\$	5,600.19
		\$	5,600.19
		\$	3,628.30
		Fieldstone Total	\$ 46,513.03
	NRR ISD		
	McClatchy Company		
		\$	140.40
		NRR ISD Total	\$ 140.40
		FR #27 Total	\$ 46,653.43
	28		
	Fieldstone (Fort Hame)	WillScot	
		\$	1,217.14
		\$	(355.01)
		\$	(72.00)
		\$	1,313.39
		FR #28 Total	\$2,103.52
	29		
	Fieldstone	Dewberry Engineers	
		\$	14,121.00
		Driggers Engineering Services	
		\$	4,541.00
		\$	6,709.00
		\$	3,870.00
		Fortiline Waterworks	
		\$	5,390.00

		\$ 300.00	
		\$ 456.00	
		\$ 819.00	
		\$ 787.50	
		\$ 7,955.00	
		\$ 6,025.60	
		\$ 668.40	
		\$ 6,379.00	
		\$ 352.00	
	Jon M Hall Company		
		\$ 337,418.60	
	Onsight Industries		
		\$ 25,740.90	
		FR #29 Total	\$421,533.00
30			
Fieldstone	McClatchy Company		
		\$ 66.69	
	MI-Box		
		\$ 189.00	
	VGlobalTech		
		\$ 100.00	
	Fieldstone Total	\$ 355.69	
NRR CDD	McClatchy Company		
		\$ 62.01	
	PFM Asset Management		
		\$ 1,000.00	
	VGlobalTech		
		\$ 125.00	
	NRR CDD Total	\$ 1,187.01	
NRR ISD	Hopping Green & Sams		
		\$ 2,540.50	
	McClatchy Company		
		\$ 65.52	
	VGlobalTech		
		\$ 150.00	
	NRR ISD Total	\$ 2,756.02	
		FR #30 Total	\$ 4,298.72
31			
Fieldstone	Driggers Engineering Services		
		\$4,008.00	
	Fieldstone Total	\$4,008.00	

		FR #31 Total	\$4,008.00
32			
Fieldstone (Morgan's G	Booth Design Group		
		\$3,500.00	
	Egolf Land Services		
		\$5,703.75	
	Fieldstone Total	\$9,203.75	
		FR #32 Total	\$9,203.75
33			
NRR ISD	Hopping Green & Sams		
		\$ 3,785.68	
		FR #33 Total	\$3,785.68
34			
Fieldstone	Jan-Pro of Manasota		
		\$ 127.27	
		\$ 51.19	
		\$ 193.18	
	Tropic Oil Company		
		\$315.33	
	Fielstone Total	\$686.97	
NRR CDD	Clearview Land Design		
		\$ 215.00	
		\$ 4,547.36	
	NRR CDD Total	\$4,762.36	
NRR ISD	PFM Group Consulting		
		\$ 5,833.33	
	Supervisor Fees - 11/10/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	NRR ISD Total	\$6,833.33	
		FR #34 Total	\$12,282.66
35			
Fieldstone (Morgan's G	Dewberry Engineers		
		\$1,725.00	
	Egolf Land Services		

		\$2,205.00	
	Fieldstone Total	\$3,930.00	
		FR #35 Total	\$3,930.00
36			
NRR ISD	Ameritt		
		\$ 1,615.00	
	NRR ISD Total	\$1,615.00	
		FR #36 Total	\$1,615.00
		Grand Total	\$523,502.41

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 026

10/29/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
FIELDSTONE				
1	Daystar Exterior Cleaning			
	October Maintenance	14217	\$ 1,250.00	FY 2022
	October Maintenance	14235	\$ 687.00	FY 2022
2	Frontier			
	Pavilion Services 10/23/2021 - 11/22/2021	--	\$ 605.46	FY 2022
3	Manatee County Utilities Department			
	11510 Little River Way ; Service 09/22/2021 - 09/30/2021	Acct: 312296-162425	\$ 227.43	FY 2021
	11510 Little River Way ; Service 10/01/2021 - 10/18/2021	Acct: 312296-162425	\$ 511.72	FY 2022
	8905 Grand River Pkwy	Acct: 312296-164615	\$ 219.86	FY 2022
	11539 Little River Way	Acct: 312296-164711	\$ 538.61	FY 2022
	8414 Arrow Creek Dr; Service 09/30/2021 - 10/19/2021	Acct: 312296-170584	\$ 1,502.48	FY 2022
4	Peace River Electric Cooperative			
	11510 Little River Way ; Service 09/18/2021 - 09/30/2021	Acct: 168751001	\$ 488.08	FY 2021
	11510 Little River Way ; Service 10/01/2021 - 10/18/2021	Acct: 168751001	\$ 732.12	FY 2022
	Grand River Pkwy ; Service 09/18/2021 - 09/30/2021	Acct: 168751003	\$ 298.22	FY 2021
	Grand River Pkwy ; Service 10/01/2021 - 10/18/2021	Acct: 168751003	\$ 447.32	FY 2022
	11539 Little River Way ; Service 09/18/2021 - 09/30/2021	Acct: 168751004	\$ 13.48	FY 2021
	11539 Little River Way ; Service 10/01/2021 - 10/18/2021	Acct: 168751004	\$ 20.23	FY 2022
	8905 Grand River Pkwy ; Service 09/18/2021 - 09/30/2021	Acct: 168751005	\$ 21.36	FY 2021
	8905 Grand River Pkwy ; Service 10/01/2021 - 10/18/2021	Acct: 168751005	\$ 32.04	FY 2022
	Lot Decorative Lights ; Service 09/18/2021 - 09/30/2021	Acct: 168751007	\$ 243.58	FY 2021
	Lot Decorative Lights ; Service 10/01/2021 - 10/18/2021	Acct: 168751007	\$ 365.38	FY 2022
	8410 Arrow Creek Dr ; Service 09/18/2021 - 09/30/2021	Acct: 168751008	\$ 28.29	FY 2021
	8410 Arrow Creek Dr ; Service 10/01/2021 - 10/18/2021	Acct: 168751008	\$ 42.44	FY 2022
	11705 Sawyer Ln ; Service 09/18/2021 - 09/30/2021	Acct: 168751009	\$ 14.20	FY 2021
	11705 Sawyer Ln ; Service 10/01/2021 - 10/18/2021	Acct: 168751009	\$ 21.30	FY 2022
	8404 Canyon Creek Trl ; Service 09/18/2021 - 09/30/2021	Acct: 168751011	\$ 25.87	FY 2021
	8404 Canyon Creek Trl ; Service 10/01/2021 - 10/18/2021	Acct: 168751011	\$ 38.81	FY 2022
	11712 Moccasin Wallow Rd ; Service 09/18/2021 - 09/30/2021	Acct: 168751013	\$ 32.56	FY 2021
	11712 Moccasin Wallow Rd ; Service 10/01/2021 - 10/18/2021	Acct: 168751013	\$ 48.84	FY 2022
	11750 Little River Way ; Service 09/18/2021 - 09/30/2021	Acct: 168751014	\$ 17.76	FY 2021
	11750 Little River Way ; Service 10/01/2021 - 10/18/2021	Acct: 168751014	\$ 26.63	FY 2022
	8414 Arrow Creek Dr ; Service 09/18/2021 - 09/30/2021	Acct: 168751015	\$ 268.60	FY 2021
	8414 Arrow Creek Dr ; Service 10/01/2021 - 10/18/2021	Acct: 168751015	\$ 402.89	FY 2022
	8010 Ft Hamer Rd ; Service 09/18/2021 - 09/30/2021	Acct: 168751016	\$ 17.42	FY 2021
	8010 Ft Hamer Rd ; Service 10/01/2021 - 10/18/2021	Acct: 168751016	\$ 26.13	FY 2022
	Grande Reserve Ph1A-2 Lot Lights ; Service 09/18/2021 - 09/30/2021	Acct: 168751017	\$ 162.39	FY 2021
	Grande Reserve Ph1A-2 Lot Lights ; Service 10/01/2021 - 10/18/2021	Acct: 168751017	\$ 243.58	FY 2022

RECEIVED

By Amanda Lane at 10:08 am, Nov 01, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 026

10/29/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<u>FIELDSTONE, cont.</u>				
4	Peace River Electric Cooperative, cont.			
	Decorative Lighting NRR Ph1D East ; Service 09/18/2021 - 09/30/2021	Acct: 168751023	\$ 169.77	FY 2021
	Decorative Lighting NRR Ph1D East ; Service 10/01/2021 - 10/18/2021	Acct: 168751023	\$ 254.66	FY 2022
	Decorative Lighting NRR Ph1B2 ; Service 09/18/2021 - 09/30/2021	Acct: 168751024	\$ 295.25	FY 2021
	Decorative Lighting NRR Ph1B2 ; Service 10/01/2021 - 10/18/2021	Acct: 168751024	\$ 442.88	FY 2022
5	PFM Group Consulting			
	September Reimbursables	OE-EXP-10-15	\$ 10.74	FY 2021
6	Southern Land Services of Southwest Florida			
	Morgan's Glen Mowing / Bushhogging	101521-89	\$ 750.00	FY 2022
7	Spectrum			
	8414 Arrow Creek Dr ; Service 10/15/2021 - 11/14/2021	Acct: 0050950368-01	\$ 204.01	FY 2022
8	Sunrise Landscape			
	Monthly Inspection Repairs	2826	\$ 1,077.78	FY 2021
9	VGlobalTech			
	Quarter 3 ADA Audit	3118	\$ 300.00	FY 2021
	October Website Maintenance	3203	\$ 100.00	FY 2022
		<i>Fieldstone Subtotal</i>	\$ 13,227.17	
			\$ 3,712.78	FY 2021
			\$ 9,514.39	FY 2022

NORTH RIVER RANCH CDD

1	Clearview Land Design			
	Services Through 10/15/2021	21-02391	\$ 215.00	FY 2022
	Reimbursables Through 10/15/2021	21-02392	\$ 69.36	FY 2022
2	PFM Group Consulting			
	September Postage	OE-EXP-10-30	\$ 2.12	FY 2021
3	VGlobalTech			
	Quarter 3 ADA Audit	3103	\$ 300.00	FY 2021
	October Website Maintenance	3204	\$ 125.00	FY 2022
		<i>North River Ranch CDD Subtotal</i>	\$ 711.48	
			\$ 302.12	FY 2021
			\$ 409.36	FY 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 026

10/29/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
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NORTH RIVER RANCH ISD

1	VGlobalTech October Website Maintenance	3224	\$ 150.00	FY 2022
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North River Ranch ISD Subtotal \$ 150.00

\$	FY 2021
\$ 150.00	FY 2022

TOTAL \$ 14,088.65

\$ 4,014.90	FY 2021
\$ 10,073.75	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 027

11/5/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<u>FIELDSTONE</u>				
1	Clean Sweep Parking Maintenance Power Sweeping on October 5, 2021	46464	\$ 150.00	FY 2022
2	Eco-Logic Services Quarterly Fort Hamer Road Wetland Maintenance	1486	\$ 1,525.00	FY 2022
	October NRR Lake Maintenance	1499	\$ 1,275.00	FY 2022
	October Riverfield Lake Maintenance	1507	\$ 825.00	FY 2022
3	Envera December Security Cameras	708540	\$ 817.82	FY 2022
4	Frontier Fieldstone CDD Services 11/03/2021 - 12/02/2021	--	\$ 60.99	FY 2022
5	Jan-Pro of Manasota Riverfield Janitorial Services	68607	\$ 350.00	FY 2022
	Pavilion Janitorial Services	68674	\$ 895.00	FY 2022
6	Ken Burton Jr., Tax Collector FY 2022 Property Tax	401917059	\$ 74.50	FY 2022
7	MacroLease Lease Installment	316819	\$ 695.00	FY 2022
8	S&G Pools November Pavilion Pool Service	1121	\$ 900.00	FY 2022
	November Riverfield Pool Service	12121	\$ 700.00	FY 2022
9	Spectrum 11510 Little River Way ; Service 10/28/2021 - 11/27/2021	Acct: 0050851879-01	\$ 99.42	FY 2022
10	Sunrise Landscape October Landscaping	2873	\$ 23,316.62	FY 2022
	October Landscaping - Additional Visit Week of 10/11/2021	2875	\$ 5,600.19	FY 2022
	October Landscaping - Additional Visit Week of 10/25/2021	2876	\$ 5,600.19	FY 2022
	Irrigation Repairs	3107	\$ 3,628.30	FY 2022
	<i>Fieldstone Subtotal</i>		\$ 46,513.03	
			\$ -	FY 2021
			\$ 46,513.03	FY 2022

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 027

11/5/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
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NORTH RIVER RANCH ISD

1	McClatchy Company Legal Advertising on 11/03/2021 (Ad: IPL0046794)	161123	\$ 140.40	FY 2022
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North River Ranch ISD Subtotal \$ 140.40

\$		FY 2021
\$	140.40	FY 2022

TOTAL \$46,653.43

\$		FY 2021
\$	46,653.43	FY 2022

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 028

11/5/2021

Item No.	Vendor	Invoice Number	General Fund	Construction Fund	Fiscal Year
<u>FIELDSTONE (Fort Hamer)</u>					
1	WillScot				
	60x12 Mobile Office Rental 09/29/2021-10/26/2021	9011732018		\$ 1,217.14	FY 2022
	60x12 Mobile Office Rental Sales Tax Adjustment	9011964866		\$ (355.01)	FY 2022
	60x12 Mobile Office Rental Sales Tax Adjustment	9011964867		\$ (72.00)	FY 2022
	60x12 Mobile Office Rental 10/27/2021-11/23/2021	9012007782		\$ 1,313.39	FY 2022

TOTAL \$2,103.52

\$ -	\$ -	FY 2021
\$ -	\$ 2,103.52	FY 2022


Secretary / Assistant Secretary


Board Member

RECEIVED
By Amanda Lane at 5:31 pm, Nov 08, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 029


11/5/2021

Item No.	Vendor	Invoice Number	General Fund	Construction Fund	Fiscal Year
FIELDSTONE (1C, 1D)					
1	Dewberry Engineers Services Through 09/24/2021	2025167		\$ 14,121.00	FY 2021
2	Driggers Engineering Services NRR Phase 1DW Materials Testing NRR Phase 1C Materials Testing NRR Phase 1DW Materials Testing	SAL15349 SAL15389 SAL15390		\$ 4,541.00 \$ 6,709.00 \$ 3,870.00	FY 2021 FY 2021 FY 2021
3	Fortiline Waterworks Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1C West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials Ph 1D West Construction Materials	5368780 5451804 5354855 5384403 5383274 5351112 5368784 5348211 5346905 5438164 5420193 5384413 5368778 5342030 5342051 5410377 5348209 5403951		\$ 5,390.00 \$ 300.00 \$ 456.00 \$ 819.00 \$ 787.50 \$ 7,955.00 \$ 6,025.60 \$ 668.40 \$ 6,379.00 \$ 352.00 \$ 342.00 \$ 390.00 \$ 7,144.64 \$ 4,253.00 \$ 4,995.00 \$ 5,484.00 \$ 222.80 \$ 675.00	FY 2021 FY 2022 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021 FY 2021
4	Jon M Hall Company NRR Ph 1C & 1D West Pay Application 10 Through 10/31/2021	--		\$ 337,418.60	FY 2022
5	Onsight Industries NRR Ph 1C/1D Street Signs	006-20-282227-1		\$ 25,740.90	FY 2022

TOTAL \$445,039.44

\$	\$ 81,579.94	FY 2021
\$	\$ 363,459.50	FY 2022

Vanessa Ripoll
Secretary / Assistant Secretary


Board Member

RECEIVED
By Amanda Lane at 5:31 pm, Nov 08, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

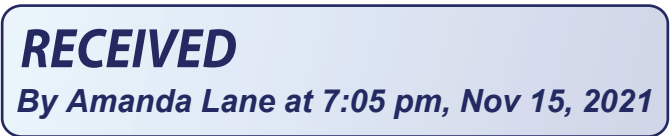
Funding Request No. 030

11/12/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<u>FIELDSTONE</u>				
1	McClatchy Company Legal Advertising on 10/01/2021 ; Ad: IPL0041713	71976	\$ 66.69	FY 2022
2	MI-Box Box Rental	6571	\$ 189.00	FY 2022
3	VGlobalTech November Website Maintenance	3288	\$ 100.00	FY 2022
<i>Fieldstone Subtotal</i>			\$ 355.69	
			\$ -	FY 2021
			\$ 355.69	FY 2022

NORTH RIVER RANCH CDD

1	McClatchy Company Legal Advertising on 10/06/2021 ; Ad: IPL0041714	72094	\$ 62.01	FY 2022
2	PFM Asset Management Arbitrage Calculation Through 09/30/2021	117871	\$ 1,000.00	FY 2021
3	VGlobalTech November Website Maintenance	3285	\$ 125.00	FY 2022
<i>North River Ranch CDD Subtotal</i>			\$ 1,187.01	
			\$ 1,000.00	FY 2021
			\$ 187.01	FY 2022



**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 030

11/12/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<u>NORTH RIVER RANCH ISD</u>				
1	Hopping Green & Sams General Counsel Through 09/30/2021	125730	\$ 2,540.50	FY 2021
2	McClatchy Company Legal Advertising on 10/06/2021 ; Ad: IPL0041730	67820	\$ 65.52	FY 2022
3	VGlobalTech November Website Maintenance	3304	\$ 150.00	FY 2022
<i>North River Ranch ISD Subtotal</i>			\$ 2,756.02	
			\$ 2,540.50	FY 2021
			\$ 215.52	FY 2022

TOTAL \$4,298.72

\$ 3,540.50	FY 2021
\$ 758.22	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 031

11/12/2021

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

1	Driggers Engineering Services NRR Phase 1C Materials Testing	SAL15438		\$ 4,008.00	FY 2022
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TOTAL **\$4,008.00**

\$		\$	-	FY 2021
\$		\$	4,008.00	FY 2022

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

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By Amanda Lane at 7:05 pm, Nov 15, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 032

11/12/2021

Item No.	Vendor	Invoice Number	General Fund	Construction Fund	Fiscal Year
<u>FIELDSTONE (MORGAN'S GLEN)</u>					
1	Booth Design Group Morgan's Glen Perimeter #5	2939		\$ 3,500.00	FY 2022
2	Egolf Land Services Morgan's Glen Site Work	999		\$ 5,703.75	FY 2022

TOTAL \$9,203.75

\$	\$	-	FY 2021
\$	\$	9,203.75	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

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By Amanda Lane at 7:05 pm, Nov 15, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 033

11/12/2021

Item No.	Vendor	Invoice Number	General Fund	Construction Fund	Fiscal Year
1	Hopping Green & Sams Bond Validation Counsel Through 09/30/2021	125731		\$ 3,785.68	FY 2021

TOTAL **\$3,785.68**

\$ -	\$ 3,785.68	FY 2021
\$ -	-	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

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By Amanda Lane at 7:05 pm, Nov 15, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 034

11/19/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
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FIELDSTONE

1	Jan-Pro of Manasota			
	Pavilion Janitorial Supplies	825	\$ 127.27	FY 2022
	Riverfield Janitorial Supplies	833	\$ 51.19	FY 2022
	Pavilion Janitorial Supplies	837	\$ 193.18	FY 2022
2	Tropic Oil Company			
	Regular Unleaded Gasoline	734948-IN	\$ 315.33	FY 2022

Fieldstone Subtotal - DO NOT FUND \$ 686.97

\$ -	FY 2021
\$ 686.97	FY 2022

NORTH RIVER RANCH CDD

1	Clearview Land Design			
	Services Through 11/12/2021	21-02706	\$ 215.00	FY 2022
	Reimbursables Through 11/12/2021	21-02707	\$ 4,547.36	FY 2022

North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD \$ 4,762.36

\$ -	FY 2021
\$ 4,762.36	FY 2022

RECEIVED

By Amanda Lane at 10:30 am, Nov 22, 2021

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 034

11/19/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
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NORTH RIVER RANCH ISD

1	PFM Group Consulting DM Fee: November 2021	DM-11-2021-36	\$ 5,833.33	FY 2022
2	Supervisor Fees - 11/10/2021 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

North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD \$ 6,833.33

\$ -	FY 2021
\$ 6,833.33	FY 2022

TOTAL \$12,282.66

\$	FY 2021
\$ 12,282.66	FY 2022

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 035

11/19/2021

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<u>FIELDSTONE (MORGAN'S GLEN)</u>				
1	Dewberry Engineers Morgan's Glen Community Infrastructure Services Through 10/29/2021	2038389	\$ 1,725.00	FY 2022
2	Egolf Land Services Morgan's Glen Site Work	1005	\$ 2,205.00	FY 2022

Total PAYABLE TO FIELDSTONE CDD \$3,930.00

\$	-	FY 2021
\$	3,930.00	FY 2022

Vivian Carvalho

Secretary / Assistant Secretary



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By Amanda Lane at 10:30 am, Nov 22, 2021

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 036

11/19/2021

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Amerritt Subdivision Layout Services Through 06/30/2021	21-237	\$ 1,615.00	FY 2021

Total - PAYABLE TO NORTH RIVER RANCH ISD \$1,615.00

\$ 1,615.00	FY 2021
\$	FY 2022

Vivian Carvalho

Secretary / Assistant Secretary



Board Member

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By Amanda Lane at 10:31 am, Nov 22, 2021

North River Ranch Improvement Stewardship District

Ratification of Fieldstone Payment Authorizations # 48-- 50

FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #48-50

PA #	Description	Amount	Total
48	Eco-Logic Services		
		\$ 3,000.00	
		\$ 1,200.00	
	Envera		
		\$ 817.82	
	Frontier		
		\$ 605.64	
		\$ 295.97	
	Jan-Pro of Manasota		
		\$ 242.49	
		\$ 895.00	
	John Neal		
		\$ 515.42	
	MacroLease		
		\$ 695.00	
	McClatchy		
		\$ 135.72	
	Manatee County Utilities Department		
		\$ 871.62	
		\$ 163.26	
		\$ 571.61	
	Peace River Electric Cooperative		
		\$ 1,197.63	
		\$ 658.86	
		\$ 33.74	
		\$ 51.12	
		\$ 481.00	
		\$ 59.60	
		\$ 73.64	
		\$ 58.13	
		\$ 80.48	
		\$ 46.94	
		\$ 647.86	
		\$ 70.97	
		\$ 320.66	
		\$ 335.24	
		\$ 583.03	
	PFM Group Consulting		

		\$ 3,333.37	
		\$ 12,500.00	
		\$ 6.78	
	Sunrise Landscape		
		\$ 2,628.74	
		\$ 637.50	
		\$ 19,251.62	
			\$53,066.46
49	Clean Sweep Parking Maintenance		
		\$ 150.00	
		\$ 150.00	
		\$ 150.00	
	Daystar Exterior Cleaning		
		\$ 687.00	
	Florida Department of Economic Opportunity		
		\$ 175.00	
	Envera		
		\$ 589.00	
		\$ 185.00	
	Jan-Pro of Manasota		
		\$ 350.00	
	Jones & Sons Pest Control		
		\$ 160.00	
	S&G Pools		
		\$ 900.00	
		\$ 700.00	
	Spectrum		
		\$ 205.35	
	Stantec Consulting Services		
		\$ 1,253.00	
	Vogler Ashton		
		\$ 4,163.50	
			\$ 9,817.85
50	Florida Department of Health		
		\$ 250.00	
	Frontier		
		\$ 162.09	
	John Neal		
		\$ 229.61	
	MI-BOX Gulf Coast		
		\$ 189.00	
		\$ 189.00	
		\$ 189.00	
	Richmond Carmona		
		\$ 48.07	
	Southern Land Services of Southwest Florida		

		\$ 750.00	
			\$ 2,006.77
		Total	\$64,891.08

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 048

10/1/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
1	Eco-Logic Services			
	September NRR Lake Maintenance	1442	\$ 3,000.00	FY 2021
	September Riverfield Lake Maintenance	1450	\$ 1,200.00	FY 2021
2	Envera			
	November Security Cameras	707586	\$ 817.82	FY 2022
3	Frontier			
	Pavilion Services 09/23/2021 - 10/22/2021	--	\$ 605.64	FY 2022
	Riverfield Services 09/08/2021 - 10/07/2021	--	\$ 295.97	FY 2021
4	Jan-Pro of Manasota			
	Riverfield Janitorial Services	68175	\$ 242.49	FY 2021
	Pavilion Janitorial Services	68256	\$ 895.00	FY 2022
5	John Neal			
	Reimbursement for Custom Beach Balls	705667	\$ 515.42	FY 2021
6	MacroLease			
	Lease Installment	315053	\$ 695.00	FY 2021
7	McClatchy			
	Legal Advertising on 09/01/2021 ; Ad IPL0039013	63249	\$ 135.72	FY 2021
8	Manatee County Utilities Department			
	11510 Little River Way ; Service 08/20/2021 - 09/22/2021	Acct: 312296-162425	\$ 871.62	FY 2021
	8905 Grand River Pkwy	Acct: 312296-164615	\$ 163.26	FY 2021
	11539 Little River Way	Acct: 312296-164711	\$ 571.61	FY 2021
9	Peace River Electric Cooperative			
	11510 Little River Way ; Service 08/18/2021 - 09/18/2021	Acct: 168751001	\$ 1,197.63	FY 2021
	Grand River Pkwy ; Service 08/18/2021 - 09/18/2021	Acct: 168751003	\$ 658.86	FY 2021
	11539 Little River Way ; Service 08/18/2021 - 09/18/2021	Acct: 168751004	\$ 33.74	FY 2021
	8905 Grand River Pkwy ; Service 08/18/2021 - 09/18/2021	Acct: 168751005	\$ 51.12	FY 2021
	Lot Decorative Lights ; Service 08/18/2021 - 09/18/2021	Acct: 168751007	\$ 481.00	FY 2021
	8410 Arrow Creek Dr ; Service 08/18/2021 - 09/18/2021	Acct: 168751008	\$ 59.60	FY 2021
	11705 Sawyer Ln ; Service 08/19/2021 - 09/18/2021	Acct: 168751009	\$ 73.64	FY 2021
	8404 Canyon Creek Trl ; Service 08/18/2021 - 09/18/2021	Acct: 168751011	\$ 58.13	FY 2021
	11712 Moccasin Wallow Rd ; Service 08/18/2021 - 09/18/2021	Acct: 168751013	\$ 80.48	FY 2021
	11750 Little River Way ; Service 08/18/2021 - 09/18/2021	Acct: 168751014	\$ 46.94	FY 2021
	8414 Arrow Creek Dr ; Service 08/18/2021 - 09/18/2021	Acct: 168751015	\$ 647.86	FY 2021
	8010 Ft Hamer Rd ; Service 08/25/2021 - 09/18/2021	Acct: 168751016	\$ 70.97	FY 2021
	Grande Reserve Ph1A-2 Lot Lights ; Service 08/18/2021 - 09/18/2021	Acct: 168751017	\$ 320.66	FY 2021
	Decorative Lighting NRR Ph1D East ; Service 08/18/2021 - 09/18/2021	Acct: 168751023	\$ 335.24	FY 2021
	Decorative Lighting NRR Ph1B2 ; Service 08/18/2021 - 09/18/2021	Acct: 168751024	\$ 583.03	FY 2021
10	PFM Group Consulting			
	DM Fee: September 2021	DM-09-2021-17	\$ 3,333.37	FY 2021
	FY 2022 Tax Roll	FY22-TR-0010	\$ 12,500.00	FY 2022
	August Reimbursables	OE-EXP-09-16	\$ 6.78	FY 2021

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 048
10/1/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
11	Sunrise Landscape			
	Plant Replacement 1	2539	\$ 2,628.74	FY 2021
	Plant Replacement 2	2540	\$ 637.50	FY 2021
	September Landscaping	2569	\$ 19,251.62	FY 2021

TOTAL \$ 53,066.46

38,248.00	FY 2020
14,818.46	FY 2021

Venessa Ripoll
Secretary / Assistant Secretary



Chairman / Vice Chairman

RECEIVED
By Amanda Lane at 9:45 am, Oct 05, 2021

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 049

10/8/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
1	Clean Sweep Parking Maintenance			
	Power Sweeping on July 16, 2021	45920	\$ 150.00	FY 2021
	Power Sweeping on August 4, 2021	46075	\$ 150.00	FY 2021
	Power Sweeping on September 7, 2021	46276	\$ 150.00	FY 2021
2	Daystar Exterior Cleaning			
	September Maintenance	14063	\$ 687.00	FY 2021
3	Florida Department of Economic Opportunity			
	FY 2021 / 2022 Special District Fee	85320	\$ 175.00	FY 2022
4	Envera			
	Replace Middle Gate Mag Lock	36107	\$ 589.00	FY 2021
	Middle Gate Service Call	36833	\$ 185.00	FY 2021
5	Jan-Pro of Manasota			
	Riverfield Janitorial Services	68188	\$ 350.00	FY 2022
6	Jones & Sons Pest Control			
	Riverfield Verandah Pest Control	--	\$ 160.00	FY 2021
7	S&G Pools			
	October Pavilion Pool Service	1021	\$ 900.00	FY 2022
	October Riverfield Pool Service	10121	\$ 700.00	FY 2022
8	Spectrum			
	11510 Little River Way ; Service 09/28/2021 - 10/27/2021	Acct: 0050851879-01	\$ 205.35	FY 2022
9	Stantec Consulting Services			
	Engineering Services Through 09/24/2021	1839954	\$ 1,253.00	FY 2021
10	Vogler Ashton			
	General Legal Through 09/30/2021	7179	\$ 4,163.50	FY 2021

TOTAL \$ 9,817.85

7,487.50	FY 2020
2,330.35	FY 2021

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

RECEIVED
By Amanda Lane at 2:22 pm, Oct 12, 2021

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 050


10/15/2021

Item No.	Payee	Invoice No.	General Fund	Fiscal Year
1	Florida Department of Health Pool Permit No. 41-60-2224145 Fee	41-BID-5613561	\$ 250.00	FY 2022
2	Frontier Services 10/03/2021 - 11/02/2021	Acct: 941-776-0433-093021-5	\$ 162.09	FY 2022
3	John Neal Reimbursement for Supplies	--	\$ 229.61	FY 2022
4	MI-BOX Gulf Coast Monthly Box Rental	5839	\$ 189.00	FY 2021
	Monthly Box Rental	6073	\$ 189.00	FY 2021
	Monthly Box Rental	6317	\$ 189.00	FY 2022
5	Richmond Carmona Reimbursement for Supplies	--	\$ 48.07	FY 2022
6	Southern Land Services of Southwest Florida Morgan's Glen Mowing / Bushhogging	092421-117	\$ 750.00	FY 2021

TOTAL \$ 2,006.77

1,128.00	FY 2021
878.77	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

RECEIVED
By Amanda Lane at 8:46 am, Oct 18, 2021

North River Ranch Improvement Stewardship District

Ratification of Fieldstone Requisitions Morgan's Glen Project #
2019-111 – 2019 --112

Fieldstone CDD
Series 2019 - Morgan's Glen
Summary of Requisition(s): 111-112

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
111	Dewberry Engineers	\$ 1,725.00	Please reference invoice(s) 2025126 on the payment.	Dewberry Engineers Inc. PO Box 821824 Philadelphia, PA 19182-1824
112	Terracon Consultants	\$ 762.50	Please reference invoice(s) TF87135 on the payment.	Terracon Consultants, Inc. PO Box 959673 St. Louis, MO 63195-9673
Total		\$ 2,487.50		

North River Ranch Improvement Stewardship District

Review of District Financial Statements

North River Ranch Improvement Stewardship District
Statement of Financial Position
As of 10/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
Fieldstone					
<u>Current Assets</u>					
General Checking Account	\$209,888.48				\$209,888.48
Debit Card	446.41				446.41
Accounts Receivable	13.36				13.36
Assessments Receivable	1,297.98				1,297.98
Prepaid Expenses	7,202.63				7,202.63
Deposits	2,000.00				2,000.00
Debt Service Reserve (Series 2019)		\$166,058.44			166,058.44
Debt Service Reserve (Morgan's Glen)		91,058.75			91,058.75
Revenue (Series 2019)		226,835.37			226,835.37
Revenue (Morgan's Glen)		134,252.21			134,252.21
Interest A1 (Series 2019)		0.20			0.20
Interest A1 (Morgan's Glen)		0.12			0.12
Interest A2 (Morgan's Glen)		0.05			0.05
Prepayment A2 (Series 2019)		512,728.32			512,728.32
Prepayment A2 (Morgan's Glen)		830,430.82			830,430.82
Sinking Fund A1 (Series 2019)		0.06			0.06
Sinking Fund (Morgan's Glen)		0.03			0.03
Interest (Series 2021B)		74,799.97			74,799.97
Prepayment (Series 2021B)		273,675.00			273,675.00
Accounts Receivable			\$27,266.40		27,266.40
Accounts Receivable - Due from Developer			1,330,305.46		1,330,305.46
Acquisition/Construction (Series 2019)			99,633.26		99,633.26
Acquisition/Construction (Morgan's Glen)			16,499.91		16,499.91
Restricted Acq/Constr (Morgan's Glen)			2.82		2.82
Acquisition/Construction (Series 2021B)			6,697.74		6,697.74
Cost of Issuance (Series 2021B)			21,700.34		21,700.34

North River Ranch Improvement Stewardship District
Statement of Financial Position
As of 10/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
North River Ranch CDD					
General Checking Account	\$7,533.72				7,533.72
Accounts Receivable - Due from Developer	2,688.54				2,688.54
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 Capitalized Interest		153,228.46			153,228.46
Series 2020 A2 Capitalized Interest		105,219.22			105,219.22
Series 2020 A3 Capitalized Interest		100,115.05			100,115.05
Accounts Receivable - Due from Developer			\$1,249,223.65		1,249,223.65
Series 2020 A1, A2 Acq/Construction			1,874,313.69		1,874,313.69
Series 2020 A3 Acquisition/Construction			3,798,000.19		3,798,000.19
North River Ranch ISD					
General Checking Account	\$6,647.57				6,647.57
Accounts Receivable - Due from Developer	30,501.64				30,501.64
Accounts Receivable - Due from Developer			\$1,741.00		1,741.00
Total Current Assets	\$268,220.33	\$3,097,768.32	\$8,425,384.46	\$0.00	\$11,791,373.11
 Fieldstone					
Investments					
Amount Available in Debt Service Funds				\$2,309,839.34	\$2,309,839.34
Amount To Be Provided				18,070,160.66	18,070,160.66
North River Ranch CDD					
Amount Available in Debt Service Funds				\$787,928.98	787,928.98
Amount To Be Provided				16,107,071.02	16,107,071.02
Total Investments	\$0.00	\$0.00	\$0.00	\$37,275,000.00	\$37,275,000.00
Total Assets	\$268,220.33	\$3,097,768.32	\$8,425,384.46	\$37,275,000.00	\$49,066,373.11

North River Ranch Improvement Stewardship District
Statement of Financial Position
As of 10/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<u>Liabilities and Net Assets</u>					
Fieldstone					
<u>Current Liabilities</u>					
Accounts Payable	\$13,227.17				\$13,227.17
Accounts Payable			\$1,423,456.28		1,423,456.28
Due To Developer			27,266.40		27,266.40
Retainage Payable			939,361.42		939,361.42
Deferred Revenue			681,826.82		681,826.82
Retainage Payable			429,762.07		429,762.07
Accounts Payable			5,760.00		5,760.00
North River Ranch CDD					
Accounts Payable	\$2,513.54				2,513.54
Deferred Revenue	1,886.48				1,886.48
Accounts Payable			\$3,412,829.78		3,412,829.78
Retainage Payable			92,908.10		92,908.10
Deferred Revenue			1,249,223.65		1,249,223.65
North River Ranch ISD					
Accounts Payable	\$32,148.49				32,148.49
Deferred Revenue	10,851.33				10,851.33
Accounts Payable			\$1,741.00		1,741.00
Deferred Revenue			1,741.00		1,741.00
Total Current Liabilities	\$60,627.01	\$0.00	\$8,265,876.52	\$0.00	\$8,326,503.53
Fieldstone					
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$20,380,000.00	\$20,380,000.00
North River Ranch CDD					
Revenue Bonds Payable - Long-Term				\$16,895,000.00	16,895,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$37,275,000.00	\$37,275,000.00
Total Liabilities	\$60,627.01	\$0.00	\$8,265,876.52	\$37,275,000.00	\$45,601,503.53

North River Ranch Improvement Stewardship District
Statement of Financial Position
As of 10/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
Fieldstone					
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$17,335.16)				(\$17,335.16)
Current Year Net Assets, Unrestricted	224,956.85				224,956.85
Net Assets, Unrestricted		\$1,961,364.37			1,961,364.37
Current Year Net Assets, Unrestricted		0.00			0.00
Net Assets, Unrestricted		\$348,474.97			348,474.97
Current Year Net Assets, Unrestricted		0.00			0.00
Net Assets, Unrestricted			(\$1,442,676.97)		(1,442,676.97)
Current Year Net Assets, Unrestricted			(155,526.10)		(155,526.10)
Net Assets, Unrestricted			(\$407,123.99)		(407,123.99)
Current Year Net Assets, Unrestricted			0.00		0.00
					0.00
North River Ranch CDD					
Net Assets, Unrestricted	\$6,406.60				6,406.60
Current Year Net Assets, Unrestricted	(584.36)				(584.36)
Net Assets, Unrestricted		\$787,928.98			787,928.98
Current Year Net Assets, Unrestricted		0.00			0.00
Net Assets, Unrestricted			\$2,166,576.00		2,166,576.00
Current Year Net Assets, Unrestricted			0.00		0.00
North River Ranch ISD					
Net Assets, Unrestricted	\$1,307.72				1,307.72
Current Year Net Assets, Unrestricted	(7,158.33)				(7,158.33)
Net Assets, Unrestricted			(\$1,741.00)		(1,741.00)
Current Year Net Assets, Unrestricted			0.00		0.00
Total Net Assets	<u>\$207,593.32</u>	<u>\$3,097,768.32</u>	<u>\$159,507.94</u>	<u>\$0.00</u>	<u>\$3,464,869.58</u>
Total Liabilities and Net Assets	<u><u>\$268,220.33</u></u>	<u><u>\$3,097,768.32</u></u>	<u><u>\$8,425,384.46</u></u>	<u><u>\$37,275,000.00</u></u>	<u><u>\$49,066,373.11</u></u>

North River Ranch Improvement Stewardship District
Statement of Activities
As of 10/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
Fieldstone					
Revenues					
Off-Roll Assessments	\$253,007.10				\$253,007.10
Developer Contributions	0.01				0.01
Total Revenues	\$253,007.11	\$0.00	\$0.00	\$0.00	\$253,007.11
Expenses					
Assessment Administration	\$12,500.00				\$12,500.00
Miscellaneous	244.61				244.61
Web Site Maintenance	100.00				100.00
Dues, Licenses, and Fees	425.35				425.35
Activities Director	541.01				541.01
Electric	1,957.97				1,957.97
Clubhouse Electric	1,135.01				1,135.01
Water Reclaimed	2,772.67				2,772.67
Amenity - Cable TV / Internet	1,782.55				1,782.55
Amenity - Pool Maintenance	1,600.00				1,600.00
Amenity - Janitorial	1,245.00				1,245.00
Equipment Rental	1,006.82				1,006.82
Irrigation - Repair and Maintenance	20.23				20.23
Landscaping Maintenance & Material	750.00				750.00
Cleaning	1,937.00				1,937.00
Lighting	32.04				32.04
Contingency			\$155,526.10		155,526.10
North River Ranch CDD					
Engineering	\$215.00				215.00
Copies	69.36				69.36
Web Site Maintenance	125.00				125.00
Dues, Licenses, and Fees	175.00				175.00
North River Ranch ISD					
Supervisor Fees	\$1,000.00				1,000.00
Management	5,833.33				5,833.33
Web Site Maintenance	150.00				150.00
Dues, Licenses, and Fees	175.00				175.00
Total Expenses	\$35,792.95	\$0.00	\$155,526.10	\$0.00	\$191,319.05

North River Ranch Improvement Stewardship District
Statement of Activities
As of 10/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Change In Net Assets	\$217,214.16	\$0.00	(\$155,526.10)	\$0.00	\$61,688.06
Net Assets At Beginning Of Year	(\$9,620.84)	\$3,097,768.32	\$315,034.04	\$0.00	\$3,403,181.52
Net Assets At End Of Year	<u>\$207,593.32</u>	<u>\$3,097,768.32</u>	<u>\$159,507.94</u>	<u>\$0.00</u>	<u>\$3,464,869.58</u>

North River Ranch Improvement Stewardship District
 Budget to Actual
 For the Month Ending 10/31/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<u>Revenues</u>				
Off-Roll Assessments	\$ 253,007.10	\$ 88,268.29	\$ 164,738.81	\$ 1,059,219.50
Developer Contributions	0.01	-	0.01	-
Net Revenues	\$ 253,007.11	\$ 88,268.29	\$ 164,738.82	\$ 1,059,219.50
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 12,000.00
POL Insurance	-	501.67	(501.67)	6,020.00
Trustee Services	-	1,250.00	(1,250.00)	15,000.00
District Management	5,833.33	5,833.33	-	70,000.00
Engineering	215.00	2,916.67	(2,701.67)	35,000.00
Dissemination Agent	-	1,666.67	(1,666.67)	20,000.00
District Counsel	-	2,500.00	(2,500.00)	30,000.00
Assessment Administration	12,500.00	1,666.67	10,833.33	20,000.00
Reamortization Schedules	-	83.33	(83.33)	1,000.00
Audit	-	1,000.00	(1,000.00)	12,000.00
Arbitrage Calculation	-	166.67	(166.67)	2,000.00
Travel and Per Diem	-	41.67	(41.67)	500.00
Telephone	-	16.67	(16.67)	200.00
Postage & Shipping	-	25.00	(25.00)	300.00
Copies	69.36	41.67	27.69	500.00
Legal Advertising	-	416.67	(416.67)	5,000.00
Bank Fees	-	30.00	(30.00)	360.00
Miscellaneous	244.61	229.16	15.45	2,750.00
Office Supplies	-	20.83	(20.83)	250.00
Property Taxes	-	4.17	(4.17)	50.00
Web Site Maintenance	375.00	225.00	150.00	2,700.00
Dues, Licenses, and Fees	775.35	14.58	760.77	175.00
Activities Director of Fun	541.01	8,333.33	(7,792.32)	100,000.00
Maintenance Staff	-	1,250.00	(1,250.00)	15,000.00
Total General & Administration Expenses	\$ 21,553.66	\$ 29,233.76	\$ (7,680.10)	\$ 350,805.00

North River Ranch Improvement Stewardship District
 Budget to Actual
 For the Month Ending 10/31/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<u>Brightwood Pavilion - Amenity</u>				
Clubhouse Electric	\$ 732.12	\$ 1,000.00	\$ (267.88)	\$ 12,000.00
Clubhouse Water	-	30.00	(30.00)	360.00
Amenity - Cable TV / Internet / Wi-Fi	1,782.55	750.00	1,032.55	9,000.00
Amenity - Landscape Maintenance	-	5,000.00	(5,000.00)	60,000.00
Amenity - Irrigation Repairs	-	833.33	(833.33)	10,000.00
Amenity - Pool Maintenance	900.00	900.00	-	10,800.00
Amenity - Exterior Cleaning	1,250.00	750.00	500.00	9,000.00
Amenity - Interior Cleaning	895.00	400.00	495.00	4,800.00
Amenity - Pest Control	-	1,250.00	(1,250.00)	15,000.00
Amenity - Fitness Equipment Leasing	-	695.00	(695.00)	8,340.00
Amenity - Envera Security - 8 monitored Camaras	-	1,000.00	(1,000.00)	12,000.00
Total Brightwood Pavilion - Amenity Expenses	\$ 5,559.67	\$ 12,608.33	\$ (7,048.66)	\$ 151,300.00
<u>Riverfield Verandah - Amenity</u>				
Clubhouse Electric	\$ 402.89	\$ 312.50	\$ 90.39	\$ 3,750.00
Clubhouse Water	-	22.50	(22.50)	270.00
Amenity - Cable TV / Internet / Wi-Fi	-	250.00	(250.00)	3,000.00
Amenity - Landscape Maintenance	-	375.00	(375.00)	4,500.00
Amenity - Pool Maintenance	700.00	540.00	160.00	6,480.00
Amenity - Exterior Cleaning	687.00	375.00	312.00	4,500.00
Amenity - Interior Cleaning	350.00	296.25	53.75	3,555.00
Amenity - Envera Security - 8 monitored Camaras	-	446.63	(446.63)	5,359.50
Total Riverfield Verandah - Amenity Expenses	\$ 2,139.89	\$ 2,617.88	\$ (477.99)	\$ 31,414.50
<u>Field Expenses</u>				
Electric	\$ 1,957.97	\$ 1,166.67	\$ 791.30	\$ 14,000.00
Equipment Rental	1,006.82	2,500.00	(1,493.18)	30,000.00
General Insurance	-	416.67	(416.67)	5,000.00
Property & Casualty Insurance	-	2,083.33	(2,083.33)	25,000.00
Water Reclaimed	2,772.67	833.33	1,939.34	10,000.00
Mitigation	-	100.00	(100.00)	1,200.00
Stormwater - Repair and Maintenance	-	2,083.33	(2,083.33)	25,000.00
Irrigation - Repair and Maintenance	20.23	83.33	(63.10)	1,000.00
Lake Maintenance	-	4,166.67	(4,166.67)	50,000.00
Landscaping Maintenance & Material	750.00	20,833.33	(20,083.33)	250,000.00
Landscape Improvements	-	2,083.33	(2,083.33)	25,000.00
Contingency	-	41.67	(41.67)	500.00
Equipment Repair & Maintenance	-	83.33	(83.33)	1,000.00
Street Sweeping	-	3,083.33	(3,083.33)	37,000.00
Lighting	32.04	83.33	(51.29)	1,000.00
Streetlights - Leasing	-	4,166.67	(4,166.67)	50,000.00
Total Field Expenses	\$ 6,539.73	\$ 43,808.32	\$ (37,268.59)	\$ 525,700.00

North River Ranch Improvement Stewardship District
 Budget to Actual
 For the Month Ending 10/31/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
Total Expenses	\$ 35,792.95	\$ 88,268.29	\$ (52,475.34)	\$ 1,059,219.50
Income (Loss) from Operations	\$ 217,214.16	\$ -	\$ 217,214.16	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ 217,214.16	\$ -	\$ 217,214.16	\$ -