

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

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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, January 12, 2022 at 1:30 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

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

**Phone: 1-844-621-3956**

**Participant Code: 790 562 990 #**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

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

## **Administrative & Business Matters**

1. Consideration of the Minutes of the December 8, 2021 Board of Supervisors Meeting
2. Review and Consideration of RIPA & Associates, NRR Phase 4A & 4B COR #10
3. Review and Consideration of NRR Phase 4A & 4B COR #11 – Sleeves
4. Review and Consideration of Change Order #1, Morgan's Glen Phases IC & IIB
5. Ratification of the Frontier Communications Proposal
6. Ratification of the North River Ranch ISD Funding Request # 37 – 50
7. Ratification of Fieldstone Requisitions Morgan's Glen Project # 2021- 01 – 2021-08
8. 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 December 8,  
2021 Board of Supervisors Meeting

**MINUTES OF MEETING**

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

**Wednesday, December 8, 2021 at 1:30 p.m.**

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

Board Members present via phone or inperson:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Leinaweaver	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary

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 1:47 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 & Business Matters**

**Consideration of the Minutes of  
the November 10, 2021 Board of  
Supervisors Meeting**

The Board reviewed the Minutes of the November 10, 2021 Board of Supervisors' Meeting.

On MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the Minutes of the November 10, 2021 Board of Supervisors' Meeting.

**Review and Consideration of Eco-  
Logic Services, Fieldstone  
Neighborhood**

Mr. Panaseney explained that this was an additional Work Authorization for lakes that have just been constructed.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Addendum for Environmental Services with Eco-Logic Services for the Fieldstone Neighborhood.

**Review and Consideration of  
Arbitrage Rebate & Yield  
Restriction Compliance Analysis**

The Board reviewed the Arbitrage Rebate & Yield Restriction Compliance Analysis.

On MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved the Arbitrage Rebate & Yield Restriction Compliance Analysis.

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

Mr. Fisher explained that the original contract had 300 linear feet for 2", 4" and 6" PVC sleeves but there are some additional crossings that are required to serve the project. Additionally, the price of PVC has skyrocketed over the last couple of months so there will be an increase in the price per linear feet, there is an increase in install only soft utility items and the berm height needs to be increased so the residents will have more privacy.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the NRR Phase 4A & 4B COR #11 – Sleeves for \$100,447.00.

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

Ms. Snow explained that there were some items that were upgraded such as the TV and equipment.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Audio Video Partners Invoice for the Brightwood Pavilion for \$2,786.81 and the Audio Video Partners Invoices for the Riverfield Verandah for \$1,661.16.

**Ratification of the North River Ranch ISD Funding Requests # 26-36**

The Board reviewed the North River Ranch ISD Funding Requests # 26-36.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the North River Ranch ISD Funding Requests # 26-36.

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

The Board reviewed the Fieldstone Payment Authorizations # 48-50.

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

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

The Board reviewed the Fieldstone Requisitions Morgan's Glen Project # 2019-111 – 2019-112.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the Fieldstone Requisitions Morgan's Glen Project # 2019-111 – 2019-112.

### **Review of District Financial Statements**

The Board reviewed the District Financial Statements through October 31, 2021. Ms. Carvalho noted that these are the new statements with all of the neighborhoods combined.

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

Mr. Weidemiller asked how long the neighborhoods will be separated like this in this report. Ms. Carvalho replied that she thinks it will show this way until Fiscal Year 2023. Mr. McKay stated that the name for the bonds won't be changed until there is a refinancing but the O&M could be cleaned up. Ms. Carvalho added that the District can look at the O&M allocation. Mr. Williams stated that there may be a need to look at the developed vs. the undeveloped lands and how the O&M allocation should be for each type. Ms. Carvalho added that in the budget process for Fiscal Year 2023, the Board can look at the O&M allocation at that time.

### **THIRD ORDER OF BUSINESS**

### **Other Business**

### **Staff Reports**

**District Counsel** – Mr. Johnson stated that the amendment of the District's boundaries to contract various commercial properties out and funded by the Developer has been approved by both Manatee County and by the local Legislative delegation. Additionally, there has been an implementation of Amendment 12 which has a lobbying ban prohibiting certain public officers from engaging in certain lobbying activities at the county or state level. Most of the Board will find that you are protected and will not be in jeopardy of violating this ban. Mr. Johnson will put together a written summary and circulate to the Board for review.

**District Engineer** – Mr. Engle does not have a report for this month. Mr. Fisher noted that the team is progressing on construction with Phases 4A and 4B and hope to be breaking ground on the Fort Hammer Road and Road FF extensions in the middle of January.

**District Manager** – Ms. Carvalho noted for the record that the next scheduled meeting will be January 12, 2022 at 1:30 p.m. Additionally, Egis Advisors, the insurance company for the District, asked if the District would be interested in a tail gate coverage. This coverage is for any claims that come up in the next three years, which is the statute of limitations, since the two Districts dissolved and won't have any coverage. Mr. Johnson added that he feels it is a reasonable expense for the coverage. Ms. Carvalho explained that the coverage is approximately \$2,506.00 per District per year. A discussion ensued.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Tail Gate Coverage with Egis Advisors.

Ms. Snow stated that a Lifestyle Director has been hired. Her name is Faith Santuro and she starts on January 10, 2022. Mr. Weidemiller asked if she will be an employee of the District. Ms. Snow replied that she will not as this is part of the WTS Agreement which the District already approved and there is a separate Marketing Agreement as well. Ms. Carvalho added that District staff will need the names in order to get the debit card and what amount would be acceptable. Ms. Snow replied that \$1,000.00 would be good.

On MOTION by Mr. Williams, seconded by Ms. Weidemiller, with all in favor, the Board approved a separate operating account of \$1,000.00 for debit card purchases.

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

There were no audience comments or Supervisor requests.

#### **FIFTH ORDER OF BUSINESS**

#### **Adjournment**

Ms. Carvalho requested as there was no further business to come before the Board for a motion to continue the meeting to December 16, 2021 at 11:30 a.m.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the December 8, 2021 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued at 2:11 p.m. to December 16, 2021 at 11:30 a.m. at 8141 Lakewood Main Street, Bradenton, FL 34202.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson



# **North River Ranch Improvement Stewardship District**

Review and Consideration of RIPA &  
Associates, NRR Phase 4A & 4B COR #10



<b>To:</b>	Neal Communities	<b>Contact:</b>	Chris Fisher
<b>Address:</b>	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b>	941-328-1075
<b>Project Name:</b>	NRR Phase 4A & 4B COR #10- Storm Pipe Runs	<b>Fax:</b>	(941) 713-3780
<b>Project Location:</b>	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	<b>Bid Number:</b>	20-375A
		<b>Bid Date:</b>	12/4/2020

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>STORM SYSTEM</b>					
35	15" CLASS III RCP STORM	4.00	LF	\$38.30	\$153.20
37	18" CLASS III RCP STORM	25.00	LF	\$46.45	\$1,161.25
38	24" CLASS III RCP STORM	44.00	LF	\$61.45	\$2,703.80
39	30" CLASS III RCP STORM	79.00	LF	\$84.60	\$6,683.40
40	36" CLASS III RCP STORM	13.00	LF	\$110.00	\$1,430.00
41	42" CLASS III RCP STORM	4.00	LF	\$140.00	\$560.00
42	48" CLASS III RCP STORM	8.00	LF	\$170.00	\$1,360.00
44	66" CLASS III RCP STORM	144.00	LF	\$385.00	\$55,440.00
80	RIP RAP SUMP (30' WIDE)	1.00	EACH	\$12,500.00	\$12,500.00
<b>Total Price for above STORM SYSTEM Items:</b>					<b>\$81,991.65</b>

**Total Bid Price: \$81,991.65**

**Notes:**

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS. -OR- CONSTRUCTION STAKING AND RECORD SURVEY, FOR RIPA'S SCOPE OF WORK ONLY, ARE INCLUDED. RECORD DRAWINGS, WHICH ARE THE RESPONSIBILITY OF THE ENGINEER OF RECORD, ARE NOT INCLUDED. WE HAVE NOT INCLUDED STAKING OR CONTROL POINTS FOR BUILDING PAD FOUNDATION OR FOOTER CONSTRUCTION.
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.
- ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- ASSUMES PAD ELEVATION IS 6" BELOW FINISH FLOOR (+/- 0.10' TOLERANCE).
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON A GEOTECHNICAL REPORT PROVIDED BY XXXXX, DATED XX/XX/XX.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- INCLUDED IN THIS PROPOSAL IS ONE TIME ROUGH GRADING (PRIOR TO VERTICAL CONSTRUCTION) AND ONE TIME FINAL GRADING (AFTER VERTICAL CONSTRUCTION). ANY ADDITIONAL GRADING WILL BE PERFORMED FOR AN AGREED UPON PRICE.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; STRIPPING OF SITE; FENCE; AND PERIMETER WALLS.
- THE ABOVE PRICING IS BASED ON TODAY'S MARKET. DUE TO THE VOLATILITY OF FUEL, PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- THIS PROPOSAL IS BASED ON RFI 03 CONFIRMING PIPE RUNS.



<b>To:</b> Neal Communities	<b>Contact:</b> Chris Fisher
<b>Address:</b> 5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	<b>Phone:</b> 941-328-1075 <b>Fax:</b> (941) 713-3780
<b>Project Name:</b> NRR Phase 4A & 4B COR #10- Storm Pipe Runs	<b>Bid Number:</b> 20-375A
<b>Project Location:</b> Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	<b>Bid Date:</b> 12/4/2020

<p><b>ACCEPTED:</b>          The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b>  <b>Ripa &amp; Associates</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Andrew Babchick          813-417-6920 ababchick@ripaconstruction.com</p>
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# **North River Ranch Improvement Stewardship District**

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



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

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>ORIGINAL SLEEVE ALLOWANCE</b>					
	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)
<b>Total Price for above ORIGINAL SLEEVE ALLOWANCE Items:</b>					<b><u>(\$7,344.00)</u></b>
<b>OWNER CROSSINGS</b>					
	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
<b>Total Price for above OWNER CROSSINGS Items:</b>					<b><u>\$18,451.00</u></b>
<b>SOFT UTILITY SLEEVES (INSTALL ONLY)</b>					
	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
<b>Total Price for above SOFT UTILITY SLEEVES (INSTALL ONLY) Items:</b>					<b><u>\$42,755.00</u></b>
<b>BERM CHANGES</b>					
	OFFSITE FILL- INCREASED BERM HEIGHT	12,100.00	CY	\$3.85	\$46,585.00
<b>Total Price for above BERM CHANGES Items:</b>					<b><u>\$46,585.00</u></b>
<b>Total Bid Price:</b>					<b><u>\$100,447.00</u></b>

- 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 SCHEDULE 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



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

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

**Review and Consideration of Change Order #1,  
Morgan's Glen Phases IC & IIB**

# Change Order

No. 1

Date of Issuance: January 5, 2022 Effective Date: January 12, 2022

Project: <b>Morgan's Glen Phases IC &amp; IIB</b>	Owner: <b>North River Ranch Improvement Stewardship District</b>	Owner's Contract No.:
Contract: <b>\$2,449,975.87</b>		Date of Contract: <b>9/23/2021</b>
Contractor: <b>Woodruff &amp; Sons, Inc.</b>		Engineer's Project No.: <b>215616746/ 215613718</b>

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

Description:

**October Extras: 1C RCP Storm Sewer, CS-15, Throat Inlet (15-1A), Double Valley Gutter Inlet (15-1)  
42" RCP Pipe Support (15-2)**

Attachments: (List documents supporting change):

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$ 2,449,875.87**

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

\$ \_\_\_\_\_

Contract Price prior to this Change Order:

**\$ 2,449,875.87**

**[Increase]** [Decrease] of this Change Order:

**\$ 99,709.59**

Contract Price incorporating this Change Order:

**\$ 2,549,585.46**

**CHANGE IN CONTRACT TIMES:**

Original Contract Times:  Working days  Calendar days

Substantial completion (days or date): **IIB-150/ IC-180 Days**

Ready for final payment (days or date): **IIB-180/ IC-210 Days**

[Increase] [Decrease] from previously approved Change Orders

No. 0 to No. 0:

Substantial completion (days): \_\_\_\_\_

Ready for final payment (days): \_\_\_\_\_

Contract Times prior to this Change Order:

Substantial completion (days or date): **IIB-150/ IC-180 Days**

Ready for final payment (days or date): **IIB-180/ IC-210 Days**

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

Contract Times with all approved Change Orders:

Substantial completion (days or date): **IIB-150/ IC-180 Days 2/20/22 - 3/22/22**

Ready for final payment (days or date): **IIB-180/ IC-210 Days 3/22/22 - 4/21/22**

RECOMMENDED:

By: \_\_\_\_\_  
Engineer (Authorized Signature)

Date: \_\_\_\_\_

Approved by Funding Agency (if applicable): \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

Date: \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_  
Contractor (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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# WOODRUFF & SONS, INC - WORKSHEET for EXTRAS

P.O. Box 10127, Bradenton, Florida 34282-0127 ~ T# 941.756.1871 ~ F# 941.755.1379 ~ www.woodruffandsons.com

**NAME OF JOB:** Morgan's Glen Phases IC and IIB  
**JOB LOCATION:** Fort Hamer Road off Moccasin Wallow Road - Parrish, FL  
**NATURE OF JOB:** October Extras For Work Performed Outside The Scope Of The Original Contract

**JOB/WORK ORDER NO:** 2758  
**DATE:** Nov 30, 2021  
**REFERENCE NO:** \_\_\_\_\_  
**W&S INVOICE NO:** \_\_\_\_\_

**BILL TO:** A/R C#  
**COMPANY:** Fieldstone Community Development District  
**ADDRESS:** 12051 Corporate Blvd., Orlando, FL 32817

**ORDERED BY:** \_\_\_\_\_  
**TAX LOCATION:** Manatee  
**TAX PERCENTAGE:** 7.00%

DATE	WORKMAN	TICKET #	QTY	UNITS	DESCRIPTION OF WORK	UNIT \$	EXTENSION \$	
			569.00	LF	F&I 42" RCP Storm Sewer (Phase 1C)	\$137.97	\$78,504.93	
			1.00	EA	F&I Control Structure (CS-15)	\$7,389.66	\$7,389.66	
			1.00	EA	F&I Throat Inlet (15-1A)	\$5,146.81	\$5,146.81	
			1.00	EA	F&I Double Valley Gutter Inlet (15-1)	\$6,018.59	\$6,018.59	
			1.00	EA	F&I 42" RCP Pipe Support (15-2)	\$2,649.60	\$2,649.60	
<b>SUBTOTAL</b>								<b>\$99,709.59</b>
<b>TAX %</b>								
<b>TOTAL</b>								

# **North River Ranch Improvement Stewardship District**

Ratification of the Frontier Communications  
Proposal



*Router & Network managed wife needs this (poners it)*  
**FiberOptic Broadband and OneVoice Schedule**  
**Fiber Optimization August 2021**  
**Business**  
**Frontier Confidential**

This is Schedule Number S-0000294111 to the Frontier Services Agreement dated 12/08/2021 ("FSA") by and between North River Ranch ("Customer") and Frontier Communications of America, Inc. on behalf of itself and its affiliates ("Frontier"). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

Primary Service Location: 8414 Arrow Creek Drive Parrish Florida 34219

Schedule Date: 12/08/2021

Schedule Type/Purpose: Order for new Services

Service Term: 24 Month

Single Play: FiberOptic Broadband	Service	Qty	NRC (x Qty)	MRC (x Qty)																		
FiberOptic 300/300M		0	\$	\$																		
FiberOptic 700/700M	new	1	\$ 0.00	\$ 95.99																		
FiberOptic Gig Service <i>235 00</i>		0	\$	\$																		
FiberOptic per BDT#:		0	\$	\$																		
1 Usable Static IP Address		0	\$ 0.00	\$																		
5 Usable Static IP Addresses		0	\$ 0.00	\$																		
13 Usable Static IP Addresses		0	\$ 0.00	\$																		
29 Usable Static IP Addresses		0	\$ 0.00	\$																		
61 Usable Static IP Addresses		0	\$ 0.00	\$																		
Double Play: OneVoice Nationwide + FiberOptic Broadband	Service	Qty	NRC (x Qty)	MRC (x Qty)																		
OneVoice Nationwide + FiberOptic 300/300M		0	\$	\$																		
OneVoice Nationwide + FiberOptic 700/700M		0	\$	\$																		
OneVoice Nationwide + FiberOptic Gig Service		0	\$	\$																		
OneVoice Nationwide + FiberOptic Broadband per BDT#:		0	\$	\$																		
1 Usable Static IP Address		0	\$ 0.00	\$																		
5 Usable Static IP Addresses <i>new</i>		1	\$ 0.00	\$ 25.00																		
13 Usable Static IP Addresses		0	\$ 0.00	\$																		
29 Usable Static IP Addresses		0	\$ 0.00	\$																		
61 Usable Static IP Addresses		0	\$ 0.00	\$																		
OneVoice Service		Qty	NRC (x Qty)	MRC (x Qty)																		
OneVoice Nationwide <i>(First business line free for 700Mbps and Gig Service only, additional restrictions may apply; * not available to NV and UT Customers)</i>		0	\$	\$																		
OneVoice Nationwide (Additional Lines)		0	\$	\$																		
OneVoice Features (add \$9.99 to both MRC columns if "All in" is selected below)			\$ 0.00	\$																		
<b>Equipment: Router</b>			\$ 0.00	\$ 0.00																		
<b>Activation Fee</b>			\$ WAIVED	\$ 0.00																		
<ul style="list-style-type: none"> <li>FiberOptic Broadband performance details are available at <a href="https://frontier.com/internetdisclosures">https://frontier.com/internetdisclosures</a></li> <li>A \$9.99 processing fee will apply upon disconnection of FiberOptic Internet Service.</li> </ul>	<b>Schedule Total:</b>		<b>NRC</b> \$ 0.00	<b>MRC</b> \$ 120.99																		
<b>OneVoice Features:</b>				<b>Rate</b>																		
<b>Basic Features:</b> included in MRC (check all that apply) <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> One Flat Rate Business Access Line (includes Extended Community Calling, Extended Area Service and Touch Tone)</td> <td><input type="checkbox"/> Anonymous Call Rejection</td> <td><input type="checkbox"/> Call Forward No Answer Fixed</td> </tr> <tr> <td><input type="checkbox"/> Automatic Busy Redial</td> <td><input type="checkbox"/> Caller ID Name and Number</td> <td><input type="checkbox"/> Voicemail - Basic</td> </tr> <tr> <td><input type="checkbox"/> Automatic Call Return</td> <td><input type="checkbox"/> Basic Call Forward All Calls Variable</td> <td><input type="checkbox"/> Call Waiting / Cancel Call Waiting</td> </tr> <tr> <td><input type="checkbox"/> Selective Call Acceptance</td> <td><input type="checkbox"/> Hunting</td> <td><input type="checkbox"/> Call Transfer/3 way</td> </tr> <tr> <td><input type="checkbox"/> Selective Call Forwarding</td> <td><input type="checkbox"/> Call Forward Busy Fixed</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Selective Call Rejection</td> <td></td> <td></td> </tr> </table>				<input checked="" type="checkbox"/> One Flat Rate Business Access Line (includes Extended Community Calling, Extended Area Service and Touch Tone)	<input type="checkbox"/> Anonymous Call Rejection	<input type="checkbox"/> Call Forward No Answer Fixed	<input type="checkbox"/> Automatic Busy Redial	<input type="checkbox"/> Caller ID Name and Number	<input type="checkbox"/> Voicemail - Basic	<input type="checkbox"/> Automatic Call Return	<input type="checkbox"/> Basic Call Forward All Calls Variable	<input type="checkbox"/> Call Waiting / Cancel Call Waiting	<input type="checkbox"/> Selective Call Acceptance	<input type="checkbox"/> Hunting	<input type="checkbox"/> Call Transfer/3 way	<input type="checkbox"/> Selective Call Forwarding	<input type="checkbox"/> Call Forward Busy Fixed		<input type="checkbox"/> Selective Call Rejection			included
<input checked="" type="checkbox"/> One Flat Rate Business Access Line (includes Extended Community Calling, Extended Area Service and Touch Tone)	<input type="checkbox"/> Anonymous Call Rejection	<input type="checkbox"/> Call Forward No Answer Fixed																				
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<input type="checkbox"/> Selective Call Forwarding	<input type="checkbox"/> Call Forward Busy Fixed																					
<input type="checkbox"/> Selective Call Rejection																						
<b>Optional Features:</b> Check individual requested additional features, or "All In" <input type="checkbox"/> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Automatic Busy Redial</td> <td><input type="checkbox"/> Selective Call Acceptance</td> <td><input type="checkbox"/> Speed Dial 30</td> </tr> <tr> <td><input type="checkbox"/> Automatic Call Return</td> <td><input type="checkbox"/> Selective Call Forwarding</td> <td><input type="checkbox"/> VIP Alert / Priority Call</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Selective Call Rejection</td> <td><input type="checkbox"/> Voicemail - Deluxe</td> </tr> </table>				<input type="checkbox"/> Automatic Busy Redial	<input type="checkbox"/> Selective Call Acceptance	<input type="checkbox"/> Speed Dial 30	<input type="checkbox"/> Automatic Call Return	<input type="checkbox"/> Selective Call Forwarding	<input type="checkbox"/> VIP Alert / Priority Call		<input type="checkbox"/> Selective Call Rejection	<input type="checkbox"/> Voicemail - Deluxe	\$9.99 if 1 or more features are checked subject to feature availability.									
<input type="checkbox"/> Automatic Busy Redial	<input type="checkbox"/> Selective Call Acceptance	<input type="checkbox"/> Speed Dial 30																				
<input type="checkbox"/> Automatic Call Return	<input type="checkbox"/> Selective Call Forwarding	<input type="checkbox"/> VIP Alert / Priority Call																				
	<input type="checkbox"/> Selective Call Rejection	<input type="checkbox"/> Voicemail - Deluxe																				



**OneVoice SERVICE DESCRIPTION:**

- o **Main Line** – business line with the following features:
  - Nationwide Unlimited- Unlimited domestic LD plus unlimited local (voice traffic only), Acceptable Use Policy applies. No call detail record provided for OneVoice Nationwide.
- o **\*Restrictions may apply**—First business line free per fiber location with the associated net new FiberOptic Broadband based on the qualifying speeds (qualifying speeds are 700Mbps and Gig Service); standard double play rates will apply after two (2) years of Service. First business line free is only applicable for the initial order and is not transferrable. Any additional business lines are priced at the then current standard double play rate. Nevada and Utah Customers are not eligible for the first free business line offer.
- o **Optional All in Feature Package:** Customer may choose any or all from the available feature list for an additional fee
- o **Usage:**
  - The following usage types **WILL BE** included in the plan:
    - ✓ Domestic outbound interstate, intrastate and IntraLATA long distance usage
    - ✓ Certain offshore outbound usage to U.S. Territories
  - The following usage types **WILL NOT BE** included in the plan:
    - ✓ Domestic and Canadian inbound (toll free) long distance usage
    - ✓ International usage
    - ✓ Directory Assistance
    - ✓ Information service calls (900)
    - ✓ Dial-up Internet calls (will be billed at \$0.10 per minute)
    - ✓ Telesales and telemarketing applications using auto dialers

**Availability.** OneVoice is available only for customers with a maximum of twenty-five (25) business lines. OneVoice is not available with Centrex lines, foreign exchange central office services or public telephone services and analog to digital conversion, digital PBX services or the equivalents of any such services.

**Acceptable Use Policy applicable on OneVoice Nationwide:** OneVoice long distance minutes are only available on line(s) for commercial domestic outbound long-distance voice usage. Customers with usage inconsistent with normal commercial applications and usage patterns may be converted to an alternative voice service with charges for local and long-distance calling.

Internet Acceptable Use Policy and Security.

- o Customer shall comply, and shall cause all Service users to comply, with Frontier's Acceptable Use Policy ("**AUP**"), which Frontier may modify at any time. The current AUP is available for review at the following address, subject to change: [http://www.frontier.com/policies/commercial\\_aup/](http://www.frontier.com/policies/commercial_aup/)
- o Customer is responsible for maintaining awareness of the current AUP and adhering to the AUP as it may be amended from time to time. Failure to comply with the AUP is grounds for immediate suspension or termination of Frontier Internet Service, notwithstanding any notice requirement provisions of the FSA.
- o Customer is responsible for the security of its own networks, equipment, hardware, software and software applications. Abuse that occurs as a result of Customer's systems or account being compromised or as a result of activities of third parties permitted by Customer may result in suspension of Customer's accounts or Internet access by Frontier. Customer will defend and indemnify Frontier and its affiliates with respect to claims arising from Customer's or third parties' usage of Frontier Internet access through Customer's hardware or software.

FiberOptic.

For new business internet Customers only. Speed capable range of 270 to 300 Mbps download and 270 to 300 Mbps upload for 300 Mbps Internet. Speed capable range of 630 to 700 Mbps download and 630 to 700 Mbps upload for 700 Mbps Internet. Speed capable range of 846 to 940 Mbps download and 792 to 880 Mbps upload for Gig Service Internet. Performance details: [frontier.com/internetdisclosures](http://frontier.com/internetdisclosures). A \$9.99 fee applies when Internet is disconnected.

Equipment.

- o Customer acknowledges and agrees that the Equipment and Services provided by Frontier hereunder are subject to the terms, conditions and restrictions contained in any applicable agreements (including software or other intellectual property license agreements) between Frontier and Frontier's vendors, and **all applicable licenses are subject to the manufacturer's end user license terms and conditions.**
- o Frontier retains title to leased Equipment. Frontier retains title to purchased Equipment until the Frontier is paid in full. Customer grants a security interest in the purchased Equipment to Frontier, pending full payment, and shall take all additional measures necessary to perfect such security interest at Frontier's request.
- o Equipment is warranted pursuant to the applicable manufacturer's standard warranty provisions, as outlined in the documentation packaged with the Equipment. This Schedule shall not be construed as granting a license with respect to any patent, copyright, trade name, trademark, service mark, trade secret or any other intellectual property, now or hereafter owned, controlled or licensable by Frontier or the third-party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right. **THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND FRONTIER DISCLAIMS ALL OTHER WARRANTIES INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FUNCTION, TITLE OR NONINFRINGEMENT OF THIRD-PARTY RIGHTS.**
- o The Equipment may contain certain software code that is developed by third parties, including software code subject to the GNU General Public License ("GPL") or GNU Less General Public License ("LGPL"). Copies of the licenses and a downloadable copy of the source code for the open source software that is used in this product are available on the following website: <https://frontier.com/helpcenter/categories/internet/other-services/open-source-software-portal>. You may also obtain a copy of the source code used in this product via mail-in request, for a period of three years after initial date of product purchase. Mail-in requests must be sent to the following address and include the product name, a money order for \$10 payable to Frontier, and your return name and address to: Frontier Communications, Attn: Legal, Open Source Requests, 401 Merritt 7, Norwalk, CT 06851. **ALL OPEN SOURCE SOFTWARE IS DISTRIBUTED WITHOUT ANY WARRANTY.** All such software is subject to the copyrights of the authors and to the terms of the applicable licenses included in the download.

**Early Termination Charge for FiberOptic, OneVoice Nationwide, OneVoice Local Services**



FiberOptic Broadband and OneVoice Schedule  
Fiber Optimization August 2021  
Business  
Frontier Confidential


o Notwithstanding section 4 of the FSA, if Customer terminates the Service for any reason other than breach by Frontier or by Frontier due to Customer's breach, then Customer shall not pay Frontier a termination charge.

This Schedule is not effective and pricing, dates and terms are subject to change until signed by both parties, and may not be effective until approved by the FCC and/or applicable State Commission. This Schedule and any of the provisions hereof may not be modified in any manner except by mutual written agreement. The above rates do not include any taxes, fees or surcharges applicable to the Service. This Schedule, and all terms and conditions of the FSA, is the entire agreement between the parties with respect to the Services and described herein, and supersedes any and all prior or contemporaneous agreements, representations, statements, negotiations, and undertakings written or oral with respect to the subject matter hereof.

Frontier Communications of America, Inc.

North River Ranch

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature:   
Printed Name: Pete Williams  
Title: CMO  
Date: 12/8/21

This Frontier Services Agreement ("FSA") is effective as of 12/08/2021 ("Effective Date"), by and between Frontier Communications of America, Inc. on behalf of itself and its affiliates which provide Equipment and Services identified in the Schedules ("Frontier"), and North River Ranch, whose primary address is 8414 Arrow Creek Drive, Parrish, Florida, 34219 ("Customer").

This document incorporates the complete Frontier Services Agreement terms and conditions at <http://www.Frontier.com/FSA> as an integral part of the agreement (collectively, the "FSA").

**Provision of Services and Equipment**

Frontier will provide and the Customer agrees to pay for the communications, installation and maintenance services (collectively "Service"), and/or purchase or lease equipment ("Equipment"), described in this FSA and Schedules issued by Frontier and executed by Customer.

Customer acknowledges that certain Services may be governed by tariff or price schedule filed with the Federal Communications Commission and/or the state public utilities commission. In the event of any inconsistencies between this FSA and an applicable tariff, the tariff shall control except with respect to pricing, early termination charges or cancellation charges for which this FSA shall control.

**Term**

The term of this FSA will commence as of the date identified in the introductory paragraph above or the date the FSA is executed by both Parties, whichever is later (the "Effective Date") and will continue through the Service Term with respect to any Service or Equipment provided pursuant to this FSA. Customer will purchase the Services, or lease Equipment, identified in each Schedule for the period of time stated in the Schedule (the "Service Term"). If neither party provides the other with written notice of its intent to terminate a Service at least sixty (60) days prior to expiration, the Service Term of each Service will automatically renew for additional one-year periods, subject to the terms and conditions of this FSA and at the then applicable one-year term rate, excluding promotional rates. If the parties agree to negotiated renewal terms, such terms will not be effective unless and until documented in writing and executed by both parties.

**Payment**

Customer shall pay all charges set forth in the Schedules and in applicable tariffs during the Service Term. Frontier will invoice Customer any non-recurring charges ("NRC"), monthly recurring charges ("MRC"), and usage based charges.

In addition to the applicable charges set forth in the tariffs and Schedules, Customer shall pay all applicable federal, state or local sales, use, privilege, gross receipts, utility, value added, excise or other taxes (excluding taxes based on Frontier's net income), or any charges in lieu thereof, and any applicable surcharges or fees, whether government mandated or Frontier initiated in the amounts applicable at the time of billing. Customer shall also be responsible for third party charges and penalties incurred as a result of Customer's use of the Services or Equipment.

**Cancellation and Early Termination Charges**

If Customer cancels any Service or Equipment prior to delivery of any Equipment or installation of the Service or Equipment, Customer shall pay a cancellation charge equal to the NRC and one (1) month of MRC for the Service, plus the total costs and expenditures of Frontier in connection with establishing the Service prior to Frontier's receipt of notice of cancellation, including but not limited to any Equipment restocking fees.

Following installation, Customer may terminate a Service or Equipment by providing at least thirty (30) days prior written notice to Frontier. All unpaid amounts shall be due upon termination of any Service identified in a Schedule for any reason. In addition, and unless otherwise specifically provided in the applicable Schedule, if any Service or Equipment is terminated by Customer for any reason other than breach by Frontier or by Frontier due to Customer's breach, then Customer shall pay Frontier a termination charge equal to the applicable MRC and all related taxes and surcharges multiplied by the number of months remaining in the Service Term. Partial months shall be prorated.

Customer agrees that Frontier's damages in the event of early termination will be difficult or impossible to ascertain, and that the charges identified in this FSA are intended to establish liquidated damages in the event of termination and are not intended as a penalty.

**Dispute Resolution**

Except as otherwise specifically provided in or permitted by this FSA, all disputes arising in connection with this FSA shall first be resolved through good faith negotiation. If, after negotiating in good faith for a period of ninety (90) calendar days, or any agreed further period, the parties are unable to resolve the dispute, then each party may seek resolution by exercising any rights or remedies available at law or in equity. Customer and Frontier agree that each may only bring claims against the other in an individual capacity and not as a plaintiff or class member in any purported class, representative, or private attorney general proceeding.


**Authorization and Entire Agreement**

Each party represents that the person executing this FSA is authorized to enter into this FSA on its behalf. This FSA, the terms and conditions, including the Limitation of liability, warranty, indemnification, breach and other terms and conditions, at <http://www.Frontier.com/FSA>, and any Schedules executed by the parties constitute the entire agreement between the parties pertaining to the subject matter herein and supersedes all prior oral and written proposals, correspondence and memoranda with respect thereto. This FSA may not be modified, amended or supplemented except by written agreement signed by an authorized representative of each party.

**Frontier Communications of America, Inc.**

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Contractual Notice: Frontier Communications  
111 Field Street  
Rochester, NY 14620  
Attn: Legal Department

**North River Ranch,**

Signature:  \_\_\_\_\_  
Printed Name: Pete Williams  
Title: Chairman  
Date: 12/8/21  
Contractual Notice: North River Ranch  
8414 Arrow Creek Drive  
Parrish, Florida 34219  
Attn: Legal Department

This is Schedule Number <ScheduleId> to the Frontier Services Agreement dated 01/31/2019 (“FSA”) by and between Fieldstone CDD (“Customer”) and Frontier Communications of America, Inc. on behalf of itself and its affiliates (“Frontier”). Customer orders and Frontier agrees to provide the Services and Equipment identified in the Schedule below.

**Schedule Type/Purpose: Order for new Services**

**Service Location:**

Street Address: **8414 Arrow creek dr**  
 City, State, Zip: **Parish, Florida, 34219**

Schedule Date: **12/20/2021**  
 Service Term: **60**

Service	Quantity	NRC (x Qty)	MRC (x Qty)
<b>Package 1: Essential Indoor</b> Includes (4) Indoor Ceiling Mounted Access Points (R320) and (1) 24 Port Switch. Plus, Heat map, Design, Install, onboarding and Proactive monitoring	1	\$ 500.00	\$ 195.13
<b>Package 2: Essential Hotel and Campus Dorm</b> Includes (4) Indoor Wall-Plate Mounted Access Points (H510) and (1) 24 Port Switch. Plus, Heat map, Design, Install, onboarding and Proactive monitoring		\$	\$
<b>Package 3: Essential Outdoor</b> Includes (4) Outdoor Access Points (T310c) and (1) 24 Port Switch. On-Site Survey estimate included. Plus, Heat map, Design, Install, onboarding and Proactive monitoring	1	\$ 800.00	\$ 195.14
<b>Package 4: Essential indoor AP Add On</b> Includes (1) Indoor Ceiling Mounted Access Point (R320). Plus, Heat map, Design, Install, onboarding and Proactive monitoring		\$	\$
<b>Package 5: Essential Hotel and Campus Dorm Add On</b> Includes (1) Indoor Wall-Mounted Mounted Access Point (H510). Plus, Heat map, Design, Install, onboarding and Proactive monitoring		\$	\$
<b>Package 6: Essential indoor Advanced Add On</b> Includes (1) Indoor High-Density Access Point (R610). Plus, Heat map, Design, Install, onboarding and Proactive monitoring		\$	\$
<b>Package 7: Essential Outdoor Add On</b> Includes (1) Outdoor Access Point (T310c)		\$	\$
<b>Package 8: Essential 24 Port Access Switch</b> Includes (1) 24 port Access Switch		\$	\$
<b>Package 9: Essential 24 Port Aggregation Switch</b> Includes (1) 24 port Aggregation Switch.		\$	\$
<b>Package 10: Site survey</b> Onsite survey		\$	\$
<b>Package 11: Managed Wireless ICB</b> BDT # <b>Fill In BDT Number</b>		\$	\$
<b>Total:</b>	<b>2</b>	<b>\$ 1300.00</b>	<b>\$ 390.27</b>

**SUPPLEMENTAL TERMS AND CONDITIONS**

**1. Service Description**

Frontier Enterprise Managed WLAN is an end to end managed wireless networking solution that provides a minimum of four (4) or more local wireless networks (SSIDs) for Customer and its permitted end users. Each wireless network can be secured and configured separately to suit the Customer’s operations. This solution includes a design, support, proactive monitoring and equipment including access points, switches and firewalls.

**Key Features:**

- Customer Self-service dashboard known as Business Intelligence Portal
  - This Business Intelligence Portal provides Customer with:
    - Reporting and configuration
    - Guest networks and private end user networks
    - Self-service WLAN SSID and Password configuration

- Self-service landing page
  - Customized landing page for directed marketing
- Self-service splash/
  - Multiple splash page themes including click and connect, survey, and social media
- Seamless roaming across designed Customer the footprint
- 24/7 monitoring and support by Frontier

Equipment and associated products are specifically identified in Attachment 1 ("Equipment and Statement of Work")

## 2. Obligations of Customer

Customer shall properly use any equipment or software, and all pass codes, personal identification numbers ("PINs") or other access capability obtained from Frontier or an affiliate or vendor of Frontier and shall surrender the equipment and software in good working order to Frontier at a place specified by Frontier and terminate all use of any access capability upon termination or expiration of this Schedule. Customer shall be responsible for all uses of PINs, pass codes or other access capability during or after the term hereof.

## 3. Access to Facilities; Grant of Underlying Rights

A. Customer shall provide Frontier with (i) access to, and use of, its buildings, facilities and infrastructure (the "Facilities"), and (ii) all deeds, leases, easements, rights of way, licenses, franchises, permits, and other rights, titles or interests, necessary for the construction, installation, operation, maintenance and repair of the wireless broadband access system (the "Network") to be deployed by Frontier under this Agreement. Customer grants to Frontier an unlimited right of access to and use of the Facilities, seven (7) days per week, twenty-four (24) hours per day, including rights of ingress and egress, in connection with Frontier's performance of this Agreement.

B. The Facilities shall include all power connections necessary for the deployment, operation and maintenance of the Network. Frontier shall not be required to reimburse Customer for the costs of power associated with the development or operation of the Network. Frontier will be responsible for providing, at Frontier's sole expense, any filtering or regulation devices to correct any interference or potential electrical surges. The Parties will use their best efforts to avoid any unnecessary interruptions and, where required, will work with each other to plan and coordinate necessary service and utility interruptions so as to minimize disruptions to Frontier equipment and the Facilities.

## 4. Interference

Customer shall not grant or permit any access or use of the Facilities that would have a negative impact on the operation of the Network, including, but not limited to, interfering with the signals generated or received by the Frontier equipment.

## 5. Relocations-On Premises

If Customer reasonably determines, or is required by a party with legal authority to so require, or if Frontier agrees to relocate or reconfigure any portion of the Network at Customer's request (with a comparable Network), including any of the Facilities used or required in providing the Services at the current Service Location, Frontier shall proceed with such relocation or reconfiguration of comparable Network, and shall have the right, in good faith, to reasonably determine the extent of, the timing of, and methods to be used for such relocation; and the parties shall mutually agree on reasonable consideration to be paid to Frontier as a result of such action. Any modification beyond those described in this Section would require a new Schedule, as further described in Section 7, below.

## 6. Equipment or Software Not Provided by Frontier

- A. Upon notice from Frontier that the facilities, services, equipment or software not provided or approved by Frontier is causing or is likely to cause hazard, interference or service obstruction, Customer shall immediately eliminate the likelihood of hazard, interference or service obstruction. If Customer requests Frontier to troubleshoot difficulties caused by the equipment or software not provided by Frontier, and Frontier agrees to do so, Customer shall pay Frontier at its then current rates.
- B. Frontier reserves the right to approve/reject the make, model and or software of the Customer-provided router and modem to be used as the gateway to the Frontier network. Frontier will identify for Customer makes or models of routers and modems with which it has experience, but no such information shall be deemed a recommendation, representation or warranty with respect to such equipment.
- C. Frontier and Customer will cooperatively establish the initial configuration for the Customer-provided router's interface with the Frontier network.
- D. Customer shall permit Frontier to access the router's SNMP variables, and Customer shall, at Frontier's request, permit one or more Frontier network management systems to be the recipient of SNMP TRAP messages.
- E. Frontier may, from time to time, procure Services or facilities from an affiliate of Frontier, and in doing so, may act as an agent and not a principal for the affiliated entity with respect to the procurement and provision of the Service or facility. The Service or facility may be provided by an affiliate or vendor that is a common carrier, in which case the provision of the service or facility may be provided pursuant to terms and conditions stated in a filed federal or state tariff, which Customer agrees will govern the provision of the service or the facility.
- F. Equipment. All Equipment is warranted pursuant to the applicable manufacturer's standard warranty provisions, as outlined in the documentation packaged with the Equipment. This Schedule shall not be construed as granting a license with respect to any patent, copyright, trade name, trademark, service mark, trade secret or any other intellectual property, now or hereafter owned, controlled or licensable by Frontier or the third-party manufacturers. Customer agrees that Frontier has not made, and that there does not exist, any warranty, express or implied, that the use by Customer of the Equipment will not give rise to a claim of infringement, misuse, or misappropriation of any intellectual property right.




**7. Internet Acceptable Use Policy and Security.**

- A. Customer shall comply, and shall cause all Service users to comply, with Frontier’s Acceptable Use Policy (“AUP”), which Frontier may modify at any time. The current AUP is available for review at the following address, subject to change: [http://www.frontier.com/policies/commercial\\_aup/](http://www.frontier.com/policies/commercial_aup/)
- B. Customer is responsible for maintaining awareness of the current AUP and adhering to the AUP as it may be amended from time to time. Failure to comply with the AUP is grounds for immediate suspension or termination of Frontier Internet Service, notwithstanding any notice requirement provisions of the FSA.
- C. Customer is responsible for the security of its own networks, equipment, hardware, software and software applications. Abuse that occurs as a result of Customer’s systems or account being compromised or as a result of activities of third parties permitted by Customer may result in suspension of Customer’s accounts or Internet access by Frontier. Customer will defend and indemnify Frontier and its affiliates with respect to claims arising from Customer’s or third parties’ usage of Frontier Internet access through the Services or Customer’s hardware or software.

**8. Customer Move.** Frontier agrees that in the event Customer moves from its facility located at **Insert Current Address** to another facility located in the Frontier service area during the Service Term Customer may disconnect an existing Service and order a new Service as a replacement in Customer’s new location. Customer will not be assessed any applicable early termination charges for the disconnected Service so long as, the Customer pays the MRC for the moved Service until the start of Service of the replacement Service Location, plus the applicable installation charges (including but not limited to heat mapping site survey and/or design charges) for the replacement Service. Frontier and Customer will execute a replacement Schedule for a new Service Term.

**9. Title** Any Frontier Equipment installed at Customer’s premises or location where Services or Equipment will be installed (which title has not transferred to Customer) remain the personal property of Frontier or Frontier’s assignee, notwithstanding that it may be or become attached to or embedded in realty, and upon termination of this Schedule (in whole or in part), all Frontier property shall be returned to Frontier in the same condition as installed, normal wear and tear excepted. Customer will not tamper with, remove or conceal any Frontier identifying plates, tags or labels. In the event Frontier property is not returned to Frontier in accordance with this Section, Customer will be billed for and pay to Frontier an amount equal to the retail value of the Frontier property, except to the extent such failure is caused by the negligence or willful misconduct of Frontier or its agents.

This Schedule is not effective and pricing, dates and terms are subject to change until signed by both parties. This Schedule and any of the provisions hereof may not be modified in any manner except by mutual written agreement. The above rates do not include any taxes, fees or surcharges applicable to the Service. This Schedule, and all terms and conditions of the FSA, is the entire agreement between the parties with respect to the Services described herein, and supersedes any and all prior or contemporaneous agreements, representations, statements, negotiations, and undertakings written or oral with respect to the subject matter hereof.

Frontier Communications of America, Inc.	Fieldstone CDD
Frontier’s Signature:	Customer’s Signature: 
Printed Name:	Printed Name: Pete Williams
Title:	Title: CTO
Date:	Date: 12/28/21

Attachment 1

\*Only specifically identified Equipment and Statement of Work identified in this Attachment are included.

**Sales to delete this instruction and paste Equipment and Statement of Work here**

# **North River Ranch Improvement Stewardship District**

Ratification of North River Ranch ISD Funding Request # 37 – 50

## NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

### Funding Requests 37-50

FR #	Description	Amount	Total
37			
<b>NRR ISD</b>	Hopping Green & Sams		
		\$ 3,444.50	
		\$ 1,580.00	
		\$ 5,568.54	
	McClatchy Company		
		\$ 138.06	
			<b>\$10,731.10</b>
38			
<b>Fieldstone (1C,1D)</b>	Peace River Electric Cooperative		
		\$ 72,007.07	
	Driggers Engineering Services		
		\$ 1,434.00	
			<b>\$73,441.07</b>
39			
<b>Fieldstone (Fort Hamer)</b>	WillScot		
		\$ 1,236.52	
			<b>\$1,236.52</b>
40			
<b>Fieldstone (Morgan's Glen)</b>	Peace River Electric Cooperative		
		\$ 45,544.87	
	SignPro Studios		
		\$ 1,575.00	
	Stewart's Tree Service		
		\$ 149,850.00	
			<b>\$196,969.87</b>
41			
	Clearview Land Design		
		\$ 1,505.00	
	Hopping Green & Sams		
		\$ 3,692.50	
		\$ 2,121.00	
			<b>\$7,318.50</b>
42			
<b>Fieldstone</b>	Frontier		
		\$ 60.99	
	Neal Land & Neighborhoods		
		\$ 42.78	
	PFM Group Consulting		
		\$ 2,500.00	
		\$ 0.53	
	VGlobalTech		
		\$ 100.00	
<b>NRR CDD</b>	PFM Group Consulting		
		\$ 1,250.00	
		\$ 4.24	
	VGlobalTech		
		\$ 125.00	

<b>NRR ISD</b>	<b>PFM Group Consulting</b>		
		\$ 5,833.33	
	<b>Supervisor Fees - 12/08/2021 Meeting</b>		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	<b>VGlobalTech</b>		
		\$ 150.00	
			<b>\$6,983.33</b>
<b>43</b>			
<b>Fieldstone(IC,ID)</b>	<b>Jon M Hall Company</b>		
		\$ 337,418.60	
		\$ 419,670.57	
			<b>\$757,089.17</b>
<b>44</b>			
<b>Fieldstone (Fort Hamer)</b>	<b>WillScot</b>		
		\$ 875.00	
			<b>\$875.00</b>
<b>45</b>			
<b>Fieldstone (Morgan's Glen)</b>	<b>Terracon Consultants</b>		
		\$ 2,990.00	
	<b>Woodruff &amp; Sons</b>		
		\$778,891.69	
			<b>\$781,881.69</b>
<b>46</b>			
	<b>VOID</b>		
<b>47</b>			
<b>NRR ISD</b>	<b>Clearview Land Design</b>		
		\$ 338.27	
	<b>McClatchy Company</b>		
		\$ 140.40	
	<b>PFM Group Consulting</b>		
		\$ 1,250.00	
		\$ 1,250.00	
		\$ 1,250.00	
		\$ 7.12	
	<b>VGlobalTech</b>		
		\$ 300.00	
			<b>\$4,535.79</b>
<b>48</b>			
<b>Fieldstone (1C,1D)</b>	<b>Dewberry Engineers</b>		
		\$ 3,222.00	
	<b>Driggers Engineering Services</b>		
		\$ 1,434.00	
		\$ 2,825.00	
		\$ 2,864.00	
			<b>\$10,345.00</b>
<b>49</b>			
<b>Fieldstone (Morgan's Glen)</b>	<b>Onsight</b>		
		\$ 12,140.75	
			<b>\$ 12,140.75</b>
<b>50</b>			
	<b>Amerritt</b>		

		\$ 1,520.00	
		\$ 4,000.00	
	<b>Clearview Land Design</b>		
		\$ 3,870.00	
	<b>Dewberry Engineers</b>		
		\$ 4,410.00	
			\$ 13,800.00
		<b>Grand Total</b>	<b>\$1,877,347.79</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 037**

12/3/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>FIELDSTONE</b>				
1	<b>Audio Video Partners</b> Pavilion Fitness Room TVs	4457	\$ 2,786.81	FY 2022
		Riverfield TV 4458	\$ 1,661.16	FY 2022
2	<b>Clean Sweep Parking Maintenance</b> Power Sweeping on November 9, 2021	46645	\$ 150.00	FY 2022
3	<b>Daystar Exterior Cleaning</b> November Maintenance	14435	\$ 1,250.00	FY 2022
		November Maintenance 14436	\$ 687.00	FY 2022
4	<b>Eco-Logic Services</b> November NRR Lake Maintenance	1563	\$ 1,275.00	FY 2022
		November Riverfield Lake Maintenance 1570	\$ 1,200.00	FY 2022
5	<b>Envera</b> January Security Cameras	709692	\$ 817.82	FY 2022
6	<b>Frontier</b> Pavilion Services 11/23/2021 - 12/22/2021	--	\$ 605.46	FY 2022
7	<b>Jan-Pro of Manasota</b> Riverfield Janitorial Services	69063	\$ 350.00	FY 2022
		Pavilion Janitorial Services 69127	\$ 895.00	FY 2022
8	<b>MacroLease</b> Lease Installment	318576	\$ 695.00	FY 2022
		Late Fee - 11/15/21 Inv. 316819 318576	\$ 69.50	FY 2022
9	<b>Manatee County Utilities Department</b> 11510 Little River Way ; Service 10/18/2021 - 11/16/2021	Acct: 312296-162425	\$ 865.29	FY 2022
		8905 Grand River Pkwy Acct: 312296-164615	\$ 300.37	FY 2022
		11539 Little River Way Acct: 312296-164711	\$ 542.38	FY 2022
		8414 Arrow Creek Dr; Service 10/19/2021 - 11/18/2021 Acct: 312296-170584	\$ 203.34	FY 2022
10	<b>Peace River Electric Cooperative</b> 11510 Little River Way ; Service 10/18/2021 - 11/18/2021	Acct: 168751001	\$ 1,181.48	FY 2022
		Grand River Pkwy ; Service 10/18/2021 - 11/18/2021 Acct: 168751003	\$ 1,139.78	FY 2022
		11539 Little River Way ; Service 10/18/2021 - 11/18/2021 Acct: 168751004	\$ 33.83	FY 2022
		8905 Grand River Pkwy ; Service 10/18/2021 - 11/18/2021 Acct: 168751005	\$ 55.77	FY 2022
		Lot Decorative Lights ; Service 10/18/2021 - 11/18/2021 Acct: 168751007	\$ 1,232.22	FY 2022
		8410 Arrow Creek Dr ; Service 10/18/2021 - 11/18/2021 Acct: 168751008	\$ 71.66	FY 2022
		11705 Sawyer Ln ; Service 08/19/2021 - 09/18/2021 Acct: 168751009	\$ 35.60	FY 2022
		8404 Canyon Creek Trl ; Service 10/18/2021 - 11/18/2021 Acct: 168751011	\$ 65.87	FY 2022
		11712 Moccasin Wallow Rd ; Service 10/18/2021 - 11/18/2021 Acct: 168751013	\$ 89.58	FY 2022
		11750 Little River Way ; Service 10/18/2021 - 11/18/2021 Acct: 168751014	\$ 47.01	FY 2022

**RECEIVED**

**By Amanda Lane at 1:16 pm, Dec 08, 2021**

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 037**

12/3/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>FIELDSTONE, cont.</b>				
<b>10</b>	<b>Peace River Electric Cooperative, cont.</b>			
	8414 Arrow Creek Dr ; Service 10/18/2021 - 11/18/2021	Acct: 168751015	\$ 676.60	FY 2022
	8010 Ft Hamer Rd ; Service 10/18/2021 - 11/18/2021	Acct: 168751016	\$ 45.09	FY 2022
	Grande Reserve Ph1A-2 Lot Lights ; Service 10/18/2021 - 11/18/2021	Acct: 168751017	821.48	FY 2022
	Decorative Lighting NRR Ph1D East ; Service 10/18/2021 - 11/18/2021	Acct: 168751023	\$ 858.83	FY 2022
	Decorative Lighting NRR Ph1B2 ; Service 10/18/2021 - 11/18/2021	Acct: 168751024	\$ 1,493.61	FY 2022
<b>11</b>	<b>S&amp;G Pools</b>			
	December Pavilion Pool Service	12321	\$ 900.00	FY 2022
	December Riverfield Pool Service	12421	\$ 700.00	FY 2022
<b>12</b>	<b>Spectrum</b>			
	11510 Little River Way ; Service 11/28/2021 - 12/27/2021	Acct: 0050851879-01	\$ 99.42	FY 2022
	8414 Arrow Creek Dr ; Service 11/15/2021 - 12/14/2021	Acct: 0050950368-01	\$ 98.08	FY 2022
<b>13</b>	<b>Sunrise Landscape</b>			
	Monthly Inspection Repairs	3197	\$ 556.18	FY 2022
	November Landscaping	3217	\$ 24,856.62	FY 2022
	November Landscaping - Additional Visits Through Week of 11/22/2021	3339	\$ 11,200.38	FY 2022
	<i>Fieldstone Subtotal - DO NOT FUND</i>		\$ 60,613.22	
			\$	FY 2021
			\$ 60,613.22	FY 2022

**NORTH RIVER RANCH ISD**

<b>1</b>	<b>Hopping Green &amp; Sams</b>			
	General Counsel Through 07/31/2021	124754	\$ 3,444.50	FY 2021
	General Counsel Through 11/12/2021	125967	\$ 1,580.00	FY 2021
	General Counsel Through 11/12/2021	125967	5,568.54	FY 2022
<b>2</b>	<b>McClatchy Company</b>			
	Legal Advertising on 12/01/2021; Ad: IPL0050913	178545	\$ 138.06	FY 2022
	<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>		\$ 10,731.10	
			\$ 5,024.50	FY 2021
			\$ 5,706.60	FY 2022

**TOTAL \$71,344.32**

\$ 5,024.50	FY 2021
\$ 66,319.82	FY 2022

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

  
 Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 038**

12/3/2021

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>FIELDSTONE (1C, 1D)</u></b>				
<b>1</b>	<b>Peace River Electric Cooperative</b> Phase 1D West WO 670557	7663	\$ 72,007.07	FY 2021
<b>2</b>	<b>Driggers Engineering Services</b> NRR Phase 1DW Materials Testing	SAL15424	\$ 1,434.00	FY 2021

**TOTAL - PAYABLE TO FIELDSTONE CDD      \$73,441.07**

\$ 73,441.07	FY 2021
\$	FY 2022

*Venessa Ripoll*  
Secretary / Assistant Secretary



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**By Amanda Lane at 1:16 pm, Dec 08, 2021**

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 039**

12/3/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (Fort Hamer)</u></b>			
1	<b>WillScot</b> 60x12 Mobile Office Rental 11/24/2021-12/21/2021	9012283620	\$ 1,236.52
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 1,236.52</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

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*By Amanda Lane at 1:16 pm, Dec 08, 2021*

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 040**

12/3/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b>1</b>	<b>Peace River Electric Cooperative</b> Morgan's Glen Phase 1B WO 695155	9625	\$ 45,544.87
<b>2</b>	<b>SignPro Studios</b> Sign Lettering - Riverfield Verandah	282-2021	\$ 1,575.00
<b>3</b>	<b>Stewart's Tree Service</b> Morgan's Glen Trees	16821	\$ 149,850.00

**Total - PAYABLE TO FIELDSTONE CDD \$ 196,969.87**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

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*By Amanda Lane at 1:16 pm, Dec 08, 2021*

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 041**

12/3/2021

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	<b>Clearview Land Design</b> Bond Validation Services Through 11/12/2021	21-02713	\$ 1,505.00	FY 2022
1	<b>Hopping Green &amp; Sams</b> General Counsel Through 07/31/2021	124755	\$ 3,692.50	FY 2021
	General Counsel Through 11/12/2021	125968	\$ 2,121.00	FY 2022

**Total - PAYABLE TO NORTH RIVER RANCH ISD      \$7,318.50**

\$	3,692.50	FY 2021
\$	3,626.00	FY 2022

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

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By Amanda Lane at 1:16 pm, Dec 08, 2021

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Funding Request No. 042

12/10/2021

Item No.	Vendor	Invoice Number	General Fund
<b><u>FIELDSTONE</u></b>			
1	<b>Frontier</b> Fieldstone CDD Services 12/03/2021 - 01/02/2022	--	\$ 60.99
2	<b>Neal Land &amp; Neighborhoods</b> Reimbursement: Brightwood Table Tennis Sets	--	\$ 42.78
3	<b>PFM Group Consulting</b> Quarterly Dissemination 10/01/2021 - 12/31/2021	118303	\$ 2,500.00
	October Reimbursables	OE-EXP-11-13	\$ 0.53
4	<b>VGlobalTech</b> December Website Maintenance	3374	\$ 100.00
<i>Fieldstone Subtotal - DO NOT FUND</i>			<b>\$ 2,704.30</b>
<b><u>NORTH RIVER RANCH CDD</u></b>			
1	<b>PFM Group Consulting</b> Quarterly Dissemination 10/01/2021 - 12/31/2021	118312	\$ 1,250.00
	October Reimbursables	OE-EXP-11-28	\$ 4.24
2	<b>VGlobalTech</b> December Website Maintenance	3370	\$ 125.00
<i>North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD</i>			<b>\$ 1,379.24</b>

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

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**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 042**

12/10/2021

Item No.	Vendor	Invoice Number	General Fund
<b><u>NORTH RIVER RANCH ISD</u></b>			
<b>1</b>	<b>PFM Group Consulting</b> DM Fee: December 2021	DM-12-2021-36	\$ 5,833.33
<b>2</b>	<b>Supervisor Fees - 12/08/2021 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	John Leinaweaver	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	Janice Snow	--	\$ 200.00
	John Blakley	--	\$ 200.00
<b>3</b>	<b>VGlobalTech</b> December Website Maintenance	3389	\$ 150.00
<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>			<b><u>\$ 6,983.33</u></b>
<b>TOTAL</b>			<b><u>\$11,066.87</u></b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 043**

12/10/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (1C, 1D)</u></b>			
<b>1</b>	<b>Jon M Hall Company</b>		
	NRR Ph 1C & 1D West Pay Application 10 Through 10/31/2021	--	\$ 337,418.60
	NRR Ph 1C & 1D West Pay Application 11 Through 11/30/2021	--	\$ 419,670.57

**TOTAL - PAYABLE TO FIELDSTONE CDD    \$757,089.17**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 4:09 pm, Dec 13, 2021

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 044**

12/10/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (Fort Hamer)</u></b>			
1	<b>WillScot</b> Building Plans	9012381307	\$ 875.00
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 875.00</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 045**

12/10/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (MORGAN'S GLEN)</u></b>			
<b>1</b>	<b>Terracon Consultants</b> Morgan's Glen Phase 1C and 2B Services Through 11/20/2021	TG02144	\$ 2,990.00
<b>2</b>	<b>Woodruff &amp; Sons</b> Pay Application #22 for Morgans Glen-Ph 1,2,3 Through 10/31/2021	--	\$ 778,891.69
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 781,881.69</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 046**

12/10/2021

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Clearview Land Design</b> Bond Validation Services Through 11/12/2021	21-02713	\$ 1,505.00
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$1,505.00</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 047**

12/17/2021

Item No.	Vendor	Invoice Number	General Fund
<b><u>FIELDSTONE</u></b>			
1	<b>Deluxe</b> Check Order	439265	\$ 125.00
2	<b>Egis Insurance Advisors</b> Tail Coverage	15117	\$ 2,506.00
3	<b>MI-Box of the Gulf Coast</b> 16' MI-BOX Rental	6809	\$ 189.00
4	<b>PFM Group Consulting</b> November Reimbursables	OE-EXP-12-17	\$ 6.29
5	<b>Sunrise Landscape</b> Mulch Installation	3617	\$ 42,900.00
6	<b>VGlobalTech</b> Quarterly Website Audit	3415	\$ 300.00
<i>Fieldstone Subtotal - DO NOT FUND</i>			<b><u>\$ 46,026.29</u></b>

**NORTH RIVER RANCH CDD**

1	<b>Egis Insurance Advisors</b> Tail Coverage	15115	\$ 2,506.00
2	<b>PFM Group Consulting</b> November Reimbursables	OE-EXP-12-26	\$ 1.06
3	<b>VGlobalTech</b> Quarterly Website Audit	3424	\$ 300.00
<i>North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD</i>			<b><u>\$ 2,807.06</u></b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 047**

12/17/2021

Item No.	Vendor	Invoice Number	General Fund
<b><u>NORTH RIVER RANCH ISD</u></b>			
<b>1</b>	<b>Clearview Land Design</b> Reimbursables	21-02906	\$ 338.27
<b>2</b>	<b>McClatchy Company</b> Legal Advertising on 11/03/2021	80398	\$ 140.40
<b>3</b>	<b>PFM Group Consulting</b> Series 2019 Quarterly Dissemination 10/01/2021 - 12/31/2021	118303	\$ 1,250.00
	Morgan's Glen Quarterly Dissemination 10/01/2021 - 12/31/2021	118303	\$ 1,250.00
	Series 2020 Quarterly Dissemination 10/01/2021 - 12/31/2021	118312	\$ 1,250.00
	November Reimbursables	OE-EXP-12-27	\$ 7.12
<b>4</b>	<b>VGlobalTech</b> Quarterly Website Audit	3390	\$ 300.00
<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>			<b><u>\$ 4,535.79</u></b>
<b>TOTAL</b>			<b><u>\$53,369.14</u></b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 048**

12/17/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (1C, 1D)</u></b>			
1	<b>Dewberry Engineers</b> Services Through 11/26/2021	2052617	\$ 3,222.00
2	<b>Driggers Engineering Services</b> Phase 1DW Materials Testing Through 09/24/2021	SAL15424	\$ 1,434.00
	Phase 1C Materials Testing Through 11/26/2021	SAL15486	\$ 2,825.00
	Phase 1DW Materials Testing Through 11/26/2021	SAL15497	\$ 2,864.00

**TOTAL - PAYABLE TO FIELDSTONE CDD    \$10,345.00**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

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By Amanda Lane at 1:39 pm, Dec 20, 2021

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 049**

12/17/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (MORGAN'S GLEN)</u></b>			
1	<b>Onsight</b> Phase 1B Street Signs	006-21-306381-1	\$ 12,140.75
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 12,140.75</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 050**

12/17/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b>1</b>	<b>Amerritt</b>		
	Revise Master Layout	21-402	\$ 1,520.00
	2021 Closing Parcels Legal Description & Sketches	21-421	\$ 4,000.00
<b>2</b>	<b>Clearview Land Design</b>		
	Bond Validation Process Through 12/10/2021	21-02912	\$ 3,870.00
<b>3</b>	<b>Dewberry Engineers</b>		
	Encore at NRR Boring Stakeout Through 11/26/2021	2052544	\$ 4,410.00
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$13,800.00</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 1:39 pm, Dec 20, 2021

# **North River Ranch Improvement Stewardship District**

Ratification of Fieldstone Requisitions Morgan's Glen Project #  
2021-01 – 2021-08



**FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT**

**Requisitions Morgan's Glen Project 2021-01 - 2021-08**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>2021-01</b>	<b>Ardurra Group</b>		
		\$ 420.00	
<b>2021-02</b>	<b>Booth Design Group</b>		
		\$ 670.00	
<b>2021-03</b>	<b>Dewberry Engineers</b>		
		\$ 7,470.00	
<b>2021-04</b>	<b>Driggers Engineering Services</b>		
		\$ 8,709.00	
<b>2021-05</b>	<b>Forterra</b>		
		\$ 89,307.96	
<b>2021-06</b>	<b>Fortline Waterworks</b>		
		\$118,782.20	
<b>2021-07</b>	<b>Jon M. Hall Company</b>		
		\$1,309,269.41	
<b>2021-08</b>	<b>Stantec Consulting Services</b>		
		\$31,418.60	
		<b>TOTAL</b>	<b>\$1,566,047.17</b>

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 1-8

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
1	Ardurra Group	\$ 420.00	Please reference invoice(s) 114666 on the payment.	Ardurra Group, Inc. PO Box 23402 Tampa FL 33623
2	Booth Design Group	\$ 670.00	Please reference invoice(s) 2707 on the payment.	Booth Design Group 146 2nd Street N Suite 302 St. Petersburg, FL 33701
3	Dewberry Engineers	\$ 7,470.00	Please reference invoice(s) 1960122 on the payment.	Dewberry Engineers PO Box 821824 Philadelphia, PA 19182-1824
4	Driggers Engineering Services	\$ 8,709.00	Please reference invoice(s) SAL15255 on the payment.	Driggers Engineering Services PO Box 17839 Clearwater, FL 33762
5	Forterra	\$ 89,307.96	Please include a copy of page 20 of the .pdf file with the payment.	Forterra Pipe & Precast, LLC PO Box 842481 Dallas, TX 75284-2481
6	Fortiline Waterworks	\$ 118,782.20	Please include a copy of page 116 of the .pdf file with the payment.	Fortiline, Inc. PO Box 744053 Atlanta, GA 30384-4053
7	Jon M. Hall Company	\$ 1,309,269.41	Please overnight the payment and reference project 20032 and pay app(s) 3, 4 & 5 with the payment.	Please overnight the payment to:  Jon M. Hall Company, LLC 1400 Martin Luther King Jr. Blvd. Sanford, FL 32771
8	Stantec Consulting Services	\$ 31,418.60	Please reference invoice(s) 1767343 & 1789135 on the payment.	Stantec Consulting Services 13980 Collections Center Drive Chicago, IL 60693
<b>Total</b>		<b>\$ 1,566,047.17</b>		

## EXHIBIT A

### FORM OF REQUISITION

The undersigned, an Authorized Officer of Fieldstone Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of July 1, 2019 (the "Master Indenture"), as amended and supplemented by the Third Supplemental Indenture from the District to the Trustee, dated as of May 1, 2021 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Name of Payee: Ardurra Group

(C) Amount Payable: \$420.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Invoice 114666 for Project 2019-0157-01 (Fort Hamer Rd Segment C)

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

## EXHIBIT A

### FORM OF REQUISITION

The undersigned, an Authorized Officer of Fieldstone Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of July 1, 2019 (the "Master Indenture"), as amended and supplemented by the Third Supplemental Indenture from the District to the Trustee, dated as of May 1, 2021 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 2

(B) Name of Payee: Booth Design Group

(C) Amount Payable: \$670.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Invoice 2707 for NRR Brightwood 1BCD

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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(A) Requisition Number: 3

(B) Name of Payee: Dewberry Engineers

(C) Amount Payable: \$7,470.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Invoice 1960122 for Contract 50133822 (Grande Reserve 1C & 1D West)

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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(A) Requisition Number: 4

(B) Name of Payee: Driggers Engineering Services

(C) Amount Payable: \$8,709.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Invoice SAL15255 for File SAL203476 (North River Ranch Phase 1C)

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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(A) Requisition Number: 5

(B) Name of Payee: Forterra

(C) Amount Payable: \$89,307.96

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Multiple invoices; see enclosed summary

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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(A) Requisition Number: 7

(B) Name of Payee: Jon M. Hall Company

(C) Amount Payable: \$1,309,269.41

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Pay Application #3 for Project 20032 (North River Ranch Ph 1C & 1D West) Through 03/31/2021 – **\$272,658.63**
- Pay Application #4 for Project 20032 (North River Ranch Ph 1C & 1D West) Through 04/30/2021 – **\$676,242.73**
- Pay Application #5 for Project 20032 (North River Ranch Ph 1C & 1D West) Through 05/31/2021 – **\$360,368.05**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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(A) Requisition Number: 6

(B) Name of Payee: Fortiline Waterworks

(C) Amount Payable: \$118,782.20

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Multiple invoices; see enclosed summary

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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(A) Requisition Number: 8

(B) Name of Payee: Stantec Consulting Services

(C) Amount Payable: \$31,418.60

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

- Invoice 1767343 for Project 225600018 (North River Ranch Phase 1C & 1D West – Wetland Buffer Treatment) Through 03/12/2021 – **\$8,300.00**
- Invoice 1789135 for Project 225600018 (North River Ranch Phase 1C & 1D West – Wetland Buffer Treatment) Through 05/14/2021 – **\$23,118.60**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Project and each represents a Cost of the 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

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# **North River Ranch Improvement Stewardship District**

Review of District Financial Statements

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b><u>Assets</u></b>					
<b>Fieldstone</b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$220,378.60				\$220,378.60
Debit Card	500.01				500.01
Assessments Receivable	445,014.29				445,014.29
Deposits	2,000.00				2,000.00
Assessments Receivable		\$447,283.45			447,283.45
Due From Other Funds		11,463.37			11,463.37
Debt Service Reserve (Series 2019)		166,059.83			166,059.83
Debt Service Reserve (Morgan's Glen)		91,059.51			91,059.51
Revenue (Series 2019)		2,961.78			2,961.78
Revenue (Morgan's Glen)		6,449.74			6,449.74
Prepayment A2 (Series 2019)		205,005.48			205,005.48
Prepayment A2 (Morgan's Glen)		496,463.76			496,463.76
Sinking Fund A1 (Series 2019)		0.06			0.06
Sinking Fund (Morgan's Glen)		0.03			0.03
Revenue (Series 2021B)		5,730.52			5,730.52
Interest (Series 2021B)		1.71			1.71
Prepayment (Series 2021B)		576,729.06			576,729.06
Accounts Receivable - Due from Developer			\$800,554.06		800,554.06
Acquisition/Construction (Series 2019)			117,436.92		117,436.92
Acquisition/Construction (Morgan's Glen)			24,343.54		24,343.54
Restricted Acq/Constr (Morgan's Glen)			2.82		2.82
Acquisition/Construction (Series 2021B)			370.78		370.78
Cost of Issuance (Series 2021B)			21,700.52		21,700.52
<b>North River Ranch CDD</b>					
General Checking Account	\$8,420.20				8,420.20
Accounts Receivable - Due from Developer	5,949.37				5,949.37
Series 2020 A1 Debt Service Reserve		\$224,050.95			224,050.95
Series 2020 A2 Debt Service Reserve		105,210.45			105,210.45
Series 2020 A3 Debt Service Reserve		100,106.68			100,106.68
Series 2020 A1, A2 Acq/Construction			\$2,998,597.71		2,998,597.71
Series 2020 A3 Acquisition/Construction			10.05		10.05

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>North River Ranch ISD</b>					
General Checking Account	\$17,227.89				17,227.89
Accounts Receivable - Due from Developer	25,280.58				25,280.58
Accounts Receivable - Due from Developer			\$10,834.18		10,834.18
Total Current Assets	\$724,770.94	\$2,438,576.38	\$3,973,850.58	\$0.00	\$7,137,197.90
 <b>Fieldstone</b>					
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,550,461.48	\$1,550,461.48
Amount To Be Provided				17,219,538.52	17,219,538.52
<b>North River Ranch CDD</b>					
Amount Available in Debt Service Funds				\$429,368.08	429,368.08
Amount To Be Provided				16,465,631.92	16,465,631.92
Total Investments	\$0.00	\$0.00	\$0.00	\$35,665,000.00	\$35,665,000.00
<b>Total Assets</b>	<b>\$724,770.94</b>	<b>\$2,438,576.38</b>	<b>\$3,973,850.58</b>	<b>\$35,665,000.00</b>	<b>\$42,802,197.90</b>

**Liabilities and Net Assets**

<b>Fieldstone</b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$58,784.15				\$58,784.15
Deferred Revenue	445,014.29				445,014.29
Deferred Revenue		\$447,283.45			447,283.45
Accounts Payable			\$800,554.06		800,554.06
Retainage Payable			939,769.56		939,769.56
Deferred Revenue			800,554.06		800,554.06
Retainage Payable			467,253.03		467,253.03
<b>North River Ranch CDD</b>					
Accounts Payable	\$6,660.85				6,660.85
Deferred Revenue	5,949.37				5,949.37
Accounts Payable			\$5,333.00		5,333.00
Retainage Payable			92,908.10		92,908.10

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>North River Ranch ISD</b>					
Accounts Payable	\$37,507.75				37,507.75
Deferred Revenue	25,280.58				25,280.58
Accounts Payable			\$10,834.18		10,834.18
Deferred Revenue			10,834.18		10,834.18
Total Current Liabilities	\$579,196.99	\$447,283.45	\$3,128,040.17	\$0.00	\$4,154,520.61
 <b>Fieldstone</b>					
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$18,770,000.00	\$18,770,000.00
<b>North River Ranch CDD</b>					
Revenue Bonds Payable - Long-Term				\$16,895,000.00	16,895,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$35,665,000.00	\$35,665,000.00
 <b>Total Liabilities</b>	 \$579,196.99	 \$447,283.45	 \$3,128,040.17	 \$35,665,000.00	 \$39,819,520.61
 <b>Fieldstone</b>					
<u>Net Assets</u>					
Net Assets, Unrestricted	\$45,695.83				\$45,695.83
Net Assets - General Government	(63,030.99)				(63,030.99)
Current Year Net Assets - General Government	181,429.62				181,429.62
Net Assets, Unrestricted		\$1,961,372.42			1,961,372.42
Current Year Net Assets, Unrestricted		(981,908.86)			(981,908.86)
Net Assets, Unrestricted		\$348,476.18			348,476.18
Current Year Net Assets, Unrestricted		233,985.11			233,985.11
Net Assets, Unrestricted			(\$1,516,525.69)		(1,516,525.69)
Current Year Net Assets, Unrestricted			(82,014.65)		(82,014.65)
Net Assets, Unrestricted			(\$407,123.87)		(407,123.87)
Current Year Net Assets, Unrestricted			(38,057.86)		(38,057.86)

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>North River Ranch CDD</b>					
Net Assets, Unrestricted	\$106.00				106.00
Net Assets - General Government	6,602.72				6,602.72
Current Year Net Assets - General Government	(4,949.37)				(4,949.37)
Net Assets, Unrestricted		\$787,932.21			787,932.21
Current Year Net Assets, Unrestricted		(358,564.13)			(358,564.13)
Net Assets, Unrestricted			\$3,410,491.60		3,410,491.60
Current Year Net Assets, Unrestricted			(510,124.94)		(510,124.94)
<b>North River Ranch ISD</b>					
Net Assets - General Government	(\$6,257.28)				(6,257.28)
Current Year Net Assets - General Government	(14,022.58)				(14,022.58)
Net Assets, Unrestricted			(\$10,834.18)		(10,834.18)
<b>Total Net Assets</b>	<u>\$145,573.95</u>	<u>\$1,991,292.93</u>	<u>\$845,810.41</u>	<u>\$0.00</u>	<u>\$2,982,677.29</u>
<b>Total Liabilities and Net Assets</b>	<u>\$724,770.94</u>	<u>\$2,438,576.38</u>	<u>\$3,973,850.58</u>	<u>\$35,665,000.00</u>	<u>\$42,802,197.90</u>

**North River Ranch Improvement Stewardship District**

Statement of Activities

As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>Fieldstone</b>					
<b>Revenues</b>					
On-Roll Assessments	\$11,405.21				\$11,405.21
Off-Roll Assessments	253,007.10				253,007.10
Developer Contributions	0.08				0.08
On-Roll Assessments		\$11,463.37			11,463.37
Other Assessments		873,876.94			873,876.94
Other Assessments		578,782.52			578,782.52
Other Income & Other Financing Sources			\$119,559.85		119,559.85
<b>North River Ranch CDD</b>					
Developer Contributions	\$584.36				584.36
Inter-Fund Group Transfers In		(\$38.74)			(38.74)
Inter-Fund Transfers In			\$38.74		38.74
<b>North River Ranch ISD</b>					
Developer Contributions	\$325.00				325.00
Total Revenues	<u>\$265,321.75</u>	<u>\$1,464,084.09</u>	<u>\$119,598.59</u>	<u>\$0.00</u>	<u>\$1,849,004.43</u>

<b>Fieldstone</b>					
<b>Expenses</b>					
Trustee Services	\$6,384.81				\$6,384.81
Assessment Administration	12,500.00				12,500.00
Legal Advertising	66.69				66.69
Miscellaneous	559.94				559.94
Property Taxes	74.50				74.50
Web Site Maintenance	200.00				200.00
Dues, Licenses, and Fees	425.35				425.35
Activities Director	723.81				723.81
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	1,942.96				1,942.96
Amenity - Landscape Maintenance	5,038.00				5,038.00
Amenity - Irrigation Repairs	1,665.86				1,665.86
Amenity - Pool Maintenance	3,200.00				3,200.00
Amenity - Janitorial	2,861.64				2,861.64
Amenity - Pest Control	2,983.46				2,983.46
Equipment Rental	3,526.46				3,526.46



**North River Ranch Improvement Stewardship District**

Statement of Activities

As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
Irrigation - Repair and Maintenance	3,648.53				3,648.53
Lake Maintenance	2,100.00				2,100.00
Landscaping Maintenance & Material	25,579.68				25,579.68
Wetland Mitigation	1,525.00				1,525.00
Cleaning	2,087.00				2,087.00
Lighting	32.04				32.04
Principal Payment - S19A2		\$510,000.00			510,000.00
Principal Payment - S19A2 Morgan's Glen		830,000.00			830,000.00
Interest Payments - S19A1		250,376.25			250,376.25
Interest Payments - S19A2		19,126.26			19,126.26
Interest Payments - S19A1 Morgan's Glen		135,555.00			135,555.00
Interest Payments - S19A2 Morgan's Glen		122,200.00			122,200.00
Principal Payments - B1 bond		270,000.00			270,000.00
Interest Payments - B1 bond		74,798.89			74,798.89
Engineering			\$5,733.00		5,733.00
Contingency			195,841.77		195,841.77
Engineering			567.00		567.00
Contingency			37,490.96		37,490.96
<b>North River Ranch CDD</b>					
Engineering	\$4,930.00				4,930.00
Copies	116.72				116.72
Legal Advertising	62.01				62.01
Web Site Maintenance	250.00				250.00
Dues, Licenses, and Fees	175.00				175.00
Interest Payments (S2020-A1)		\$153,212.50			153,212.50
Interest Payments (S2020-A2)		105,210.00			105,210.00
Interest Payments (S2020-A3)		100,106.25			100,106.25
Engineering			\$7,065.00		7,065.00
Contingency			503,118.51		503,118.51
<b>North River Ranch ISD</b>					
Supervisor Fees	\$2,000.00				2,000.00
Management	11,666.66				11,666.66
Legal Advertising	205.92				205.92
Web Site Maintenance	300.00				300.00
Dues, Licenses, and Fees	175.00				175.00
Total Expenses	<u>\$102,872.69</u>	<u>\$2,570,585.15</u>	<u>\$749,816.24</u>	<u>\$0.00</u>	<u>\$3,423,274.08</u>

**North River Ranch Improvement Stewardship District**  
Statement of Activities  
As of 11/30/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$8.61				\$8.61
Interest Income		\$8.34			8.34
Interest Income		1.48			1.48
Interest Income			\$0.27		0.27
Interest Income			0.10		0.10
<b>North River Ranch CDD</b>					
Interest Income		\$3.36			3.36
Interest Income			\$19.83		19.83
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$8.61</u>	<u>\$13.18</u>	<u>\$20.20</u>	<u>\$0.00</u>	<u>\$41.99</u>
<b>Change In Net Assets</b>	<b>\$162,457.67</b>	<b>(\$1,106,487.88)</b>	<b>(\$630,197.45)</b>	<b>\$0.00</b>	<b>(\$1,574,227.66)</b>
<b>Net Assets At Beginning Of Year</b>	<u>(\$16,883.72)</u>	<u>\$3,097,780.81</u>	<u>\$1,476,007.86</u>	<u>\$0.00</u>	<u>\$4,556,904.95</u>
<b>Net Assets At End Of Year</b>	<u><u>\$145,573.95</u></u>	<u><u>\$1,991,292.93</u></u>	<u><u>\$845,810.41</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,982,677.29</u></u>

**North River Ranch Improvement Stewardship District**  
 Budget to Actual  
 For the Month Ending 11/30/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 11,405.21	\$ -	\$ 11,405.21	\$ -
Off-Roll Assessments	253,007.10	176,536.58	76,470.52	1,059,219.50
Developer Contributions	909.44	-	909.44	-
<b>Net Revenues</b>	<b>\$ 265,321.75</b>	<b>\$ 176,536.58</b>	<b>\$ 88,785.17</b>	<b>\$ 1,059,219.50</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 12,000.00
POL Insurance	-	1,003.33	(1,003.33)	6,020.00
Trustee Services	6,384.81	2,500.00	3,884.81	15,000.00
District Management	11,666.66	11,666.67	(0.01)	70,000.00
Engineering	4,930.00	5,833.33	(903.33)	35,000.00
Dissemination Agent	-	3,333.33	(3,333.33)	20,000.00
District Counsel	-	5,000.00	(5,000.00)	30,000.00
Assessment Administration	12,500.00	3,333.33	9,166.67	20,000.00
Reamortization Schedules	-	166.67	(166.67)	1,000.00
Audit	-	2,000.00	(2,000.00)	12,000.00
Arbitrage Calculation	-	333.33	(333.33)	2,000.00
Travel and Per Diem	-	83.33	(83.33)	500.00
Telephone	-	33.33	(33.33)	200.00
Postage & Shipping	-	50.00	(50.00)	300.00
Copies	116.72	83.33	33.39	500.00
Legal Advertising	334.62	833.33	(498.71)	5,000.00
Bank Fees	-	60.00	(60.00)	360.00
Miscellaneous	559.94	458.33	101.61	2,750.00
Office Supplies	-	41.67	(41.67)	250.00
Property Taxes	74.50	8.33	66.17	50.00
Web Site Maintenance	750.00	450.00	300.00	2,700.00
Dues, Licenses, and Fees	775.35	29.17	746.18	175.00
Activities Director of Fun	723.81	16,666.67	(15,942.86)	100,000.00
Maintenance Staff	-	2,500.00	(2,500.00)	15,000.00
<b>Total General &amp; Administration Expenses</b>	<b>\$ 40,816.41</b>	<b>\$ 58,467.48</b>	<b>\$ (17,651.07)</b>	<b>\$ 350,805.00</b>

**North River Ranch Improvement Stewardship District**

Budget to Actual

For the Month Ending 11/30/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<b><u>Brightwood Pavilion - Amenity</u></b>				
Clubhouse Electric	\$ 732.12	\$ 2,000.00	\$ (1,267.88)	\$ 12,000.00
Clubhouse Water	-	60.00	(60.00)	360.00
Amenity - Cable TV / Internet / Wi-Fi	1,942.96	1,500.00	442.96	9,000.00
Amenity - Landscape Maintenance	5,038.00	10,000.00	(4,962.00)	60,000.00
Amenity - Irrigation Repairs	1,665.86	1,666.67	(0.81)	10,000.00
Amenity - Pool Maintenance	1,800.00	1,800.00	-	10,800.00
Amenity - Exterior Cleaning	1,400.00	1,500.00	(100.00)	9,000.00
Amenity - Interior Cleaning	2,110.45	800.00	1,310.45	4,800.00
Amenity - Pest Control	2,983.46	2,500.00	483.46	15,000.00
Amenity - Fitness Equipment Leasing	-	1,390.00	(1,390.00)	8,340.00
Amenity - Envera Security - 8 monitored Camaras	-	2,000.00	(2,000.00)	12,000.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 17,672.85</b>	<b>\$ 25,216.67</b>	<b>\$ (7,543.82)</b>	<b>\$ 151,300.00</b>
<b><u>Riverfield Verandah - Amenity</u></b>				
Clubhouse Electric	\$ 402.89	\$ 625.00	\$ (222.11)	\$ 3,750.00
Clubhouse Water	-	45.00	(45.00)	270.00
Amenity - Cable TV / Internet / Wi-Fi	-	500.00	(500.00)	3,000.00
Amenity - Landscape Maintenance	-	750.00	(750.00)	4,500.00
Amenity - Pool Maintenance	1,400.00	1,080.00	320.00	6,480.00
Amenity - Exterior Cleaning	687.00	750.00	(63.00)	4,500.00
Amenity - Interior Cleaning	751.19	592.50	158.69	3,555.00
Amenity - Envera Security - 8 monitored Camaras	-	893.25	(893.25)	5,359.50
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 3,241.08</b>	<b>\$ 5,235.75</b>	<b>\$ (1,994.67)</b>	<b>\$ 31,414.50</b>
<b><u>Field Expenses</u></b>				
Electric	\$ 1,957.97	\$ 2,333.33	\$ (375.36)	\$ 14,000.00
Equipment Rental	3,526.46	5,000.00	(1,473.54)	30,000.00
General Insurance	-	833.33	(833.33)	5,000.00
Property & Casualty Insurance	-	4,166.67	(4,166.67)	25,000.00
Water Reclaimed	2,772.67	1,666.67	1,106.00	10,000.00
Mitigation	-	200.00	(200.00)	1,200.00
Stormwater - Repair and Maintenance	-	4,166.67	(4,166.67)	25,000.00
Irrigation - Repair and Maintenance	3,648.53	166.67	3,481.86	1,000.00
Lake Maintenance	2,100.00	8,333.33	(6,233.33)	50,000.00
Landscaping Maintenance & Material	25,579.68	41,666.67	(16,086.99)	250,000.00
Landscape Improvements	-	4,166.67	(4,166.67)	25,000.00
Wetland Mitigation	1,525.00	-	1,525.00	-
Contingency	-	83.33	(83.33)	500.00
Equipment Repair & Maintenance	-	166.67	(166.67)	1,000.00
Street Sweeping	-	6,166.67	(6,166.67)	37,000.00
Lighting	32.04	166.67	(134.63)	1,000.00
Streetlights - Leasing	-	8,333.33	(8,333.33)	50,000.00
<b>Total Field Expenses</b>	<b>\$ 41,142.35</b>	<b>\$ 87,616.68</b>	<b>\$ (46,474.33)</b>	<b>\$ 525,700.00</b>

**North River Ranch Improvement Stewardship District**  
 Budget to Actual  
 For the Month Ending 11/30/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<b>Total Expenses</b>	<b>\$ 102,872.69</b>	<b>\$ 176,536.58</b>	<b>\$ (73,663.89)</b>	<b>\$ 1,059,219.50</b>
<b>Income (Loss) from Operations</b>	<b>\$ 162,449.06</b>	<b>\$ -</b>	<b>\$ 162,449.06</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 8.61	\$ -	\$ 8.61	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 8.61</b>	<b>\$ -</b>	<b>\$ 8.61</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 162,457.67</b>	<b>\$ -</b>	<b>\$ 162,457.67</b>	<b>\$ -</b>