

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

---

The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **Wednesday, February 9, 2022 at 1:30 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

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

**Phone: 1-844-621-3956**  
**Participant Code: 790 562 990 #**

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

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

## **Administrative & Business Matters**

1. Consideration of the Minutes of the January 12, 2022, Board of Supervisors Meeting
2. Ratification of Ardurra Contract
3. Review and Consideration of GeoPoint Surveying, Inc. Proposal
4. Review and Consideration of Stantec Work Authorization No 2, Professional Services Proposal for North River Ranch Improvement Stewardship District
5. Review and Consideration of North River Ranch Phase 4A & 4B- Landscaping & Irrigation Project Letter of Recommendation of Award
6. Review and Consideration of Rules and Regulations for Amenity Facilities
7. Ratification of the North River Ranch ISD Funding Request # 51 – 64
8. Ratification of Fieldstone Requisitions Morgan's Glen Project # 2021- 09 – 2021-28
9. Review of District Financial Statements

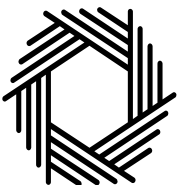
## **Other Business**

### **Staff Reports**

District Counsel  
District Engineer  
District Manager

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

## **Adjournment**



**pfm**

**North River Ranch Improvement  
Stewardship District**

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

**MINUTES OF MEETING**

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

**Wednesday, January 12, 2022 at 1:30 p.m.**

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

Board Members present via phone or in person:

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

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC	
Venessa Ripoll	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	Clearview Land Designs	(via phone)
Tom Panaseny	Neal Communities	(via phone)
Jim Schier	Neal Communities	
John McKay	J.H. McKay, LLC	
Faith Santoro	Lifestyle Director	

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Carvalho called to order at 1:32 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 December 8, 2021 Board of  
Supervisors Meeting**

The Board reviewed the Minutes of the December 8, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Minutes of the December 8, 2021 Board of Supervisors' Meeting.

**Review and Consideration of RIPA  
& Associates, NRR Phase 4A & 4B  
Change Order # 10**

Mr. Fisher reviewed the change order for additional material to the project for an increase to the contract amount of \$81,991.65.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the RIPA & Associates, NRR Phase 4A & 4B Change Order # 10 for additional material to the project for an increase to the contract amount of \$81,991.65.

**Review and Consideration of NRR  
Phase 4B, Moccasin Wallow Road  
& Fort Hamer Road**

Mr. Panaseny reviewed the charge order to hold the price of the base of the contract for an amount of \$4,265,000.00.

On MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved NRR Phase 4B, Moccasin Wallow Road & Fort Hamer Road charge order to hold the price of the base of the contract for an amount of \$4,265,000.00.

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

Mr. Engle reviewed this Change Order #1, Morgan's Glen Phases IC & IIB to the Woodruff & Sons contract for stormwater structure for future phases in the increase amount of \$99,709.59.

On MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved the Change Order #1, Morgan's Glen Phases IC & IIB to the Woodruff & Sons contract for stormwater structure for future phases in the increase amount of \$99,709.59.

**Ratification of the Frontier Communications Proposal**

Ms. Snow explained that this proposal is for the WIFI and Hotspot throughout the Amenity Center.

On MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board ratified the Frontier Communications Proposal for the WIFI and Hotspot through the Amenity Center.

**Ratification of the North River Ranch ISD Funding Requests # 37-50**

The Board reviewed the North River Ranch ISD Funding Requests # 37-50.

On MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the North River Ranch ISD Funding Requests # 37-50.

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

The Board reviewed the Fieldstone Requisition's Morgan's Glen Project # 2021-01 – 2021-08

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Fieldstone Requisitions Morgan's Glen Project # 2021-01 – 2021-08.

## **Review of District Financial Statements**

The Board reviewed the District Financial Statements through November 30, 2021.

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

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

**District Counsel** – no report

**District Engineer** – Mr. Engle had no report. Mr. Fisher provided an update of the Construction Project Extension of Road FF.

**District Manager** – Ms. Carvalho noted for the record that the next scheduled meeting will be February 9, 2022 at 1:30 p.m. However, there are discussion about continuing this meeting to January 27, 2022.

### **FOURTH ORDER OF BUSINESS**

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

Ms. Snow introduced Faith Santoro the Lifestyle Director for the District. She started on Monday, January 10, 2022 and is excited to be part of the District. There will be a meeting scheduled in the upcoming weeks between herself, Ms. Santoro, and District Management to review all tasks and responsibilities with this role.

Mr. Weidemiller questioned is the addendum of contract provision that has been incorporated in other Neal Districts have been formalized and implemented in this District. Ms. Carvalho stated the addendum of contract provision has been provided to Mr. Johnson for his review and changes. Mr. Johnson will follow-up on this item at the next Board of Supervisors Meeting.

### **FIFTH ORDER OF BUSINESS**

#### **Continuance**

Ms. Carvalho requested as there was no further business to come before the Board for a motion to continue the meeting to January 27, 2022 at 11:30 a.m.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the January 12, 2022 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued at 1:50 p.m. to January 27, 2022 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**

Ratification of Ardurra Contract





November 2, 2020

North River Ranch Improvement Stewardship District  
Reference: Fieldstone Neighborhood Brightwood Phase 4A and 4B  
C/o PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817  
Email: mroscoe@nealland.com

Subject: Proposal of Services and Fees  
Gopher Tortoise Survey Relocation  
Fieldstone CDD (± 101.24 acres)

Mr. Roscoe,

Ardurra Group, Inc. is pleased to present the following proposal for professional environmental consulting services associated with the above referenced project.

### **Scope of Work**

Ardurra proposes the following scope of work.

- a) Ardurra will prepare and submit Gopher Tortoise Relocation Permit Applications to FWC. This includes after action report submittal to FWC.
- b) Upon receipt of the Gopher Tortoise Relocation Permits and County Approvals, supervision of back-hoe excavation by an Authorized Gopher Tortoise Agent will be performed within the project area.
- c) Ardurra will handle the rental of an excavator for relocation efforts.
- d) Captured gopher tortoises will be marked and transported to an Approved Gopher Tortoise Recipient Site by an employee of that site.

### **Client Responsibility**

- a) FWC permit application fee for Gopher Tortoise 10 or Fewer permit (Estimated \$250).
- b) Gopher Tortoise Recipient Site, current sites charge \$2,000 per tortoise and requires a 50% deposit to receive a reservation letter.

### **Cost**

Above Tasks (a) through (d) are Ardurra contracted tasks with a fixed fee sum of **\$4,100**.



**Duration of Contract**

The cost estimates provided in this proposal may be relied upon for up to sixty (60) days beyond the date of this proposal. Once accepted, the terms of this agreement shall remain in effect for a six (6) month period.

**Termination**

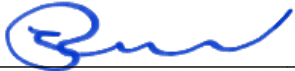
Termination of this agreement shall be effective with 30 days prior written notice by either party or immediately by mutual agreement by both parties. However, termination shall not be effective until all fees due are paid.

**Compensation**

Invoices will be submitted to the client as tasks are completed. Submitted invoices are payable upon receipt. Unpaid balances over thirty (30) days will be assessed a 1.5% nominal monthly finance charge, compounded monthly until payment is made in full. Ardurra reserves the right to stop work on any project that remains unpaid over 30 days. If collection efforts are required, client agrees to pay reasonable attorney's fees and court costs.

**AUTHORIZATION**

If the submitted scope of work and fees are acceptable, please sign below and return one fully executed copy to our office.

Signature:  Date: 1/17/22  
Name: Pete Williams Title: Chair

We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please contact us at 941-722-0901.

Sincerely,



C. Craig Wolfe  
Environmental Scientist III

**North River Ranch Improvement  
Stewardship District**

Review and Consideration of GeoPoint  
Surveying, Inc. Proposal



January 18, 2022

**Amanda Lane**

North River Ranch Improvement Stewardship District  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

**RE: North River Ranch, Phase IV-B**

Dear Ms. Lane;

Thank you for selecting GeoPoint Surveying, Inc. to provide survey services for the above referenced project. Our services under this proposal, which will turn into a binding contract upon your signature ("Contract"), are as follows:

**Project Assumptions:**

1. **North River Ranch Improvement Stewardship District ("Client")** will provide GeoPoint Surveying, Inc. with current and complete digital files in AutoCAD 2008 format of the Construction Plans for the above referenced project, and authorization to use said plans to prepare documents.
2. Client will provide GeoPoint Surveying, Inc. with a complete set of approved construction plans.
3. Client will notify GeoPoint Surveying, Inc. of any and all changes, omissions, and additions to the construction plans, and will provide us with a digital AutoCAD 2008 drawing of any such changes and a revised set of construction plans.
4. This proposal does not include GeoPoint Surveying, Inc identifying areas of conflict in the form of other utilities, pressure pipe, and etc. that may cross or interfere with the proposed installation of water line, force main, sanitary sewer, or storm sewer systems, other than what is shown on construction plans.

**Scope of Services:**

**A. Construction Layout Phase (NOTE: ALL STAKING IS ONE TIME ONLY):**

1. **Setting Control for Construction Layout:** GeoPoint Surveying, Inc. will set horizontal & vertical control points necessary to complete the construction layout for the above referenced project. Control points will be referenced to the provided construction plans.
2. **Erosion Control:** Stake silt fence at 100-foot intervals or as necessary for construction. (Note: Client will inform GeoPoint Surveying, Inc. prior to staking as to

whether or not offsets will be required. It is understood that all stakes will be located on the erosion control line, unless requested otherwise)

3. **Rough Centerline of Road Grade Staking:** Set lath with grade on centerline of road at 100-foot intervals on tangent, and 50-foot intervals on curves.
4. **Storm Sewer:** Staking of storm sewer inlets - Set lath at center of structure with two offset hubs graded to top of structure, and set two laths at each end of inlet at proposed back of curb for alignment. Staking of control structures, mitered end sections, and manholes – Set lath at proposed center of proposed manhole and control structure, and at end of pipe for mitered end sections with two offset hubs with grades marked on laths.
5. **Ponds and Mitigation Areas:** Staking of ponds – Set lath at proposed top of bank at intervals necessary for construction with grades marked on lath to top of bank elevation. Mitigation Areas – Set lath at proposed top bank, contour breaks, and bottom with grades marked on lath.
6. **Sanitary Sewer:** Staking of sanitary sewer manholes, clean outs, & forcemain – Set lath at proposed center of structure with two offset hubs graded to top of structure and laths at 100' intervals for forcemain.
7. **Water Distribution Mains:** Set laths with grades to top of dirt at 100-foot intervals or as necessary for construction, and stake fittings, valves, fire hydrants, and bends.
8. **Curb / Edge of Pavement:** Set lath on offset from back of curb (Offset specified by client) with cut or fill to back of curb grade, unless requested otherwise. Staking interval will be 50-foot on tangents and 25-foot on curves where the curves radius is less than 100-feet.

#### **B. As-Built Survey Services:**

GeoPoint Surveying, Inc. will perform necessary surveying services to meet the requirements of the applicable governmental agency. The following is our proposed scope of services for the Certification Phase:

1. **Ponds, Sumps, Berms, & Drainage Ditches:** GeoPoint Surveying will survey the location of constructed ponds, sumps, berms, and drainage ditches, if required, at locations specified by applicable municipality standards.
2. **Storm Sewer:** Survey the location and elevation of storm sewer control structures, inlets, mitered end sections, storm pipe inverts (verify pipe lengths and slopes), and manholes. In addition, measure critical dimensions of storm sewer structures.
3. **Sanitary Sewer:** Survey sanitary sewer line inverts, slopes, and manhole tops, and location of forcemain based on marker stakes or curb marks supplied by the contractor.
4. **Water Lines:** Survey locations of water lines, valves, fire hydrants, and blow-offs.

**C. Record Drawing Preparation:**

GeoPoint Surveying, Inc. will provide to the Client a digital file with the As-Built Locations along with applicable marked up construction drawings showing the applicable As-Built measurements. GeoPoint Surveying, Inc. will not produce As-Built drawings for submittal. GeoPoint Surveying, Inc. will provide a Surveyor's Report or sign and seal drawings prepared by client.

**D. Miscellaneous, and Additional Staking Services:**

1. Staking of: sidewalks; pathways; walls/fences; conduits; light poles; planters; buildings; boring locations, and; items not listed in above Section A, will be performed on an hourly basis, at our prevailing hourly rates (See Attachment "B").
2. Re-staking of: curbing; ponds; utilities; structures, and; other items that may require re-staking will be performed on an hourly basis, at our prevailing hourly rates (See Attachment "B").
3. Requests for meetings pertaining to construction or surveying will be performed on an hourly basis, at our prevailing hourly rates (See Attachment "B").

\_\_\_\_\_  
 (Print Name and Title)

David A. Williams, P.S.M.  
 President, Owner

\_\_\_\_\_  
 (Authorized Signature)

By:

\_\_\_\_\_  
 (Print Name and Title)

Date:

\_\_\_\_\_  
 (Authorized Signature)

By:

**GeoPoint Surveying, Inc.**

**Accepted By: North River Ranch  
 Improvement Stewardship District**

Sincerely,

If the foregoing and the Terms and Conditions of the Contract in **Attachment "A"**, meets with your approval, please execute the acceptance below and return one copy for our files. We certainly look forward to working with you on this project.

Task	Task Description	Fee Type	Amount
A	Construction Layout Phase	Lump Sum	\$55,000
B	As-Built Survey Services/Certification	Lump Sum	\$21,000
C	Record Drawing Preparation (If Needed)	Lump Sum	\$11,000
D	Miscellaneous Services	Hourly	\$-----

**FEE Schedule:**

## Attachment "A" Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.



## **Attachment "A"**

### **Terms and Conditions**

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



## Attachment "B" Hourly Rates Schedule

**Personnel Hourly Rates:**

Principal .....	\$ 190 / hour
Expert Witness Testimony .....	\$ 275 / hour
Professional Surveyor & Mapper .....	\$ 135 / hour
Survey Project Manager .....	\$ 125 / hour
GIS Project Manager .....	\$ 130 / hour
Field Supervisor .....	\$ 120 / hour
GIS Mapper Technician .....	\$ 105 / hour
Survey Mapper Technician I .....	\$ 95 / hour
Survey Mapper Technician II .....	\$ 105 / hour
Administrative Assistant .....	\$ 55 / hour
Four Man Field Crew .....	\$ 155 / hour
Three Man Field Crew .....	\$ 140 / hour
Two Man Field Crew .....	\$ 125 / hour
One Man Field Crew .....	\$ 110 / hour
Maintenance of Traffic Crew .....	\$ 100 / hour
Hydrographic / Bathymetric Field Crew .....	\$ 325 / hour

**Included in Above Cost:**

- ✦ Office and Field Computer Systems and Software
- ✦ Four (4) copies of Plats, Surveys, or Maps
- ✦ Total Station (Manual or Robotic) with Data Collector
- ✦ GPS Receivers used for either RTK or Static
- ✦ 4x4 Survey Crew Truck with Misc. Equipment & Safety Gear

**Additional Equipment Costs:**

Electromagnetic Utility / Pipe Locator .....	\$ 35 / hour
Boat (Small Rivers and Ponds) .....	\$ 50 / hour
Boat (Larger Rivers, Lakes, and Bays) .....	\$ 80 / hour
Boat (Ocean) .....	Quote
Additional 4x4 Survey Crew Truck .....	\$ 40 / hour
All Terrain Vehicle (ATV) .....	\$ 55 / hour

**Reimbursable Expenses:**

Mileage Exceeding a 50-mile Radius .....	Current IRS Rate
Personnel Per Diem Expense .....	\$ 100 / Person
Arch E (36"x48") Black & White Copies .....	\$ 10.00 / each
Arch D (24"x36") Black & White Copies .....	\$ 6.00 / each
Arch D (24"x36") Full Color Copies .....	\$35.00 / each
Arch C (18"x24") Black & White Copies .....	\$ 3.00 / each
Arch C (18"x24") Full Color Copies .....	\$ 25.00 / each
Arch B (11"x17") Black & White Copies .....	\$ 1.50 / each
Arch B (11"x17") Full Color Copies .....	\$ 8.50 / each
Letter & Legal Black & White Copies .....	\$ 0.06 / each
Letter & Legal Full Color Copies .....	\$0.75 / each
Other Expenses Including Consultants .....	Cost Plus 10%

**North River Ranch Improvement  
Stewardship District**

Review and Consideration of Stantec Work  
Authorization No 2, Professional Services  
Proposal for North River Ranch Improvement  
Stewardship District



**Stantec Consulting Services Inc.**  
6900 Professional Parkway East  
Sarasota FL 34240-8414  
Tel: (941) 907-6900  
Fax: (941) 907-6910

January 18, 2022

Via: E-Mail ([carvalhov@pfm.com](mailto:carvalhov@pfm.com))

215681044

North River Ranch Improvement Stewardship District  
c/o PFM Group Consulting LLC  
12051 Corporate Blvd.  
Orlando, FL 32817

Attn: **Ms. Vivian Carvalho, District Manager**

Reference: **Work Authorization No. 2**  
**Professional Services Proposal for North River Ranch Improvement Stewardship District**  
**Operational Traffic Analysis for 325 Active Adult Dwelling Units**

Dear Ms. Carvalho:

Stantec has prepared a scope and fee proposal for the subject project. The project comprises providing an operational site access analysis for 325 active adult dwelling units located at the northeast corner of the Fort Hamer Road and Road FF intersection in Manatee County, FL. These services will begin upon receipt of executed agreement and notice to proceed.

This SA is attached to and made a part of the General Provisions attached to Agreement made between Fieldstone Community Development District and Stantec Consulting Services Inc. (Engineer) for Professional Engineering Services, providing for professional services. The Basic Services of Engineer as described in said General Provisions are amended or supplemented as indicated below.

#### **Task 210 - Site Access Operational Analysis**

Stantec will prepare an operational traffic analysis that meets the requirements of Manatee County to determine site access turn lanes at the project driveways. Trip generation estimates will be based on the Institute of Transportation Engineers (ITE), *Trip Generation – 11<sup>th</sup> Edition (2021)*. Trip assignment estimate of project traffic will utilize existing traffic patterns, the FDOT District One Regional Planning Model (D1RPM) and/or engineering judgment from past experience within the project area.

The site takes access via three (3) new access points from Road FF. This analysis will be prepared pursuant to the plan provided by the Client and will use current Manatee County standards for turn lane warrants and length. This analysis will be based on both the AM and PM peak hours.

Stantec will prepare a brief technical memorandum outlining findings and recommendations. A draft of this memorandum will be provided to the Client for review prior to submittal, if desired.



**Task 220 - Response to Comments**

Upon submittal of the documents to Manatee County, further documentation or clarification of the analyses to complete their review may be required. Stantec will meet with the County, if necessary, to discuss the comments and provide the appropriate supporting documentation. This task includes responding to one (1) round of comments/requests for clarifications from Manatee County.

These services will be performed as outlined below at our standard rates under our Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2022.

Task	Services	Fee Type	Fee Amount
210	Transportation Operational Analysis	Fixed	\$ 3,800
220	Response to Comments	T/M*	(est.) \$ 1,000
<b>Total</b>			<b>\$ 4,800</b>

\* Time and Material (T/M) estimates are based upon past experience but the actual fee may be more or less due to factors outside of Stantec's control.

Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

If this proposal is acceptable to you, please sign in the space provided and return to our office. Should you have any questions regarding this matter, please contact our office.

Sincerely,

**Stantec Consulting Services Inc.**



Matthew R. Crim, PE, PTOE  
Senior Associate/ Transportation Engineer  
Tel: (513) 842-8229  
E-Mail: [matt.crim@stantec.com](mailto:matt.crim@stantec.com)



Robert A. Engel, P.E.  
District Engineer/ Senior Principal  
Tel: (941) 907-6900  
E-Mail: [rob.engel@stantec.com](mailto:rob.engel@stantec.com)

Enclosure:      Schedule of Fees



### ACCEPTANCE AND AUTHORIZATION TO PROCEED

1. If this Specific Authorization satisfactorily sets forth Client's entire understanding of the agreement, please sign in the space provided and return it to Stantec Consulting Services Inc. as authorization to proceed with the work.
2. I HEREBY AUTHORIZE the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Master Services Agreement between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. and agree hereto and that it be made a part of the Agreement made between North River Ranch Improvement Stewardship District and Stantec Consulting Services Inc. for Professional Engineering Services. I warrant and represent that I am authorized to enter into this Agreement on behalf of North River Ranch Improvement Stewardship District.

Authorized Signature

Title

Representing

Date



## **SCHEDULE OF FEES**

Effective January 1, 2022

<b><u>Staff Level</u></b>	<b><u>Rate</u></b>
Level 3	\$ 105.00
Level 4	\$ 116.00
Level 5	\$ 132.00
Level 6	\$ 136.00
Level 7	\$ 144.00
Level 8	\$ 154.00
Level 9	\$ 159.00
Level 10	\$ 164.00
Level 11	\$ 179.00
Level 12	\$ 188.00
Level 13	\$ 198.00
Level 14	\$ 208.00
Level 15	\$ 220.00
Level 16	\$ 243.00
Level 17	\$ 251.00
Level 18	\$ 256.00
Level 19	\$ 266.00
Level 20	\$ 276.00
Level 21	\$ 293.00
1 Person Field Crew	\$ 100.00
2 Person Field Crew	\$ 145.00
3 Person Field Crew	\$ 165.00
4 Person Field Crew	\$ 185.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

# **North River Ranch Improvement Stewardship District**

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





**Stantec Consulting Services Inc.**  
 6920 Professional Parkway  
 Sarasota FL 34240-8414  
 Tel: (941) 907-6900  
 Fax: (941) 907-6910

February 1, 2022

Via: E-Mail ([carvalhov@pfm.com](mailto:carvalhov@pfm.com))

File: 215616746 210

North River Ranch Improvement Stewardship District  
 c/o Public Financial Management  
 3501 Quadrangle Blvd., Suite 270  
 Orlando, FL 32817

Attn: **Mr. Pete Williams, Chairman**

Reference: **North River Ranch Phase 4A & 4B – Landscape & Irrigation Project  
 Letter of Recommendation of Award**

Dear Mr. Williams:

On January 28, 2022, we received and opened three bids from pre-qualified firms for the North River Ranch Phase 4A & 4B Landscape & Irrigation project. We received bids from Mike Armstrong Landscaping, Inc., Sunrise Landscape and Cornerstone Solutions Group. Attached is a tabulation of the bids received.

Mike Armstrong Landscaping, Inc. submitted the lowest Base Bid for \$1,021,435.50. We have reviewed the bid package provided and determined that it is responsive, and we find the Contractor acceptable to perform the work on this project based on the information received.

Therefore, we recommend that North River Ranch Improvement Stewardship District award the contract to Mike Armstrong Landscaping, Inc. for the total bid of \$1,021,435.50.

If you have any questions or comments, please contact our office.

Sincerely,

**Stantec Consulting Services Inc.**

Robert A. Engel, P.E.  
 District Engineer  
 Tel: (941) 907-6900  
 E-Mail: [rob.engel@stantec.com](mailto:rob.engel@stantec.com)

Approved by NRRISD Board

C: Vivian Carvalho, PFM Group Consulting LLC  
 Venessa Ripoli, PFM Group Consulting LLC

\_\_\_\_\_  
 Date

**Bid Tabulation**

**North River Ranch Phase 4A & 4B - Landscape & Irrigation**

Date: 01/31/2022

<b>Summary of Construction Costs</b>			
	<b>Mike Armstrong Landscaping, Inc.</b>	<b>Sunrise Landscape</b>	<b>Cornerstone Solutions Group</b>
LANDSCAPE	\$644,564.50	\$687,679.25	\$679,998.00
IRRIGATION	\$376,871.00	\$458,800.00	\$420,704.46
<b>Grand Total =</b>	<b>\$1,021,435.50</b>	<b>\$1,146,479.25</b>	<b>\$1,100,702.46</b>



**Contractor Quantities Differ From Bid Form**



**Contractor Item Differs From Bid Form**



**BOOTH DESIGN GROUP**  
landscape architecture • planning • urban design

## LANDSCAPE BID TABULATION

### NORTH RIVER RANCH - 4A-4B BUFFER AND COMMON AREAS LANDSCAPE

#### LANDSCAPE

Contractor Qty	Qty	Code	Botanical Name / Item	Common Name / Description	Specifications	Per	Mike Armstrong Landscaping, Inc.		Sunrise Landscape		Cornerstone Solutions Group	
							Unit Cost	Ext. Cost	Unit Cost	Ext. Cost	Unit Cost	Ext. Cost
<b>SHADE TREES</b>												
0	14	BB	BAUHINIA BLAKEANA	HONG KONG ORCHID	12' HT. X 5' SPD 3" CAL.	Ea.	450.00	6,300.00	525.00	7,350.00	375.00	5,250.00
0	10	DR	DELONIX REGIA	ROYAL POINCIANA	14-16' HT. x 6-8' SPR., 3" CAL.	Ea.	400.00	4,000.00	485.00	4,850.00	375.00	3,750.00
0	118	PE	PINUS ELLIOTII 'DENSE'	SLASH PINE	12' HT. X 5' SPD., 3" CAL.	Ea.	250.00	29,500.00	345.00	40,710.00	320.00	37,760.00
0	57	PO	PLANTUS OCCIDENTALIS	AMERICAN SYCAMORE (SEE NOTE 1)	18' HT., x 6' SPD., FULL 6" CAL STEWARDS	Ea.	450.00	25,650.00	175.00	9,975.00	295.00	16,815.00
0	79	QV 6	QUERCUS VIRGINIANA	STEWARTS LIVE OAK (SEE NOTE 1)	18' HT. x 8' SPD., 6" CAL. STEWARDS	Ea.	450.00	35,550.00	175.00	13,825.00	295.00	23,305.00
0	8	SB	SALIX BABYLONICA	WEeping WILLOW	12'-14' HT. x 4-5' SPD., 3.5" CAL.	Ea.	500.00	4,000.00	725.00	5,800.00	645.00	5,160.00
0	16	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT. x 5' SPD., 3" CAL	Ea.	275.00	4,400.00	445.00	7,120.00	400.00	6,400.00
0	127	UPB	ULMUS ALATA	WINGED ELM (SEE NOTE 1)	14' HT. x 5' SPD., 3" CAL	Ea.	525.00	66,675.00	125.00	15,875.00	125.00	15,875.00
<b>PALM TREES</b>												
0	16	BNS	BISMARKIA NOBILIS	BISMARCK PALM	24' O.A. HEAVY TRUNKED 10-12' C.T.	Ea.	2,150.00	34,400.00	2,750.00	44,000.00	1,175.00	18,800.00
0	97	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	Ea.	250.00	24,250.00	325.00	31,525.00	370.00	35,890.00
0	6	VM	VEITCHIA MERRILLI	CHRISTMAS PALM	10' C.T.	Ea.	500.00	3,000.00	595.00	3,570.00	405.00	2,430.00
0	6	WB	WODYETIA BIFURCATA	FOXTAIL PALM	12' C.T.	Ea.	600.00	3,600.00	645.00	3,870.00	515.00	3,090.00
<b>UNDERSTORY TREES</b>												
0	4	CLE	CLERODENDRUM QUADRILOCULARE	SHOOTING STAR	12' HT. X 5' SPD., 2.5" CAL.	Ea.	450.00	1,800.00	465.00	1,860.00	90.00	360.00
0	17	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	12' HT. X 4' SPD., 2.5" CAL.	Ea.	325.00	5,525.00	515.00	8,755.00	245.00	4,165.00
0	43	IAE	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY (SEE NOTE 1)	12' HT., 3" CAL. STEWARDS	Ea.	225.00	9,675.00	125.00	5,375.00	125.00	5,375.00
0	60	INS	ILEX 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	12' HT., 5' SPD., FULL TO BASE, 3" CAL.	Ea.	500.00	30,000.00	635.00	38,100.00	425.00	25,500.00
0	35	LJM	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE "LAVENDER"	12'-14' HT. X 5'-6" SPD.	Ea.	450.00	15,750.00	385.00	13,475.00	350.00	12,250.00
0	40	LJT	LIGUSTRUM JAPONICUM 'TREE FORM'	TREE FORM LIGUSTRUM	8' HT. X 8' SPD., MULTI-TRUNK	Ea.	425.00	17,000.00	565.00	22,600.00	275.00	11,000.00
0	19	TH	TABEBUIA HETEROPHYLLA	PINK TRUMPET FLOWER	12'-14' HT. X 6' SPD., 2" CAL	Ea.	300.00	5,700.00	285.00	5,415.00	345.00	6,555.00
<b>SHRUBS</b>												
0	74	DGM	DURANTA ERECTUS	DURANTA	3 GAL., 16" HT. X 12" SPD.	Ea.	11.00	814.00	11.50	851.00	10.00	740.00
0	23	FF	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL., 24" HT. x 18" SPR., DENSE	Ea.	10.00	230.00	13.00	299.00	20.00	460.00
0	442	FOS	FORESTIERIA SEGREGATA	FLORIDA PRIVET	3 GAL., 26" HT. x 16" SPD.	Ea.	10.00	4,420.00	11.50	5,083.00	11.50	5,083.00
0	293	FS	FEJOA SELLOWIANA	PINEAPPLE GUAVA	3 GAL., 24" HT. X 12" SPD., DENSE	Ea.	10.00	2,930.00	11.50	3,369.50	10.00	2,930.00
0	908	GG	GALPHIMIA GRACILIS	THRYALLIS	3 GAL., 24" HT., x 12" SPD	Ea.	10.00	9,080.00	11.50	10,442.00	10.00	9,080.00
0	1,085	HPD	HAMELIA PATENS 'COMPACTA'	DWF. FIREBUSH	3 GAL., 16-18" HT. x 14" SPD.	Ea.	10.00	10,850.00	11.50	12,477.50	10.00	10,850.00
0	83	IVS	ILEX VOMITORIA SCHILLINGS	DWF. YAUPON HOLLY	3 GAL., 16" HT. X 12" SPD.	Ea.	10.00	830.00	11.00	913.00	10.00	830.00
0	505	IX	IXORA 'NORA GRANT'	NORA GRANT IXORA	3 GAL., 20" HT., x 12" SPD., FULL	Ea.	10.00	5,050.00	12.00	6,060.00	10.50	5,302.50
0	321	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL., 16" HT. x 12-14" SPD.	Ea.	10.00	3,210.00	11.50	3,691.50	10.00	3,210.00
0	64	LCS	LOROPETULUM CHINENSIS 'SHANG-HI'	PURPLE DIAMOND LOROPETULUM	3 GAL., 16" HT. x 14" SPD., DENSE	Ea.	10.00	640.00	11.75	752.00	25.00	1,600.00
0	652	MC	MYCIRA CERIFERA	WAX MYRTLE (SHRUB FORM)	6' HT. x 3' SPD., SHRUB FORM	Ea.	128.00	83,456.00	185.00	120,620.00	220.00	143,440.00
0	912	PLC	PLUMBAGO CAPENSIS	IMPERIAL BLUE PLUMBAGO	3 GAL., 22" HT. X 16" SPD.	Ea.	10.00	9,120.00	11.50	10,488.00	9.75	8,892.00
0	227	POP	PODOCARPUS MACROPHYLLA 'PRINGLES'	DWF. PODOCARPUS	3 GAL., 16" HT. x 12" SPD., DENSE	Ea.	11.00	2,497.00	11.75	2,667.25	11.00	2,497.00
0	228	RI	RHAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 14" SPD., DENSE	Ea.	10.00	2,280.00	11.50	2,622.00	10.00	2,280.00
0	765	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFELERA	3 GAL., 24" HT. x 16" SPD., FULL	Ea.	10.00	7,650.00	11.75	8,988.75	10.00	7,650.00
0	222	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFELERA	3 GAL., 24" HT. x 16" SPD., FULL	Ea.	10.00	2,220.00	11.75	2,608.50	10.00	2,220.00
0	169	VAV	VIBURNUM AWABUKI	MIRROR LEAF VIBURNUM	7 GAL., 26" HT. x 18" SPD., FULL	Ea.	30.00	5,070.00	36.00	6,084.00	28.00	4,732.00
0	50	VOSB	VIBURNUM OBOVATUM 'SCHILLER'S'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 16" HT. x 14" SPD., DENSE	Ea.	10.00	500.00	12.50	625.00	10.00	500.00
0	40	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 26" HT. x 18" SPD., FULL	Ea.	30.00	1,200.00	35.00	1,400.00	30.00	1,200.00
0	15	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20" HT. X 10" SPD.	Ea.	20.00	300.00	20.00	300.00	17.00	255.00



**BOOTH DESIGN GROUP**  
landscape architecture • planning • urban design

## LANDSCAPE BID TABULATION

### NORTH RIVER RANCH - 4A-4B BUFFER AND COMMON AREAS LANDSCAPE

#### LANDSCAPE

Contractor Qty	Qty	Code	Botanical Name / Item	Common Name / Description	Specifications	Per	Mike Armstrong Landscaping, Inc.	Sunrise Landscape	Cornerstone Solutions Group			
<b>GRASSES/GROUNDCOVERS</b>												
0	320	A	ANNUALS	ANNUALS	1 GAL., FULL	Ea.	3.00	960.00	2.95	944.00	5.95	1,904.00
0	250	EGB	EVOLVULUS GLOMERATUS	BLUE DAZE 'BLUE MY MIND'	1 GAL. 8" HT. FULL	Ea.	5.00	1,250.00	5.50	1,375.00	5.95	1,487.50
0	580	JP	JUNIPERUS PARSONII	PARSONS JUNIPER	1 GAL., 8" HT. X 12" SPD.	Ea.	5.00	2,900.00	5.00	2,900.00	5.50	3,190.00
0	135	MIS	MISCANTHUS SINENSIS 'VARIEGATUS'	VAR. MISCANTHUS GRASS	3 GAL., 12" HT. X 12" SPD.	Ea.	12.00	1,620.00	12.50	1,687.50	11.00	1,485.00
0	335	MUH	MUHLENBERGIA CAPILLARIS	MUHLI GRASS	3 GAL., 18-24" HT. X 12-14" SPD.	Ea.	10.00	3,350.00	11.50	3,852.50	9.50	3,182.50
0	490	MUHW	MUHLENBERGIA CAPILLARIS WHITE CLOUD	WHITE MUHLI GRASS	3 GAL., 18-24" HT. X 12-14" SPD.	Ea.	10.00	4,900.00	11.50	5,635.00	10.75	5,267.50
0	35	NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLE IRIS	3 GAL., 26" HT. X 10" SPD.	Ea.	15.00	525.00	23.00	805.00	17.00	595.00
0	550	PQ	PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM GRASS	3 GAL. 20-24" HT. FULL	Ea.	10.00	5,500.00	11.85	6,517.50	9.50	5,225.00
0	415	SPB	SPARTINA BAKERI	SAND CORD GRASS	3 GAL., 24" HT. X 12" SPD.	Ea.	10.00	4,150.00	11.75	4,876.25	9.50	3,942.50
0	1,225	TJV	TRACHELOSPERMUM JASMINOIDES VAR.	VAR. CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	Ea.	4.00	4,900.00	5.00	6,125.00	7.50	9,187.50
0	22	STONE	BROOKSTONE TO MATCH OTHER MEDIANS			C.Y.	600.00	13,200.00	585.00	12,870.00	330.00	7,260.00
0	500	MULCH	DOUBLE SHREDDED HARDWOOD	SHREDDED HARDWOOD MULCH		C.Y.	55.00	27,500.00	56.00	28,000.00	47.50	23,750.00
0	193,750	SOD	PASPALUM NOTATUM	BAHIA GRASS		S.F.	0.27	52,312.50	0.35	67,812.50	0.45	87,187.50
0	78,750	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE CITRA BLUE		S.F.	0.50	39,375.00	0.50	39,375.00	0.55	43,312.50
0	1	FERT.	FERTILIZER TABS FOR PLANT MATERIAL			ALLOW	1,000.00	1,000.00	1,450.00	1,450.00	6,700.00	6,700.00
0	1	BRACE	TREE/ PALM BRACING			ALLOW	1,500.00	1,500.00	18,512.00	18,512.00	22,120.00	22,120.00
0	1	FABRIC	GEOTEXTILE FABRIC	PLACEMENT BENEATH BOULDERS AT MONUMENT SIGN		ALLOW	500.00	500.00	550.00	550.00	720.00	720.00
<b>LANDSCAPE SUBTOTAL</b>								<b>\$644,564.50</b>		<b>\$687,679.25</b>		<b>\$679,998.00</b>

AMOUNT OF DAYS TO REACH SUBSTANTIAL COMPLETION: \_\_\_\_\_

Notes:

- These line items above have already been purchased by the owner, and the contractor should include the cost for off loading, installation and irrigation only.
- Contractor is responsible for furnishing material in the size and quality required per bid specifications. Any supply issues should be addressed with the Landscape Architect prior to install.
- Contractor is responsible for all items on the plans as well as any site prep necessary based on existing conditions at time of bid. Please reflect any other pricing as a separate line item on the bid.
- Contractor is responsible to maintain all slopes and drain flows to existing inlets (when existing).
- Contractor is responsible for locating all utilities and immediately notifying LA or Owner of any discrepancies.
- Contractor is responsible for watering and maintenance of landscaping until time of acceptance / turnover. Acceptance will not occur until all punch list items are complete.
- Excel sheet is provided as a courtesy, contractor responsible for verifying all formulas / totals are correct and free of discrepancies prior to submittal.
- Hardscape contractor is to re-establish grades and leave site in a condition conducive for irrigation and landscape installation.

TOTAL JOB COST

**North River Ranch**  
**Phase 4A & 4B**  
**Irrigation Bid Tabulation**

	QUANTITY	ITEM - TO INCLUDE ALL LABOR, MACHINERY & MATERIALS	Mike Armstrong Landscaping, Inc.		Sunrise Landscape		Cornerstone Solutions Group	
			UNIT COST	EXT. Cost	UNIT COST	EXT. Cost	UNIT COST	EXT. Cost
EA	1,092	HUNTER PROS-06-PRS30-R SPRAY HEAD ASSY. TO INCLUDE NECESSARY PIPE & FITTINGS	\$38.50	\$42,042.00	\$30.00	\$32,760.00	\$41.28	\$45,077.76
EA	14	HUNTER PROS-12-PRS30-R SPRAY HEAD ASSY. TO INCLUDE NECESSARY PIPE & FITTINGS	\$42.50	\$595.00	\$40.00	\$560.00	\$127.40	\$1,783.60
LF	82,000	HUNTER HDL-09-12-PCR DRIP TUBE TO INCLUDE NECESSARY FEEDER PIPE & FITTINGS	\$1.32	\$108,240.00	\$0.85	\$69,700.00	\$0.80	\$65,600.00
EA	21	HUNTER PROS-06-PRS40-R MP ROTATOR HEAD ASSY. TO INCLUDE NECESSARY PIPE & FITTINGS	\$41.00	\$861.00	\$45.00	\$945.00	\$179.68	\$3,773.28
EA	235	HUNTER I-20-06-R ROTOR HEAD TO INCLUDE NECESSARY PIPE & FITTINGS	\$65.00	\$15,275.00	\$65.00	\$15,275.00	\$76.25	\$17,918.75
EA	697	HUNTER PCB-R GALLON PER TREE DEMANDS TO INCLUDE NECESSARY PIPE & FITTINGS	\$16.50	\$11,500.50	\$3.00	\$2,091.00	\$43.19	\$30,103.43
EA	57	80' HUNTER DRIP RINGS HDL-09-12-R on 8" OAKS TO INCLUDE NECESSARY PIPE & FITTINGS	\$70.00	\$3,990.00	\$145.00	\$8,265.00	\$25.00	\$1,425.00
EA	17	100' HUNTER DRIP RINGS HDL-09-12-R on 8" OAKS TO INCLUDE NECESSARY PIPE & FITTINGS	\$87.50	\$1,487.50	\$165.00	\$2,805.00	\$35.00	\$595.00
EA	65	HUNTER FLUSH VALVE ASSEMBLIES TO INCLUDE NECESSARY PIPE & FITTINGS	\$25.00	\$1,625.00	\$30.00	\$1,950.00	\$85.74	\$5,573.10
EA	40	HUNTER ECO IDENTIFIER RISER ASSEMBLIES TO INCLUDE NECESSARY PIPE & FITTINGS	\$25.00	\$1,000.00	\$85.00	\$34,000.00	\$48.59	\$1,943.60
EA	78	HUNTER ICD-100 DECODERS	\$190.00	\$14,820.00	\$225.00	\$17,550.00	\$178.58	\$13,929.24
EA	24	HUNTER IZ-100 DECODERS	\$190.00	\$4,560.00	\$350.00	\$8,400.00	\$135.00	\$3,240.00
EA	1	HUNTER ICV-101G-FS-DC VALVE ASSY	\$260.00	\$260.00	\$850.00	\$850.00	\$350.00	\$350.00
EA	1	HUNTER ICV-151G-FS-DC VALVE ASSY	\$300.00	\$300.00	\$850.00	\$850.00	\$450.00	\$450.00
EA	9	HUNTER ICZ-101-1.0" DC DRIP VALVE ASSY	\$275.00	\$2,475.00	\$325.00	\$2,925.00	\$550.00	\$4,950.00
EA	15	HUNTER ICZ-101-1.0" DRIP VALVE ASSY	\$275.00	\$4,125.00	\$325.00	\$4,875.00	\$529.18	\$7,937.70
EA	24	HUNTER ICZ-151-XL 1.5" DRIP VALVE ASSY	\$575.00	\$13,800.00	\$350.00	\$8,400.00	\$731.00	\$17,544.00
EA	13	HUNTER ICV-101G-FS-R 1" VALVE ASSY	\$260.00	\$3,380.00	\$295.00	\$3,835.00	\$375.00	\$4,875.00
EA	45	HUNTER ICV-151G-FS-R 1.5" VALVE ASSY	\$300.00	\$13,500.00	\$350.00	\$15,750.00	\$400.00	\$18,000.00
EA	4	HUNTER ICV-201G-FS-R 2.0" VALVE ASSY	\$320.00	\$1,280.00	\$415.00	\$1,660.00	\$475.00	\$1,900.00
LF	2,780	3" CL 200 PURPLE MAIN LINE PIPE TO INCLUDE NECESSARY PIPE & FITTINGS	\$6.25	\$17,375.00	\$5.00	\$13,900.00	\$6.00	\$16,680.00
LF	2,360	2.5" CL 200 PURPLE MAIN LINE PIPE TO INCLUDE NECESSARY PIPE & FITTINGS	\$4.50	\$10,620.00	\$4.50	\$10,620.00	\$4.50	\$10,620.00
LF	3,000	2" SCH 40 200 PURPLE MAIN LINE PIPE	\$3.75	\$11,250.00	\$3.00	\$9,000.00	\$3.80	\$11,400.00
LF	5,140	1-1/4" CONDUIT FOR AC2 DECODERS	\$1.50	\$7,710.00	\$2.00	\$10,280.00	\$4.50	\$23,130.00
LF	3,000	3/4" CONDUIT FOR EZ DECODERS	\$1.20	\$3,600.00	\$1.00	\$3,000.00	\$4.20	\$12,600.00
LF	5,140	HUNTER ID1XXX 2-WIRE	\$0.80	\$4,112.00	\$1.00	\$5,140.00	\$1.75	\$8,995.00
EA	24	HUNTER DECODER GROUNDING & CERTIFIED TEST REPORT	\$155.00	\$3,720.00	\$125.00	\$3,000.00	\$150.00	\$3,600.00
EA	10	3" NIBCO T-113 GATE VALVE ASSEMBLIES	\$1,300.00	\$13,000.00	\$1,500.00	\$15,000.00	\$1,060.00	\$10,600.00
EA	5	2.5" NIBCO T-113 GATE VALVE ASSEMBLIES	\$1,000.00	\$5,000.00	\$1,400.00	\$7,000.00	\$860.00	\$4,300.00
EA	2	2" NIBCO T-113 GATE VALVE ASSEMBLIES	\$850.00	\$1,700.00	\$1,300.00	\$2,600.00	\$305.00	\$610.00
EA	4	A2C75D-PP, LTE-CELL, ANTENNA, GROUNDING & SOLAR SYNC SENSORS	\$7,500.00	\$30,000.00	\$13,450.00	\$53,800.00	\$7,000.00	\$28,000.00
EA	1	ICC2-EZ-DM-P, A2C-LTE w/SOLAR SYNC SENSOR	\$5,500.00	\$5,500.00	\$13,124.00	\$13,124.00	\$4,000.00	\$4,000.00
EA	1	HUNTER NODE-BT-200 CONTROLLER & SC PROBE	\$400.00	\$400.00	\$2,740.00	\$2,740.00	\$250.00	\$250.00
EA	2	HUNTER NODE-BT-400 CONTROLLER & SC PROBE	\$750.00	\$1,500.00	\$2,840.00	\$5,680.00	\$300.00	\$600.00
EA	5	60AMP 240/120 VOLT POWER SERVICE & CONNECTION TO CONTROLLER	\$40.00	\$200.00	By Others	Excluded	\$3,200.00	\$16,000.00
EA	11	MAIN LINE, CONDUIT & WIRE STUB	\$5.00	\$55.00	\$3,640.00	\$40,040.00	\$125.00	\$1,375.00
EA	4	CONNECTION TO 2" RECLAIMED METER & ML HS-2SA-60 MESH FILTER ASSY	\$1,200.00	\$4,800.00	\$480.00	\$1,920.00	\$1,200.00	\$4,800.00
EA	3	CONNECTION TO 1" RECLAIMED METER & ML HD-1.5NA 60 MESH FILTER ASSY	\$750.00	\$2,250.00	\$480.00	\$1,440.00	\$1,200.00	\$3,600.00
EA	1	CONNECTION TO 3/4" RECLAIMED METER & ML HD-1.0NA 60 MESH FILTER ASSY	\$550.00	\$550.00	\$480.00	\$480.00	\$1,200.00	\$1,200.00
LS	1	EXCAVATE EXISTING ROADWAY SLEEVES (LUMP SUM)	\$3,850.00	\$3,850.00	\$9,640.00	\$9,640.00	\$3,200.00	\$3,200.00
LS	1	SIDEWALK SLEEVES (LUMP SUM)	\$3,288.00	\$3,288.00	\$12,450.00	\$12,450.00	\$1,500.00	\$1,500.00
LS	1	IRRIGATION AS-BUILT, AUTOCAD, PDF DISC & 3 24"x36" HARD COPIES	\$25.00	\$25.00	\$2,250.00	\$2,250.00	\$5,675.00	\$5,675.00
LS	1	IRRIGATION COLOR ZONE MAP DICTING ZONE COVERAGE AREAS UTILIZING DIFFERENT COLOR IDENTIFICATION.	\$1,250.00	\$1,250.00	\$2,250.00	\$2,250.00	\$1,000.00	\$1,000.00
<b>TOTAL</b>			<b>\$376,871.00</b>	<b>\$458,800.00</b>	<b>\$458,800.00</b>	<b>\$458,800.00</b>	<b>\$420,704.46</b>	<b>\$420,704.46</b>

# **North River Ranch Improvement Stewardship District**

Rules and Regulations for Amenity Facilities

**Cover Note**  
**North River Ranch Improvement Stewardship District**  
**Rules and Rates for Amenity Facilities**

Following changes to Rules and Rates for Amenity Facilities and discussion of Fitness Centers Policies language.

**REVISIONS**

**General Facility Provisions**

12. Revised to include all tobacco products and marijuana products pg. 12

**Amenity Facility Licensing Policies**

3. a. Revised facility time available from 6-11pm to 6-9pm pg. 16

3. b. Revised facility time available from 6-11pm to 6-9pm pg. 16

6. c. Revised to include staff availability and requests are not guaranteed to be approved pg. 17

**DISCUSSION**

**Fitness Centers Policies**

6. pg. 21

9. b. pg. 22

**Fitness Centers Policies Applicable to Personal Trainers**

pg. 22

# North River Ranch Improvement Stewardship District

## Rules and Rates for Amenity Facilities

**Adopted:**

**April 14, 2021**

Rev. ~~October 15, 2021~~ January 27, 2022



<b>Definitions .....</b>	<b>3</b>
<b>Annual User Fee Structure.....</b>	<b>4</b>
<b>Amenity Facility Access Fobs .....</b>	<b>4</b>
<b>Guardian Access Fobs .....</b>	<b>4</b>
<b>Renters' Privileges.....</b>	<b>5</b>
<b>Guest Policy .....</b>	<b>5</b>
<b>Loss or Destruction of Property or Instances of Personal Injury .....</b>	<b>6</b>
<b>Indemnification .....</b>	<b>7</b>
<b>Suspension and Termination of Adult Privileges.....</b>	<b>7</b>
<b>Suspension and Termination of Minor Privileges .....</b>	<b>9</b>
<b>General Facility Provisions .....</b>	<b>11</b>
<b>General Amenity Facility Usage Policy .....</b>	<b>13</b>
<b>Instructor Use of District Property .....</b>	<b>14</b>
<b>Amenity Facility Licensing Policies.....</b>	<b>14</b>
<b>General Rules for All Swimming Pool Facilities.....</b>	<b>16</b>
<b>Feces Policy for All Swimming and Wading Pools .....</b>	<b>18</b>
<b>ADA Chair Lift Usage Policy .....</b>	<b>18</b>
<b>Aquatic Toy and Recreational Floatation Device Policy.....</b>	<b>18</b>
<b>Fitness Centers Policies .....</b>	<b>19</b>
<b>Fitness Centers Policies Applicable to Personal Trainers .....</b>	<b>20</b>
<b>Event Lawn/Multi-Purpose Playing Field Policies .....</b>	<b>21</b>
<b>Policies for All Parks and Playgrounds .....</b>	<b>22</b>
<b>Avid Trails and Bike Parks .....</b>	<b>23</b>
<b>Fishing and Pond Policies.....</b>	<b>24</b>
<b>Future Dog Parks and Dog Care .....</b>	<b>24</b>
<b>Game Room Policies .....</b>	<b>25</b>
<b>Natural Buffer Areas Policy Statement.....</b>	<b>26</b>

## **Definitions**

**“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Brightwood Pavilion, Riverfield Verandah, future community amenity location, AVID Trails, FitPods and FitStations, together with their appurtenant facilities and areas.

**“Amenity Facilities Policies” or “Policies”** – shall mean all Amenity Facilities Policies of the District as amended from time to time.

**“Amenity or Lifestyle Manager (Director of Fun)”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District, which facilities include, but are not limited to, the Brightwood Pavilion, Riverfield Verandah.

**“Annual User Fee”** – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** – shall mean the North River Ranch Stewardship District Board of Supervisors.

**“Clubhouse Facilities”** – shall mean the Brightwood Pavilion, Riverfield Verandah.

**“District”** – shall mean the North River Ranch Stewardship District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Family”** – shall mean a group of individuals living under one roof or head of household. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

**“Non-Resident”** – shall mean any person or persons that do not own property within the District.

**“Non-Resident Member”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Members, and Renters; who are sixteen (16) years of age and older.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or license agreement.

**“Resident”** – shall mean any person or family owning property within the District.

**“Adult”** – shall be considered any person eighteen (18) years of age or older.

**“Minor”** – shall be considered any person seventeen (17) years of age or younger.

### **Annual User Fee Structure**

The annual user fee for persons not owning property within the District is \$1000.00 per family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for North River Ranch Stewardship District. The fee includes all amenities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This membership is not available for commercial or business purposes.

### **Amenity Facility Access Fobs**

Two (2) facility access fobs will be issued to each Resident or Non-Resident households; this includes all children sixteen (16) years of age and older. There is a \$10.00 charge to replace any lost or stolen fobs. Each time a facility access fob is issued members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an Amenity Facilities registration form prior to receiving their access fob. Facility access fobs are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Facility access fobs will not be issued on a Guest basis.

### **Guardian Access Fobs**

Up to two (2) guardian facility access fobs may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$10.00 charge per fob. The person(s) being issued this fob must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form is required for each guardian. Where there are multiple children under the age of sixteen (16) who will be under the guardian’s care, each child must be listed on the form(s). Guardian fobs are good for one (1) year from the date of issuance. Guardians may not use the Amenity Facilities unless using them with the child or children assigned to their fob. Guardians are

also not permitted to bring Guests to the Amenity Facilities at any time. The child or children assigned to the guardian fob will be required to obtain a child identification fob. There is a \$5.00 charge for this fob.

### **Renters' Privileges**

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or licensed. An Amenity Assignment of Rights and Privileges Form must be executed by the Resident on behalf of the renter and witnessed prior to any facility access fobs being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$10.00 charge per fob issued to Renters. No charge applies for reactivating or extending an existing fob.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

### **Guest Policy**

1. The guest policy varies by facility. See each section for the specific policy applicable to that facility.
2. Access fobs are not issued on a Guest basis.
3. Guests must always be accompanied by a Patron when using any of the Amenity Facilities.
4. Patron will be responsible for any damages caused by Guests while using facilities.

## **Loss or Destruction of Property or Instances of Personal Injury**

Each Patron and each Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, licensed or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

## **Indemnification**

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of District facilities agrees to indemnify and hold harmless the District and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## **Suspension and Termination of Adult Privileges**

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
  - a. Submits false information on the application for an access fob.
  - b. Permits unauthorized use of an access fob.
  - c. Exhibits unsatisfactory behavior or appearance.
  - d. Fails to abide by the Rules and Policies established for the use of facilities.
  - e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal or physical assault.
  - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
2. Management may at any time restrict or suspend any Patron's privileges to use any or all the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
3. The District shall follow the process below regarding Suspension or Termination of an Adult Patron's privileges:

- a. First Offense - Written notice & explanation of the violation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
  - b. Second Offense –Will result in an Automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
  - c. Third Offense – Will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of the Patron’s privileges for one (1) year (or some shorter amount of time at the Board’s discretion). Written notice will be given to the Patron as to the Board of Supervisors decision.
4. Immediate Suspension & Removal:
- a. The Board Chairperson, District Manager, Amenity Manager have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days.
  - b. An incident report will be generated, and a copy of such notice will be filed in the Resident Services Office.
  - c. Upon issue of an immediate suspension, should the Patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron’s privileges for a period of six (6) months.
5. Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron’s privileges for up to one (1) year (or some shorter amount of time at the Board’s discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
6. Utilizing the facilities during the suspension period will result in a trespassing citation issued by law enforcement officers of the Manatee County Sheriff’s Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person’s access fob will result in confiscation of the access fob being used and the suspension of that fob holder’s privileges for a period of fifteen (15) days.
7. Suspension Effective Date:
- a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.

- c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
8. Appeal Process – Adult Patrons:
- a. Any person has the right to dispute and request an appeal to the District’s Board of Supervisors.
  - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
  - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
  - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
  - e. Any person appealing will be governed by the following procedures:
    - i. Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
    - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
    - iii. Appellant’s argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
    - iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
    - v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
    - vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - f. The District’s Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
  - g. District action(s) will be resolved by way of successful Board motion.
  - h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

### **Suspension and Termination of Minor Privileges**

- 1. At the discretion of Amenity Facilities Staff, Minors (children under the age of eighteen (18), who violate the rules and policies may be expelled from the Amenity Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at the Resident Services Office.



2. Any Minor who is expelled from the Amenity Facilities three (3) times in a one-year period, shall have their Amenity Facilities privileges suspended for one (1) year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the facilities during the suspension period will result in a trespassing citation issued by the law enforcement officers of the Manatee County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access fob will result in confiscation of the access fob being used and the suspension of that fob holder's privileges for a period of fifteen (15) days.
5. Suspension Effective Date:
  - a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
  - c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. Appeal Process – Minor Patrons:
  - a. Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
  - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
  - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
  - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
  - e. Any minor appealing will be governed by the following procedures:
    - i. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
    - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
    - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.

- iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- g. District action(s) will be resolved by way of successful Board motion.
- h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

### **General Facility Provisions**

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All Patrons must have their assigned facility access fob upon entering the amenities. Facility access fobs are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Patron must present facility access fob upon request from Amenity Staff members.
3. Children under sixteen (16) years of age must be accompanied by a parent/guardian/adult patron aged eighteen (18) or older, with a valid Facility Access Fob.
4. Patrons aged twelve-sixteen (12-16) may access the Fitness Center parent/guardian/adult patron and must be supervised at all times by said patron.
5. All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
6. Dogs and all other pets (except for Service Animals) are not permitted at the Clubhouse Facilities and pools. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
7. No open containers or glass are not permitted at any of the Amenity Facilities, parks, playgrounds and common areas. Alcoholic beverages shall not be served or sold. Alcoholic beverages are only permitted at pre-approved private parties and may also be served at District pre- approved or programmed special events.
8. Facility parking lots are intended for use by Patrons and their guests only while they're using the facilities. Vehicles must be parked in designated areas. Vehicles

may not be parked on grass lawns, or in any way which blocks the normal flow of traffic.

9. Fireworks of any kind are not permitted anywhere on the Amenity Facilities, District Property, and adjacent areas.
10. Only District employees and staff are allowed in the service areas of the Amenity Facilities.
11. The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
12. ~~Smoking is not permitted anywhere in the Amenity Facilities~~No use of tobacco or marijuana products including cigarettes, spit tobacco or e-cigarettes is permitted within any of the Amenity Facilities.
13. Guests must be accompanied by a Patron while using the Amenities.
14. All lost or stolen access fobs should be reported immediately to the Resident Services Office.
15. Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
16. Patrons and their guests shall treat all staff members with courtesy and respect.
17. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within the District with the exception of parking lots or unless the said vehicles are owned by the District.
18. Skateboarding is not allowed on any District Amenity Facility Property, this includes but is not limited to, the Amenity Facilities, the Greenway, AVID Trail systems, FitPods, athletic fields, playground area, bridge areas, and sidewalks surrounding these areas.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
21. Firearms or any other weapons are not permitted in any of the Amenity Facilities.
22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and license fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established license or usage fees, the Amenity Manager will be required to compensate the District accordingly.
23. There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported

to the local authorities.

24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner

not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
26. Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
27. Outdoor grilling is prohibited at all Amenity Facilities unless at a District pre-approved special event.
28. Garbage cans located on District property are for doggie pot bags or garbage generated while using District amenities. These garbage cans are not to be used for personal home trash. Residents using these garbage cans for personal trash may be subject to a disposal fee of Two Hundred Dollars (\$200.00) per violation.
29. District owned trails are not to be used during the hours between dusk and dawn.

### **General Amenity Facility Usage Policy**

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment.

1. Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager, PFM Group Consulting, LLC, at (407) 723-5900.

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

### **Instructor Use of District Property**

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be preapproved by the Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Community Director. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

### **Amenity Facility Licensing Policies**

Adult Patrons may reserve for license certain portions of the Amenity Facilities for private events. Only one (1) room or portion of the facility is available for license during regular hours of operation and reservations may not be made more than six (6) months prior to the event. Persons interested in doing so should contact the Resident Services Office regarding the anticipated date and time of the event to determine availability. Please note that all the facilities are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Easter Sunday
Friday Preceding Spring Break		Mother's Day
Last Day of School	Memorial Day	Father's Day
Fourth of July	Labor Day	Thanksgiving Day
Christmas Eve	Christmas Day	New Year's Eve

The pools and pool deck areas, the event lawn playground, fire pit or other common areas of the facilities are not available for private license and shall remain open to other Patrons and their guests during normal operating hours. The Patron leasing any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

1. Reservations: In order to reserve a room for license, Patrons must submit to the Resident Services Office a completed Facility Leasing Agreement and all fees associated with the license. Reservations must be made at least 2 weeks prior to the license date; i.e., the Facility Leasing Agreement must be completed, and payment received. One payment must be in the amount of the room leasing fee and the other payment must be in the amount of Two Hundred Dollars (\$200.00) as a deposit. All checks and money orders must be made payable to the North River Ranch Community Development District. The Resident Services Office has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Reservations for Charity Events must be made at least ninety (90) days in advance of event and are contingent on District Board approval.

2. Cancellation Policy: Cancellation of a reservation less than thirty (30) days from the reserved date will result in the loss of the license fee and return of the deposit.
3. Available Facilities: The following areas of the District are available for private license (capacity; license fee established by rule, time frame available) for up to five (5) total hours, including set up and post-event cleanup. Additional hours may be available upon request at a pro-rated amount. Approval for additional hours is at the discretion of the Lifestyle Manager (Director of Fun).
  - a. Brightwood Pavilion Game Room,  
Ninety (90) Person Capacity  
12:00 pm to 5:00 pm, \$100.00  
6:00 pm to ~~11:00~~9:00 pm, \$150.00
  - b. Riverfield Verandah Outdoor Living Room  
One hundred and twenty-three (123) Person Capacity  
12:00 pm to 5:00 pm, \$100.00  
6:00 pm to ~~11:00~~9:00 pm, \$150.00
4. Staffing: One (1) staff person is required to be present during the facility license period. Should alcohol be added to the Facility License, an additional staff person is required by the District to be present, as such, an additional one-hundred-dollar (\$100.00) license fee will be added to the total amount owed.
5. Deposit: A deposit in the amount of Two Hundred Dollars (\$200.00) is required at the time the reservation is made. The deposit will be refunded in full if all conditions listed on the Facility Leasing Agreement are met. The District may retain all or part of the deposit if the District determines, at its sole discretion, that it is necessary to repair any damage, including cleanup costs, arising from the license or if one or more of the conditions of the Facility Leasing Agreement are not met.
6. General Policies:
  - a. Patron is bound by the Facilities Leasing Agreement which is incorporated herein by this reference.
  - b. Facility & room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions include, but are not limited to:
    - i. Event Cancellation & Closure
    - ii. Access Restrictions
    - iii. Parking Enforcement & Towing. The Patron leasing the facility will be responsible for any and all monetary citations and fines that may be received by the District for such a violation.

- c. Rooms may be licensed outside of the hours listed above provided if staff is available and may require an additional fee. These reservation requests are not guaranteed to be approved and the Resident Services Office has the authority to reasonably deny any request. Details relating to additional license cost, staffing cost/availability and facility availability may be obtained from the Resident Services Office. All facility leasing policies remain in force for these special circumstances and the District has final say in these matters.
- d. License fees and deposits may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year.
- e. The volume of live or recorded music must not violate applicable Manatee County Noise Ordinances.
- f. Additional liability insurance coverage may be required for any event that is approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board of Supervisors. The Districts are to be named on these policies as an additional insured party.
- g. Due to the volume of requests, the District is generally unable to approve free or reduced rate use of the meeting room space. Requests for vendor programs or creation of a community group may be submitted to the Community Director for consideration.

### **General Rules for All Swimming Pool Facilities**

#### **No lifeguard on duty – Swim at your own risk**

All swimming pool facilities open daily **DAWN TO DUSK**. Dawn is 30 minutes before sunrise. Dusk is 30 minutes after sunset.

1. All Patrons must use their assigned Facility Access Fob to enter the pool area.
2. Guest Policy: Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age. A Family, as defined in these policies, is limited to a maximum of six (6) total Guests.
3. Children under sixteen (16) years of age must always be directly supervised by a Parent, Guardian or Adult Patron while in the pool facility.
4. Portable wi-fi speakers, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.
5. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at their own risk and must adhere to swimming pool rules.
6. Showers are required before entering the pools, water park, or using the water



- slide.
7. Glass containers are not permitted in the pool area.

8. Alcoholic beverages are not permitted in the pool area, unless a pre-programmed community event.

9. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

10. Hanging on the lane lines (where applicable) and interfering with the lap-swimming lane is prohibited.

11. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.

12. Diving is strictly prohibited at all pools, except for Swim Team competitions pre-approved by the Board of Supervisors.

13. Swimming Pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations. Advance notice will be given to residents, whenever feasible.

14. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the facilities.

15. Proper swim attire must be worn in the pool and bathing suit tops must always be tied.

16. No chewing gum is permitted in the pool or on the pool deck area.

17. For the comfort of others, the changing of diapers or clothes is not allowed at pool side.

18. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

19. Remote controlled watercraft are not allowed in the pool area.

20. Pool entrances must always be kept clear.

21. No swinging on ladders, fences, or railings is allowed.

22. Pool furniture is not to be removed from the pool area.

**Formatted:** Font: 12 pt

**Formatted:** Justified, Indent: Left: 0.41", Hanging: 0.26", Right: 0", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 0.91"

23. Loud, profane, or abusive language is absolutely prohibited.
24. No physical or verbal abuse will be tolerated.
25. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
26. Pets, (except for service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
27. The Amenity Staff reserves the right to authorize all programs and activities, regarding the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Homeowner's Association Sponsored Events.

Formatted: Font: 12 pt

Formatted: Justified, Indent: Left: 0.41", Hanging: 0.26", Line spacing: single, No bullets or numbering, Tab stops: Not at 0.91"

### **Feces Policy for All Swimming and Wading Pools**

1. To avoid contamination:
  - a. Parents should take their children to the restroom before entering the pool.
  - b. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
  - c. Patrons who have diarrhea are prohibited from using the pool.
2. If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.

### **ADA Chair Lift Usage Policy**

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for them.
2. Chair lifts are designed for self-use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

### **Aquatic Toy and Recreational Floatation Device Policy**

1. Toys and other aquatic equipment are prohibited in the pool.
2. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the Amenity Manager.
3. Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

## **Fitness Centers Policies**

1. Please note the Fitness Centers are unattended facilities. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Centers are encouraged to consult with a physician prior to commencing a fitness program.
2. All Patrons using the Fitness Centers are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Centers equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment.
3. Hours: The Fitness Center(s) are open daily 24-hours for use by Patrons and their accompanied guests.
4. Emergencies: Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, PFM Group Consulting LLC, at (407) 723-5900.
5. Eligible Users: Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. Patrons twelve -fifteen (12-15) years of age that have a valid access fob are permitted to use the Fitness Centers during designated operating hours if accompanied and supervised by a parent/guardian/adult patron with a valid access fob. No one under the specified ages is allowed in the Fitness Centers at any time.
6. Guest Policy: Residents may accompany up to two (2) guests to the Fitness Centers. ~~Patrons may bring a preapproved personal trainer to the Fitness Centers for personal training sessions. See Fitness Center Policies Applicable to Personal Trainers, below.~~ Residents are responsible for cleaning up after themselves and their quest(s).
7. Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Centers. Water is permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

8. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).

9. General Policies:

- a. Everyone is responsible for wiping off fitness equipment after use.
- b. Use of personal trainers is not permitted in the Fitness Centers ~~unless preapproved by the District.~~
- a. Hand chalk is not permitted to be used in the Fitness Centers.
- b. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
- c. Weights or other fitness equipment may not be removed from the Fitness Centers.
- d. When other Patrons are waiting, use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
- e. Weights must be returned to their proper location after use.
- f. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- g. Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

Formatted: Font: 12 pt

Formatted: Justified, Indent: Left: 0.41", Hanging: 0.26", Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: Not at 0.67"

### ~~Fitness Centers Policies Applicable to Personal Trainers~~

~~The following rules apply to all Personal Trainers regardless of whether the Personal Trainer is also a Patron. These rules apply in addition to general Fitness Center Policies.~~

- ~~5. A Patron who has a valid facility access fob and is at least 16 years of age may bring an approved Personal Trainer to the fitness center to conduct one-on-one training.~~
  - ~~6. Personal Trainers may not conduct classes with more than one Patron at a time.~~
  - ~~7. No guests are permitted in the fitness centers and a Personal Trainer may not bring a non-resident to the facility.~~
  - ~~9.1. Personal trainers must be preapproved by the Amenity Manager and must furnish proof of insurance and proper certification. Registration forms may be obtained from the Resident Services Office. Once approved, a Personal Trainer ID badge will be issued and must be worn while in the Fitness Centers. The ID badge will include an expiration date that coincides with insurance expiration. In order to continue to provide personal training using District facilities, insurance and certification must be kept up to date.~~ **Take out completely**
- DISCUSSION REQUIRED

Formatted: Highlight

## **Event Lawn/Multi-Purpose Playing Field Policies**

All Patrons and guests using the Event Lawn/Multi-Purpose Playing Field are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment. Guests may use the Event Lawn/Multi-purpose Playing Field if accompanied by a Patron.

Please note that the Event Lawn/Multi-Purpose Playing Field is an unattended Facility and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

1. Hours: The Event Lawn/Multi-Purpose Playing Field is available for use by Patrons daily from dawn to dusk.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, PFM Group Consulting LLC, (407) 723-5900.
3. Proper Attire: Proper athletic shoes and attire are required at all times while on the field. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
4. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of six (6) guests to this facility.
5. General Policies:
  - a. Usage is available on a first come first serve basis, unless otherwise programmed by District.
  - b. Schedules of programs will be posted.
  - c. Usage of the Event Lawn/Multi-purpose Playing Field by organizations charging a fee is strictly prohibited unless pre-approved by the District.

- d. The exclusive and reserved scheduled uses of the Event Lawn/Multi-Purpose Playing Field are limited to community-based teams and programs scheduled through the Amenity Staff.
- e. Roller blades, skates, skateboards, and motorized scooters are prohibited at the Event Lawn/Multi-Purpose Playing Field.
- f. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
- g. Loud, profane, or abusive language is absolutely prohibited.
- h. No physical or verbal abuse will be tolerated.
- i. Beverages are permitted at the Event Lawn/Multi-Purpose Playing Field if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on the Event Lawn/Multi-purpose Playing Field.
- j. Alcoholic beverages are not permitted at or on the Event Lawn/Multi-purpose Playing Field, unless a community event pre-approved by the District.

### **Policies for All Parks and Playgrounds**

1. Organized assemblies are not permitted without explicit approval by The District.
2. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of four (4) guests to this facility.
3. Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
4. Guests must be accompanied by Patrons in accordance with the Districts guest policies.
5. Children using playground equipment must under the age of twelve (12) must be accompanied and supervised by a parent/guardian/adult patron.
6. Children under the age of two (2) are not permitted to use the playground equipment.
7. No grills of any kind are permitted.
8. The use of fireworks is prohibited.
9. No roughhousing is permitted at the parks and playgrounds.
10. Roller blades, skates, skateboards, and motorized scooters are prohibited at all Parks and Playgrounds.
11. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
12. Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the park/playground.
13. The use of profanity or disruptive behavior is absolutely prohibited.
14. Beverages are permitted at all Parks and Playgrounds if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on all Parks and Playgrounds.
15. Alcoholic beverages are not permitted at or on all Parks and Playgrounds, unless a community event pre-approved by the District.

16. Inflatable equipment, such as bounce houses, is not permitted at the parks or playgrounds.
17. Park and playground hours are as posted. Unless otherwise posted, hours are from dawn to dusk, Monday thru Sunday.

### **Avid Trails and any Bike Parks**

1. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of four (4) guests to this facility.
2. General Policies:
  - a. Trails and Bike Parks are for pedestrian and cycling access and recreational use only by Patrons and Guests.
  - b. Children under 16 (sixteen) years of age and accompanied by and supervised by a parent/guardian patron at all times. Children under the age of 8 (eight) must be supervised by a parent/guardian/adult at all times.
  - c. Organized assemblies are not permitted without explicit approval by The District.
  - d. Trails and Bike Parks hours are dawn to dusk Monday through Sunday.
  - e. Guests must be accompanied by Patrons in accordance with the Districts guest policies.
  - f. Strollers are allowed along the Trails but prohibited along the Bike Parks.
  - g. Grills of any kind are prohibited.
  - h. The use of tents is prohibited.
  - i. The use of fireworks is prohibited.
  - j. No roughhousing is permitted along the trails.
  - k. Persons using the trails and Bike Parks must clean up all food, beverages and miscellaneous trash.
  - l. Glass containers are prohibited.
  - m. The use of profanity or disruptive behavior is absolutely prohibited.
  - n. Alcoholic beverages are not permitted along the Trails and Bike Parks.
  - o. The intent of the following policy is to protect the property of the District as well as the interests of the residents of the District while patronizing the Trails and Bike Parks.
    - i. The Manatee County Sheriff's Department, Florida Highway Patrol, and employees of the Amenity Management Company have the authority to disperse large crowds of juveniles who congregate in the park or parking lot areas with no real purpose, at any time of day.
    - ii. The District has given permission to the law enforcement officers of the Manatee County Sheriff's Office and Florida Highway Patrol. to enforce this policy by doing the following:  
(This applies to deputies/troopers working off-duty for the District as well as deputies/troopers on regular patrol)



- Give juveniles fair warning at first recognition of violation of policy.
  - Issue Trespass Warnings, at deputy's/trooper's discretion, to juveniles who fail to obey the policy.
  - Violators who have been issued Trespass Warnings and subsequently return to the park prior to the warning's expiration, may be arrested for trespassing.
  - Anyone found guilty of vandalism or other illegal activity while on District property will be prosecuted to the fullest extent of the law with no exceptions
- p. No skateboarding or rollerblading is allowed anywhere along the Trails and Bike Parks.
- q. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited along the trails and Bike Parks.
- r. The Trails and Bike Parks are self-clean areas; everyone is expected to clean up after themselves.
- s. Violation of rules will result in immediate expulsion from the along the trails and Bike Park for the day. On the second offense, a trespass warning will be given.

### **Fishing and Pond Policies**

There is a community-wide NO FISHING policy at North River Ranch. The ponds serve stormwater management purposes and are not to State Code for fishing, swimming or ingesting. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

### **Future Dog Parks and Dog Care**

1. The park is open daily **DAWN TO DUSK**.
2. Park is unattended. Persons using the park do so at their own risk.
3. Patrons must have their assigned Facility Access Fob to enter the dog park.
4. Only Patrons with a North River Ranch Community Development facility access fob are permitted to bring their own dog to the dog park.
5. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/ad ult supervision. Patrons over the age of sixteen (16) may bring a maximum of two (2) guests to this facility. Guests may not bring dogs.
6. Dogs that have been declared dangerous or aggressive are prohibited.
7. All Patrons must have proof of their dog's current rabies vaccination and license.
8. Children must be at least 6 years of age and accompanied by a parent or guardian to enter the park. Children 6-16 years of age must be accompanied by an adult and must have a dog to enter the park area. Strollers are not allowed in the park.
9. Puppies under four months old are not permitted in the park.
10. Limit is two (2) dogs per Patron per visit. Guests may not bring dogs.

11. Dogs in heat are not allowed.
12. Patrons must pick up after their dog and dispose of feces properly.
13. Patrons must fill in holes dug by their dog.
14. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each dog while inside the dog area and the dogs must always be under voice command.
15. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.
16. Animals other than dogs are not allowed.
17. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.
18. Dogs that bark persistently, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.
19. Climbing on or over the fence is not permitted. Dogs are not permitted to jump from one side to the other inside the dog park.
20. No smoking, vaping products, food (dog or human), or raw hides allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
21. No alcoholic beverages or glass containers are allowed in the park.
22. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

### **Game Room Policies**

1. Residents use only with valid Facility Access Fob.
2. All Patrons must present their assigned Facility Access Fob to the staff person on duty in order to check out game room equipment including but not limited to ping pong paddles and balls, foosballs, air hockey paddles and pucks and billiard balls.
3. Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
4. No one under the age of sixteen (16) is allowed in the game room unless accompanied by a parent/guardian/adult patron.
5. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members present must be sixteen (16) years of age or older in order to bring up to four (4) total Guests.
6. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
7. Persons using the Game Room must clean up all food, beverages and miscellaneous trash brought to the park/playground.
8. The use of profanity or disruptive behavior is absolutely prohibited.
9. Beverages are permitted at the Game Room if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at the Game Room.

10. Alcoholic beverages are not permitted at the Game Room, unless a community event pre-approved by the District.
11. No running.
12. No horseplay.
13. Any violation of these rules could result in expulsion from the Game Room for a minimum of one day.

### **Natural Buffer Areas Policy Statement**

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Manatee County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed as follows: Such abutting property owner must initially contact the District. The District will send a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof. If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense. Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Manatee County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to these areas.

If a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one can encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

# **North River Ranch Improvement Stewardship District**

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

**Funding Requests 51-60**

FR #	Description	Amount	Total
<b>51</b>			
<b>Fieldstone</b>	<b>Bliss Products &amp; Services</b>	\$ 7,532.45	
	<b>Daystar Exterior Cleaning</b>	\$ 1,250.00	
		\$ 687.00	
	<b>Eco-Logic Services</b>	\$ 3,725.00	
	<b>Peace River Electric Cooperative</b>	\$ 1,159.35	
		\$ 1,139.78	
		\$ 33.59	
		\$ 53.75	
		\$ 1,232.22	
		\$ 70.12	
		\$ 44.99	
		\$ 64.19	
		\$ 89.58	
		\$ 45.45	
		\$ 696.41	
		\$ 45.57	
		\$ 821.48	
		\$ 858.83	
		\$ 1,493.61	<b>\$21,043.37</b>
<b>52</b>			
<b>Fieldstone(Fort Hamer)</b>	<b>WillScot</b>	\$ 1,075.07	
			<b>\$1,075.07</b>
<b>53</b>			
<b>Fieldstone (Morgan's Gle</b>	<b>Stewart's Tree Service</b>	\$ 59,925.00	
	<b>Sunrise Landscaping</b>	\$ 54,300.16	
		\$ 81,515.02	
		\$ 38,876.41	
			<b>\$234,616.59</b>
<b>54</b>	<b>Clean Sweep Parking Lot Maintenance</b>	\$ 150.00	
<b>Fieldstone</b>			
	<b>Eco-Logic Services</b>	\$ 3,000.00	
		\$ 825.00	
	<b>Envera</b>	\$ 1,213.34	
		\$ 817.82	
	<b>Frontier</b>	\$ 60.99	
		\$ 1,229.00	

	<b>Jan-Pro of Manasota</b>	\$ 350.00	
		\$ 895.00	
	<b>Macrolease</b>	\$ 695.00	
	<b>Manatee County Utilities Department</b>	\$ 568.33	
		\$ 362.67	
		\$ 516.63	
		\$ 182.95	
	<b>S&amp;G Pools</b>	\$ 900.00	
		\$ 700.00	
	<b>Spectrum</b>	\$ 99.42	
		\$ 98.08	
	<b>Sunrise Landscape</b>	\$ 1,825.35	
		\$ 25,981.62	
		\$ 5,780.19	
		\$ 5,780.19	
	<b>VGlobalTech</b>	\$ 100.00	
<b>North River Ranch CDD</b>	<b>US Bank</b>	\$ 4,344.79	
		\$ 868.96	
		\$ 3,359.37	
		\$ 671.88	
	<b>VGlobalTech</b>	\$ 125.00	
<b>North River Ranch ISD</b>	<b>Egis Insurance &amp; Risk Advisors</b>	\$ 32,892.00	
		\$ 5,000.00	
	<b>VGlobalTech</b>	\$ 150.00	
			\$ <b>99,543.58</b>
<b>55</b>	<b>Driggers Engineering Services</b>	\$ 5,760.00	
<b>Fieldstone(1C, 1D)</b>			
	<b>Jon M Hall Company</b>	\$ 248,894.27	
			\$ <b>254,654.27</b>
<b>56</b>	<b>Onsight</b>	\$ 1,200.00	

<b>eldstone (Morgan's Glen)</b>		
	<b>Terracon</b>	\$ 2,962.50
	<b>Windward Building Group</b>	\$ 3,970.00
		<b>\$ 8,132.50</b>
<b>57</b>	<b>Native Geoscience</b>	\$ 15,955.00
		<b>\$ 15,955.00</b>
<b>58</b>	<b>Daystar Exterior Cleaning</b>	\$ 1,250.00
<b>Fieldstone</b>		\$ 687.00
	<b>Jan-Pro of Manasota</b>	\$ 150.00
	<b>MI-Box of the Gulf Coast</b>	\$ 189.00
		\$ 69.00
	<b>WTS International</b>	\$ 2,750.00
		\$ 1,375.00
		\$ 550.50
<b>North River Ranch ISD</b>	<b>Brown &amp; Bigelow</b>	\$ 2,001.70
	<b>McClatchy Company</b>	\$ 138.06
		<b>\$ 9,160.26</b>
<b>59</b>	<b>Steadfast Contractors Alliance</b>	\$ 36,075.50
<b>eldstone (Morgan's Glen)</b>		<b>\$ 36,075.50</b>
<b>60</b>	<b>Envera</b>	\$ 350.00
<b>Fieldstone</b>		
	<b>Jan-Pro of Manasota</b>	\$ 225.00
	<b>MI-Box of the Gulf Coast</b>	\$ 69.00
	<b>Neal Land &amp; Neighborhoods</b>	\$ 1,313.23
	<b>PFM Group Consulting</b>	\$ 0.53
	<b>Peace River Electric Cooperative</b>	\$ 1,168.35
		\$ 1,418.01
		\$ 33.60
		\$ 54.21
		\$ 1,297.36
		\$ 69.10
		\$ 54.69

		\$ 63.58	
		\$ 88.53	
		\$ 31.85	
		\$ 637.64	
		\$ 45.54	
		\$ 818.84	
		\$ 856.06	
		\$ 1,488.80	
<b>North River Ranch CDE</b>	<b>Clearview Land Design</b>	\$ 2,164.99	
<b>North River Ranch ISD</b>	<b>PFM Group Consulting</b>	\$ 5,833.33	
		\$ 3.18	
			<b>\$ 18,085.42</b>
<b>61</b>	<b>Ardurra Group</b>	\$ 5,310.00	
<b>eldstone (Morgan's Glen)</b>		\$ 962.00	
	<b>OnSight Industries</b>	\$ 51,750.00	
		\$ 206.48	
			<b>\$ 58,228.48</b>
		<b>Grand Total</b>	<b>\$756,570.04</b>



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 051  
12/23/2021

Item No.	Vendor	Invoice Number	General Fund
<b>FIELDSTONE</b>			
<b>1</b>	<b>Bliss Products &amp; Services</b> Riverfield Trash Cans	22091	\$ 7,532.45
<b>2</b>	<b>Daystar Exterior Cleaning</b> December Maintenance December Maintenance	14632 14633	\$ 1,250.00 \$ 687.00
<b>3</b>	<b>Eco-Logic Services</b> August Maintenance	1390	\$ 3,725.00
<b>4</b>	<b>Peace River Electric Cooperative</b> 11510 Little River Way ; Service 11/18/2021 - 12/18/2021 Grand River Pkwy ; Service 11/18/2021 - 12/18/2021 11539 Little River Way ; Service 11/18/2021 - 12/18/2021 8905 Grand River Pkwy ; Service 11/18/2021 - 12/18/2021 Lot Decorative Lights ; Service 11/18/2021 - 12/18/2021 8410 Arrow Creek Dr ; Service 11/18/2021 - 12/18/2021 11705 Sawyer Ln ; Service 08/19/2021 - 09/18/2021 8404 Canyon Creek Trl ; Service 11/18/2021 - 12/18/2021 11712 Moccasin Wallow Rd ; Service 11/18/2021 - 12/18/2021 11750 Little River Way ; Service 11/18/2021 - 12/18/2021 8414 Arrow Creek Dr ; Service 11/18/2021 - 12/18/2021 8010 Ft Hamer Rd ; Service 11/18/2021 - 12/18/2021 Grande Reserve Ph1A-2 Lot Lights ; Service 11/18/2021 - 12/18/2021 Decorative Lighting NRR Ph1D East ; Service 11/18/2021 - 12/18/2021 Decorative Lighting NRR Ph1B2 ; Service 11/18/2021 - 12/18/2021	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011 Acct: 168751013 Acct: 168751014 Acct: 168751015 Acct: 168751016 Acct: 168751017 Acct: 168751023 Acct: 168751024	\$ 1,159.35 \$ 1,139.78 \$ 33.59 \$ 53.75 \$ 1,232.22 \$ 70.12 \$ 44.99 \$ 64.19 \$ 89.58 \$ 45.45 \$ 696.41 \$ 45.57 \$ 821.48 \$ 858.83 \$ 1,493.61

*Fieldstone Subtotal - DO NOT FUND* **\$ 21,043.37**

**NORTH RIVER RANCH CDD**

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

**NORTH RIVER RANCH ISD**

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

**TOTAL** **\$21,043.37**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
*By Amanda Lane at 10:47 am, Dec 30, 2021*

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 052**

12/23/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (Fort Hamer)</u></b>			
1	<b>WillScot</b> 60x12 Mobile Office Rental 12/22/2021 - 01/18/2022	9012565136	\$ 1,075.07
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 1,075.07</b>

*Venessa Ripoll*  
Secretary / Assistaht Secretary

  
Board Member

**RECEIVED**  
*By Amanda Lane at 10:47 am, Dec 30, 2021*

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 053**

12/23/2021

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (MORGAN'S GLEN)</u></b>			
1	<b>Stewart's Tree Service</b> Live Trees	17067	\$ 59,925.00
2	<b>Sunrise Landscaping</b> Pay Application #5 Through 08/31/2021	--	\$ 54,300.16
	Pay Application #6 Through 08/31/2021	--	\$ 81,515.02
	Pay Application #7 Through 08/31/2021	--	\$ 38,876.41

**Total - PAYABLE TO FIELDSTONE CDD \$ 234,616.59**

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
*By Amanda Lane at 10:47 am, Dec 30, 2021*

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 054**

1/7/2022

Item No.	Vendor	Invoice Number	General Fund
<b>FIELDSTONE</b>			
<b>1</b>	<b>Clean Sweep Parking Lot Maintenance</b> Power Sweeping on 12/07/2021	46857	\$ 150.00
<b>2</b>	<b>Eco-Logic Services</b> December Maintenance (NRR) December Maintenance (Riverfield)	1616 1622	\$ 3,000.00 \$ 825.00
<b>3</b>	<b>Envera</b> Riverfield Video Monitoring Grand Reserve Video Monitoring	710079 710789	\$ 1,213.34 \$ 817.82
<b>4</b>	<b>Frontier</b> Services 01/03/2022 - 02/02/2022 Pavilion Services 12/23/2021 - 01/22/2022	-- --	\$ 60.99 \$ 1,229.00
<b>5</b>	<b>Jan-Pro of Manasota</b> Riverfield Cleaning Brightwood Cleaning	69489 69550	\$ 350.00 \$ 895.00
<b>6</b>	<b>Macrolease</b> FitRev Lease	320449	\$ 695.00
<b>7</b>	<b>Manatee County Utilities Department</b> 11510 Little River Way ; Service 11/16/2021 - 12/17/2021 8905 Grand River Parkway 11539 Little River Way 8414 Arrow Creek Drive ; Service 11/18/2021 - 12/17/2021	Acct: 312296-162425 Acct: 312296-164615 Acct: 312296-164711 Acct: 312296-170584	\$ 568.33 \$ 362.67 \$ 516.63 \$ 182.95
<b>8</b>	<b>S&amp;G Pools</b> Brightwood January Pool Service Riverfield January Pool Service	12322 12427	\$ 900.00 \$ 700.00
<b>9</b>	<b>Spectrum</b> 11510 Little River Way ; Service 12/28/2021 - 01/27/2022 8414 Arrow Creek Drive ; Service 12/15/2021 - 01/14/2022	85187901123021 95036801121621	\$ 99.42 \$ 98.08
<b>10</b>	<b>Sunrise Landscape</b> December Irrigation Inspection December Landscaping Maintenance Additional Maintenance - Week of December 6 Additional Maintenance - Week of December 20	3769 3772 3773 3774	\$ 1,825.35 \$ 25,981.62 \$ 5,780.19 \$ 5,780.19
<b>11</b>	<b>VGlobalTech</b> January Website Maintenance	3509	\$ 100.00

*Fieldstone Subtotal - DO NOT FUND*      **\$ 52,131.58**

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 054**

1/7/2022

Item No.	Vendor	Invoice Number	General Fund
<b><u>NORTH RIVER RANCH CDD</u></b>			
<b>B1</b>	<b>US ank</b>		
	Series 2020A1,2 Trustee Services 12/01/2021 - 09/30/2022	6368772	\$ 4,344.79
	Series 2020A1,2 Trustee Services 10/01/2022 - 11/30/2022	6368772	\$ 868.96
	Series 2020A3 Trustee Services 12/01/2021 - 09/30/2022	6368863	\$ 3,359.37
	Series 2020A3 Trustee Services 10/01/2022 - 11/30/2022	6368863	\$ 671.88
<b>2</b>	<b>VGlobalTech</b>		
	January Website Maintenance	3505	\$ 125.00
<i>North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD</i>			<b><u>\$ 9,370.00</u></b>

**NORTH RIVER RANCH ISD**

<b>1</b>	<b>Egis Insurance &amp; Risk Advisors</b>		
	FY 2022 General Liability Insurance	15080	\$ 32,892.00
	FY 2022 General Liability Insurance	14341	\$ 5,000.00
<b>2</b>	<b>VGlobalTech</b>		
	January Website Maintenance	3524	\$ 150.00
<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>			<b><u>\$ 38,042.00</u></b>
<b>TOTAL</b>			<b><u>\$99,543.58</u></b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 055**

1/7/2022

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (1C, 1D)</u></b>			
1	<b>Driggers Engineering Services</b> Phase 1C Materials Teswting Through 09/24/2021	SAL15408	\$ 5,760.00
2	<b>Jon M Hall Company</b> Phase 1C, 1D West Pay Application 12 Through 12/31/2021	--	\$ 248,894.27
<b>TOTAL - PAYABLE TO FIELDSTONE CDD</b>			<b>\$254,654.27</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 056**

1/7/2022

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (MORGAN'S GLEN)</u></b>			
1	<b>Onsight</b> Phase 1B Street Signs	006-21-306381-2	\$ 1,200.00
2	<b>Terracon</b> Phase 1C and 2B Services Through 12/18/2021	TG15954	\$ 2,962.50
3	<b>Windward Building Group</b> Miscellaneous Items	1474	\$ 3,970.00
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 8,132.50</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 4:13 pm, Jan 10, 2022

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 057**

1/7/2022

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Native Geoscience</b> Field, Lab, and Engineering Services	1566	\$ 15,955.00
<b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b>			<b>\$15,955.00</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member



# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

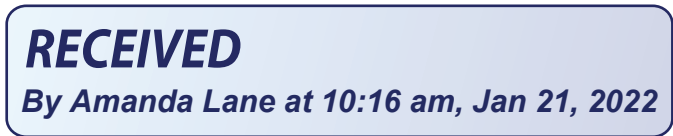
**Funding Request No. 058**

1/14/2022

Item No.	Vendor	Invoice Number	General Fund
<b><u>FIELDSTONE</u></b>			
<b>1</b>	<b>Daystar Exterior Cleaning</b>		
	January Maintenance	14774	\$ 1,250.00
	January Maintenance	14775	\$ 687.00
<b>2</b>	<b>Jan-Pro of Manasota</b>		
	Brightwood Cleaning	69868	\$ 150.00
<b>3</b>	<b>MI-Box of the Gulf Coast</b>		
	16' MI-BOX Rental	7030	\$ 189.00
	Final Delivery	7044	\$ 69.00
<b>4</b>	<b>WTS International</b>		
	January Management Fee / Insurance	12328089	\$ 2,750.00
	December Management Fee / Insurance	12328839	\$ 1,375.00
	January Employee Benefits	12328840	\$ 550.50
<i>Fieldstone Subtotal - DO NOT FUND</i>			<b>\$ 7,020.50</b>

## **NORTH RIVER RANCH CDD**

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



# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 058

1/14/2022

Item No.	Vendor	Invoice Number	General Fund
<b><u>NORTH RIVER RANCH ISD</u></b>			
1	<b>Brown &amp; Bigelow</b> Outdoor Game Sets	980436	\$ 2,001.70
2	<b>McClatchy Company</b> Legal Advertising on 12/01/2021	87875	\$ 138.06
<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>			<b><u>\$ 2,139.76</u></b>
<b>TOTAL</b>			<b><u><u>\$9,160.26</u></u></b>

*Venessa Ripoll*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 059**

1/14/2022

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (MORGAN'S GLEN)</u></b>			
1	<b>Steadfast Contractors Alliance</b> Plant/Tree Installation	SCA-11489	\$ 36,075.50
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 36,075.50</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
*By Amanda Lane at 10:16 am, Jan 21, 2022*

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 060

1/21/2022

Item No.	Vendor	Invoice Number	General Fund
<b><u>FIELDSTONE</u></b>			
1	<b>Envera</b> Riverfield Video Monitoring	710839	\$ 350.00
2	<b>Jan-Pro of Manasota</b> Brightwood Cleaning	69902	\$ 225.00
3	<b>MI-Box of the Gulf Coast</b> Final Pick-Up	7082	\$ 69.00
4	<b>Neal Land &amp; Neighborhoods</b> Reimbursement: WTS Charges	--	\$ 1,313.23
5	<b>PFM Group Consulting</b> December Reimbursables	OE-EXP-01-016	\$ 0.53
6	<b>Peace River Electric Cooperative</b> 11510 Little River Way ; Service 12/18/2021 - 01/17/2022 Grand River Pkwy ; Service 12/18/2021 - 01/17/2022 11539 Little River Way ; Service 12/18/2021 - 01/17/2022 8905 Grand River Pkwy ; Service 12/18/2021 - 01/17/2022 Lot Decorative Lights ; Service 12/18/2021 - 01/17/2022 8410 Arrow Creek Dr ; Service 12/18/2021 - 01/17/2022 11705 Sawyer Ln ; Service 12/18/2021 - 01/17/2022 8404 Canyon Creek Trl ; Service 12/18/2021 - 01/17/2022 11712 Moccasin Wallow Rd ; Service 12/18/2021 - 01/17/2022 11750 Little River Way ; Service 12/17/2021 - 01/17/2022 8414 Arrow Creek Dr ; Service 12/18/2021 - 01/17/2022 8010 Ft Hamer Rd ; Service 12/18/2021 - 01/17/2022 Grande Reserve Ph1A-2 Lot Lights ; Service 12/18/2021 - 01/17/2022 Decorative Lighting NRR Ph1D East ; Service 12/18/2021 - 01/17/2022 Decorative Lighting NRR Ph1B2 ; Service 12/18/2021 - 01/17/2022	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011 Acct: 168751013 Acct: 168751014 Acct: 168751015 Acct: 168751016 Acct: 168751017 Acct: 168751023 Acct: 168751024	\$ 1,168.35 \$ 1,418.01 \$ 33.60 \$ 54.21 \$ 1,297.36 \$ 69.10 \$ 54.69 \$ 63.58 \$ 88.53 \$ 31.85 \$ 637.64 \$ 45.54 \$ 818.84 \$ 856.06 \$ 1,488.80
<i>Fieldstone Subtotal - DO NOT FUND</i>			<b><u>\$ 10,083.92</u></b>

**NORTH RIVER RANCH CDD**

1	<b>Clearview Land Design</b> Reimbursables Through 01/14/2022	22-00180	\$ 2,164.99
<i>North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD</i>			<b><u>\$ 2,164.99</u></b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 060**

1/21/2022

Item No.	Vendor	Invoice Number	General Fund
-------------	--------	-------------------	-----------------

**NORTH RIVER RANCH ISD**

<b>1</b>	<b>PFM Group Consulting</b>		
	DM Fee: January 2022	DM-01-2022-036	\$ 5,833.33
	December Reimbursables	OE-EXP-01-029	\$ 3.18

*North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD* **\$ 5,836.51**

**TOTAL** **\$18,085.42**

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 061**

1/21/2022

Item No.	Vendor	Invoice Number	Construction Fund
<b><u>FIELDSTONE (BRIGHTWOOD)</u></b>			
<b>1</b>	<b>Ardurra Group</b>		
	Gopher Tortoise Survey Services Through 12/31/2020	113198	\$ 5,310.00
	Gopher Tortoise Survey Services Through 01/31/2021	113485	\$ 962.00
	<b>OnSight Industries</b>		
	Phases 1B, 1C & 1DW Mailboxes	006-21-293384-1	\$ 51,750.00
	Mailbox Rekey	006-21-305369-1	\$ 206.48
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 58,228.48</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 3:14 pm, Jan 24, 2022

**North River Ranch Improvement  
Stewardship District**

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

## FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

### Requisitions Morgan's Glen Project 2021-09 - 2021-28

PA #	Description	Amount	Total
2021-09	Lansdowne Partners Group	\$ 1,821,269.45	
2021-10	Driggers Engineering Services	\$ 8,793.00	
2021-11	Forterra	\$ 30,053.44	
2021-12	Fortiline Waterworks	\$ 6,960.00	
2021-13	Driggers Engineering Services	\$ 3,181.50	
2021-14	Fortiline Waterworks	\$ 23,870.16	
2021-15	Jon M. Hall Company	\$ 184,333.13	
2021-16	Stantec Consulting Services	\$ 2,160.00	
2021-17	Driggers Engineering Services	\$5,164.00	
2021-18	Driggers Engineering Services	\$7,842.00	
2021-19	Forterra	\$12,473.00	
2021-20	Fortiline Waterworks	\$58,494.00	
2021-21	Dewberry Engineers	\$5,008.50	
2021-22	Forterra	\$5,424.64	
2021-23	Fortiline Waterworks	\$27,266.40	
2021-24	The Native Land Company	\$9,900.00	
2021-25	Dewberry Engineers	\$3,141.00	
2021-26	Driggers Engineering Services	\$2,974.00	
2021-27	Driggers Engineering Services	\$5,760.00	



<b>2021-28</b>	<b>Dewberry Engineers</b>	<b>\$567.00</b>	
		<b>TOTAL</b>	<b>\$2,224,635.22</b>

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 9

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
9	Lansdowne Partners Group	\$ 1,821,269.45	Please overnight the payment and include a copy of page(s) 6 of the .pdf file with the payment.	Please overnight the payment to: Lansdowne Partners Group, LLC 5800 Lakewood Ranch Blvd. N Sarasota, FL 34240
<b>Total</b>		\$ 1,821,269.45		

Fieldstone CDD  
 Series 2021  
 Summary of Requisition(s): 10-12

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
10	Driggers Engineering Services	\$ 8,793.00	Please reference invoice(s) SAL15288 & SAL15290 on the payment.	Driggers Engineering Services PO Box 17839 Clearwater, FL 33762
11	Forterra	\$ 30,053.44	Please include a copy of page 11 of the .pdf file with the payment.	Forterra Pipe & Precast, LLC PO Box 842481 Dallas, TX 75284-2481
12	Fortiline Waterworks	\$ 6,960.00	Please reference invoice(s) 5288555 and include a copy of page 49 of the .pdf file with the payment.	Fortiline, Inc. PO Box 744053 Atlanta, GA 30384-4053
<b>Total</b>		\$ 45,806.44		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 13

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
13	Dewberry Engineers	\$ 3,181.50	Please reference invoice(s) 1971834 on the payment.	Dewberry Engineers PO Box 821824 Philadelphia, PA 19182-1824
<b>Total</b>		\$ 3,181.50		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 14

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
14	Fortiline Waterworks	\$ 23,870.16	Please a copy of page 5 of the .pdf file with the payment.	Fortiline, Inc. PO Box 744053 Atlanta, GA 30384-4053
<b>Total</b>		\$ 23,870.16		

Fieldstone CDD  
 Series 2021  
 Summary of Requisition(s): 15-16

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
15	Jon M. Hall Company	\$ 184,333.13	Please overnight the payment and reference project 20032 and pay app(s) 6 with the payment.	Please overnight the payment to: Jon M. Hall Company, LLC 1400 Martin Luther King Jr. Blvd. Sanford, FL 32771
16	Stantec Consulting Services	\$ 2,160.00	Please reference invoice(s) 1803058 on the payment.	Stantec Consulting Services 13980 Collections Center Drive Chicago, IL 60693
<b>Total</b>		\$ 186,493.13		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 17

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
17	Driggers Engineering Services	\$ 5,164.00	Please reference invoice(s) SAL15324 on the payment.	Driggers Engineering Services PO Box 17839 Clearwater, FL 33762
<b>Total</b>		\$ 5,164.00		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 18-20

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
18	Driggers Engineering Services	\$ 7,842.00	Please reference invoice(s) SAL15306 & SAL15323 on the payment.	Driggers Engineering Services PO Box 17839 Clearwater, FL 33762
19	Forterra	\$ 12,473.30	Please include a copy of page 14 of the .pdf file with the payment.	Forterra Pipe & Precast, LLC PO Box 842481 Dallas, TX 75284-2481
20	Fortiline Waterworks	\$ 58,494.00	Please include a copy of page(s) 32 & 35 of the .pdf file with the payment.	Fortiline, Inc. PO Box 744053 Atlanta, GA 30384-4053
<b>Total</b>		\$ 78,809.30		



Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 22-24

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
22	Forterra	\$ 5,424.64	Please include a copy of page 5 of the .pdf file with the payment.	Forterra Pipe & Precast, LLC PO Box 842481 Dallas, TX 75284-2481
23	Fortiline Waterworks	\$ 27,266.40	Please include a copy of page(s) 19 & 34 of the .pdf file with the payment.	Fortiline, Inc. PO Box 744053 Atlanta, GA 30384-4053
24	The Native Land Company	\$ 9,900.00	Please reference invoice(s) 1247 on the payment.	The Native Land Company, LLC PO Box 879 Ocala, FL 34478
<b>Total</b>		\$ 42,591.04		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 25-26

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
25	Dewberry Engineers	\$ 3,141.00	Please reference invoice(s) 1999021 on the payment.	Dewberry Engineers Inc. PO Box 821824 Philadelphia, PA 19182-1824
26	Driggers Engineering Services	\$ 2,974.00	Please reference invoice(s) SAL15358 on the payment.	Driggers Engineering Services PO Box 17839 Clearwater, FL 33762
<b>Total</b>		\$ 6,115.00		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 27

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
27	Driggers Engineering Services	\$ 5,760.00	Please reference invoice(s) SAL15408 on the payment.	Driggers Engineering Services PO Box 17839 Clearwater, FL 33762
<b>Total</b>		\$ 5,760.00		

Fieldstone CDD  
Series 2021  
Summary of Requisition(s): 28

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
28	Dewberry Engineers	\$ 567.00	Please reference invoice(s) 2038433 on the payment.	Dewberry Engineers Inc. PO Box 821824 Philadelphia, PA 19182-1824
<b>Total</b>		\$ 567.00		

# **North River Ranch Improvement Stewardship District**

Review of District Financial Statements

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 12/31/2021

	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	\$344,253.68				\$344,253.68
Debit Card	397.45				397.45
Assessments Receivable	169,592.05				169,592.05
Deposits	2,000.00				2,000.00
Assessments Receivable		\$170,456.81			170,456.81
Debt Service Reserve (Series 2019)		166,060.51			166,060.51
Debt Service Reserve (Morgan's Glen)		91,059.88			91,059.88
Revenue (Series 2019)		272,817.21			272,817.21
Revenue (Morgan's Glen)		40,419.58			40,419.58
Prepayment A2 (Series 2019)		205,005.93			205,005.93
Prepayment A2 (Morgan's Glen)		595,329.14			595,329.14
Sinking Fund A1 (Series 2019)		0.06			0.06
Sinking Fund (Morgan's Glen)		0.03			0.03
Revenue (Series 2021B)		7,794.07			7,794.07
Interest (Series 2021B)		1.71			1.71
Prepayment (Series 2021B)		783,083.85			783,083.85
Accounts Receivable - Due from Developer			\$1,823,975.54		1,823,975.54
Acquisition/Construction (Series 2019)			117,437.12		117,437.12
Acquisition/Construction (Morgan's Glen)			24,343.58		24,343.58
Restricted Acq/Constr (Morgan's Glen)			2.82		2.82
Acquisition/Construction (Series 2021B)			370.78		370.78
Cost of Issuance (Series 2021B)			21,700.61		21,700.61
<b>North River Ranch CDD</b>					
General Checking Account	\$7,708.72				7,708.72
Accounts Receivable - Due from Developer	7,698.66				7,698.66
Series 2020 A1 Debt Service Reserve		\$224,050.00			224,050.00
Series 2020 A2 Debt Service Reserve		105,210.00			105,210.00
Series 2020 A3 Debt Service Reserve		100,106.25			100,106.25
Series 2020 A1, A2 Revenue		2.75			2.75
Series 2020 A3 Revenue		0.84			0.84
Series 2020 A1, A2 Acq/Construction			\$2,955,351.89		2,955,351.89
Series 2020 A3 Acquisition/Construction			10.05		10.05

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 12/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>North River Ranch ISD</b>					
General Checking Account	\$2,000.72				2,000.72
Accounts Receivable - Due from Developer	39,609.88				39,609.88
Accounts Receivable - Due from Developer			\$20,604.50		20,604.50
Total Current Assets	\$573,261.16	\$2,761,398.62	\$4,963,796.89	\$0.00	\$8,298,456.67
 <b>Fieldstone</b>					
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$2,161,571.97	\$2,161,571.97
Amount To Be Provided				16,608,428.03	16,608,428.03
 <b>North River Ranch CDD</b>					
Amount Available in Debt Service Funds				\$429,369.84	429,369.84
Amount To Be Provided				16,465,630.16	16,465,630.16
Total Investments	\$0.00	\$0.00	\$0.00	\$35,665,000.00	\$35,665,000.00
 <b>Total Assets</b>	 \$573,261.16	 \$2,761,398.62	 \$4,963,796.89	 \$35,665,000.00	 \$43,963,456.67

**Liabilities and Net Assets**

<b>Fieldstone</b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$21,043.37				\$21,043.37
Deferred Revenue	169,592.05				169,592.05
Deferred Revenue		\$170,456.81			170,456.81
Accounts Payable			\$1,823,975.54		1,823,975.54
Retainage Payable			959,179.74		959,179.74
Deferred Revenue			1,823,975.54		1,823,975.54
Retainage Payable			513,883.13		513,883.13
 <b>North River Ranch CDD</b>					
Accounts Payable	\$7,698.66				7,698.66
Deferred Revenue	7,698.66				7,698.66
Accounts Payable			\$97,407.25		97,407.25
Retainage Payable			205,151.08		205,151.08

**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 12/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>North River Ranch ISD</b>					
Accounts Payable	\$36,609.88				36,609.88
Deferred Revenue	39,609.88				39,609.88
Accounts Payable			\$20,604.50		20,604.50
Deferred Revenue			20,604.50		20,604.50
Total Current Liabilities	\$282,252.50	\$170,456.81	\$5,464,781.28	\$0.00	\$5,917,490.59
 <b>Fieldstone</b>					
<b><u>Long Term Liabilities</u></b>					
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>	 \$282,252.50	 \$170,456.81	 \$5,464,781.28	 \$35,665,000.00	 \$41,582,490.59
 <b>Fieldstone</b>					
<b><u>Net Assets</u></b>					
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	342,942.92				342,942.92
Net Assets, Unrestricted		\$1,961,372.42			1,961,372.42
Current Year Net Assets, Unrestricted		(590,680.08)			(590,680.08)
Net Assets, Unrestricted		\$348,476.18			348,476.18
Current Year Net Assets, Unrestricted		442,403.45			442,403.45
Net Assets, Unrestricted			(\$1,516,525.69)		(1,516,525.69)
Current Year Net Assets, Unrestricted			(1,124,846.07)		(1,124,846.07)
Net Assets, Unrestricted			(\$407,123.87)		(407,123.87)
Current Year Net Assets, Unrestricted			(84,687.87)		(84,687.87)



**North River Ranch Improvement Stewardship District**  
Statement of Financial Position  
As of 12/31/2021

	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	(6,698.66)				(6,698.66)
Net Assets, Unrestricted		\$787,932.21			787,932.21
Current Year Net Assets, Unrestricted		(358,562.37)			(358,562.37)
Net Assets, Unrestricted			\$3,308,745.89		3,308,745.89
Current Year Net Assets, Unrestricted			(655,942.28)		(655,942.28)
<b>North River Ranch ISD</b>					
Net Assets - General Government	(\$6,257.28)				(6,257.28)
Current Year Net Assets - General Government	(28,351.88)				(28,351.88)
Net Assets, Unrestricted			(\$10,834.18)		(10,834.18)
Current Year Net Assets, Unrestricted			(9,770.32)		(9,770.32)
<b>Total Net Assets</b>	<b>\$291,008.66</b>	<b>\$2,590,941.81</b>	<b>(\$500,984.39)</b>	<b>\$0.00</b>	<b>\$2,380,966.08</b>
<b>Total Liabilities and Net Assets</b>	<b>\$573,261.16</b>	<b>\$2,761,398.62</b>	<b>\$4,963,796.89</b>	<b>\$35,665,000.00</b>	<b>\$43,963,456.67</b>

**North River Ranch Improvement Stewardship District**

Statement of Activities

As of 12/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>Revenues</b>					
<b>Fieldstone</b>					
On-Roll Assessments	\$286,827.45				\$286,827.45
Off-Roll Assessments	266,720.25				266,720.25
Developer Contributions	0.08				0.08
On-Roll Assessments		\$288,290.01			288,290.01
Off-Roll Assessments		14,250.00			14,250.00
Other Assessments		974,026.16			974,026.16
Other Assessments		787,200.06			787,200.06
Developer Contributions			\$819,799.18		819,799.18
Other Income & Other Financing Sources			119,559.85		119,559.85
<b>North River Ranch CDD</b>					
Developer Contributions	\$1,771.37				1,771.37
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	\$3,221.42				3,221.42
Developer Contributions			\$3,785.68		3,785.68
Total Revenues	<u>\$558,540.57</u>	<u>\$2,063,727.49</u>	<u>\$943,183.45</u>	<u>\$0.00</u>	<u>\$3,565,451.51</u>

**Expenses**

<b>Fieldstone</b>					
Trustee Services	\$6,384.81				\$6,384.81
Assessment Administration	12,500.00				12,500.00
Postage & Shipping	6.82				6.82
Legal Advertising	66.69				66.69
Miscellaneous	8,290.17				8,290.17
Property Taxes	74.50				74.50
Web Site Maintenance	600.00				600.00
Dues, Licenses, and Fees	425.35				425.35
Activities Director	48.07				48.07
Electric	13,764.52				13,764.52
Clubhouse Electric	4,848.85				4,848.85
Water Reclaimed	4,684.05				4,684.05
Amenity - Cable TV / Internet	6,747.50				6,747.50
Amenity - Landscape Maintenance	10,076.00				10,076.00
Amenity - Irrigation Repairs	3,456.72				3,456.72

**North River Ranch Improvement Stewardship District**

Statement of Activities

As of 12/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
Amenity - Pool Maintenance	4,800.00				4,800.00
Amenity - Janitorial	4,106.64				4,106.64
Amenity - Pest Control	6,281.92				6,281.92
Equipment Rental	5,297.78				5,297.78
General Insurance	2,506.00				2,506.00
Irrigation - Repair and Maintenance	4,272.13				4,272.13
Lake Maintenance	8,300.00				8,300.00
Landscaping Maintenance & Material	51,509.36				51,509.36
Landscape Improvements	42,900.00				42,900.00
Wetland Mitigation	1,525.00				1,525.00
Equipment Repair & Maintenance	895.72				895.72
Cleaning	6,111.00				6,111.00
Lighting	141.56				141.56
Principal Payment - S19A2		\$510,000.00			510,000.00
Principal Payment - S19A2 Morgan's Glen		830,000.00			830,000.00
Interest Payments - S19A1		250,376.25			250,376.25
Interest Payments - S19A2		19,126.26			19,126.26
Interest Payments - S19A1 Morgan's Glen		135,555.00			135,555.00
Interest Payments - S19A2 Morgan's Glen		122,200.00			122,200.00
Principal Payments - S21B		270,000.00			270,000.00
Interest Payments - S21B		74,798.89			74,798.89
Engineering			\$15,909.00		15,909.00
Contingency			2,048,296.61		2,048,296.61
Engineering			567.00		567.00
Contingency			84,121.06		84,121.06
<b>North River Ranch CDD</b>					
Engineering	\$4,930.00				4,930.00
Postage & Shipping	5.30				5.30
Copies	116.72				116.72
Legal Advertising	62.01				62.01
Web Site Maintenance	675.00				675.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	2,506.00				2,506.00
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			\$43,476.00		43,476.00
Contingency			612,538.03		612,538.03

**North River Ranch Improvement Stewardship District**

Statement of Activities

As of 12/31/2021

	General Fund	Debt Service Fund	Construction Fund	Long-Term Debt Fund	Total
<b>North River Ranch ISD</b>					
Supervisor Fees	\$3,000.00				3,000.00
Management	17,499.99				17,499.99
Dissemination Agent	3,750.00				3,750.00
District Counsel	5,568.54				5,568.54
Postage & Shipping	36.84				36.84
Copies	280.55				280.55
Legal Advertising	512.38				512.38
Web Site Maintenance	750.00				750.00
Dues, Licenses, and Fees	175.00				175.00
Engineering			\$5,915.00		5,915.00
District Counsel			2,121.00		2,121.00
Contingency			5,520.00		5,520.00
Total Expenses	<u>\$250,664.49</u>	<u>\$2,570,585.15</u>	<u>\$2,818,463.70</u>	<u>\$0.00</u>	<u>\$5,639,713.34</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
<b>Fieldstone</b>					
Interest Income	\$16.30				\$16.30
Interest Income		\$11.26			11.26
Interest Income		2.28			2.28
Interest Income			\$0.51		0.51
Interest Income			0.19		0.19
<b>North River Ranch CDD</b>					
Interest Income		\$5.12			5.12
Interest Income			\$33.01		33.01
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$16.30</u>	<u>\$18.66</u>	<u>\$33.71</u>	<u>\$0.00</u>	<u>\$68.67</u>
<b>Change In Net Assets</b>	\$307,892.38	(\$506,839.00)	(\$1,875,246.54)	\$0.00	(\$2,074,193.16)
<b>Net Assets At Beginning Of Year</b>	<u>(\$16,883.72)</u>	<u>\$3,097,780.81</u>	<u>\$1,374,262.15</u>	<u>\$0.00</u>	<u>\$4,455,159.24</u>
<b>Net Assets At End Of Year</b>	<u><u>\$291,008.66</u></u>	<u><u>\$2,590,941.81</u></u>	<u><u>(\$500,984.39)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,380,966.08</u></u>

**North River Ranch Improvement Stewardship District**  
 Budget to Actual  
 For the Month Ending 12/31/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 286,827.45	\$ -	\$ 286,827.45	\$ -
Off-Roll Assessments	266,720.25	264,804.88	1,915.37	1,059,219.50
Developer Contributions	4,992.87	-	4,992.87	-
<b>Net Revenues</b>	<b>\$ 558,540.57</b>	<b>\$ 264,804.88</b>	<b>\$ 293,735.69</b>	<b>\$ 1,059,219.50</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00
POL Insurance	-	1,505.00	(1,505.00)	6,020.00
Trustee Services	6,384.81	3,750.00	2,634.81	15,000.00
District Management	17,499.99	17,500.00	(0.01)	70,000.00
Engineering	4,930.00	8,750.00	(3,820.00)	35,000.00
Dissemination Agent	3,750.00	5,000.00	(1,250.00)	20,000.00
District Counsel	5,568.54	7,500.00	(1,931.46)	30,000.00
Assessment Administration	12,500.00	5,000.00	7,500.00	20,000.00
Reamortization Schedules	-	250.00	(250.00)	1,000.00
Audit	-	3,000.00	(3,000.00)	12,000.00
Arbitrage Calculation	-	500.00	(500.00)	2,000.00
Travel and Per Diem	-	125.00	(125.00)	500.00
Telephone	-	50.00	(50.00)	200.00
Postage & Shipping	48.96	75.00	(26.04)	300.00
Copies	397.27	125.00	272.27	500.00
Legal Advertising	641.08	1,250.00	(608.92)	5,000.00
Bank Fees	-	90.00	(90.00)	360.00
Miscellaneous	8,290.17	687.50	7,602.67	2,750.00
Office Supplies	-	62.50	(62.50)	250.00
Property Taxes	74.50	12.50	62.00	50.00
Web Site Maintenance	2,025.00	675.00	1,350.00	2,700.00
Dues, Licenses, and Fees	775.35	43.75	731.60	175.00
Activities Director of Fun	48.07	25,000.00	(24,951.93)	100,000.00
Maintenance Staff	-	3,750.00	(3,750.00)	15,000.00
<b>Total General &amp; Administration Expenses</b>	<b>\$ 65,933.74</b>	<b>\$ 87,701.25</b>	<b>\$ (21,767.51)</b>	<b>\$ 350,805.00</b>

**North River Ranch Improvement Stewardship District**  
 Budget to Actual  
 For the Month Ending 12/31/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<b><u>Brightwood Pavilion - Amenity</u></b>				
Clubhouse Electric	\$ 3,072.95	\$ 3,000.00	\$ 72.95	\$ 12,000.00
Clubhouse Water	-	90.00	(90.00)	360.00
Amenity - Cable TV / Internet / Wi-Fi	5,086.34	2,250.00	2,836.34	9,000.00
Amenity - Landscape Maintenance	10,076.00	15,000.00	(4,924.00)	60,000.00
Amenity - Irrigation Repairs	3,456.72	2,500.00	956.72	10,000.00
Amenity - Pool Maintenance	2,700.00	2,700.00	-	10,800.00
Amenity - Exterior Cleaning	4,050.00	2,250.00	1,800.00	9,000.00
Amenity - Interior Cleaning	3,005.45	1,200.00	1,805.45	4,800.00
Amenity - Pest Control	6,281.92	3,750.00	2,531.92	15,000.00
Amenity - Fitness Equipment Leasing	-	2,085.00	(2,085.00)	8,340.00
Amenity - Envera Security - 8 monitored Camaras	-	3,000.00	(3,000.00)	12,000.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 37,729.38</b>	<b>\$ 37,825.00</b>	<b>\$ (95.62)</b>	<b>\$ 151,300.00</b>
<b><u>Riverfield Verandah - Amenity</u></b>				
Clubhouse Electric	\$ 1,775.90	\$ 937.50	\$ 838.40	\$ 3,750.00
Clubhouse Water	-	67.50	(67.50)	270.00
Amenity - Cable TV / Internet / Wi-Fi	1,661.16	750.00	911.16	3,000.00
Amenity - Landscape Maintenance	-	1,125.00	(1,125.00)	4,500.00
Amenity - Pool Maintenance	2,100.00	1,620.00	480.00	6,480.00
Amenity - Exterior Cleaning	2,061.00	1,125.00	936.00	4,500.00
Amenity - Interior Cleaning	1,101.19	888.75	212.44	3,555.00
Amenity - Envera Security - 8 monitored Camaras	-	1,339.88	(1,339.88)	5,359.50
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 8,699.25</b>	<b>\$ 7,853.63</b>	<b>\$ 845.62</b>	<b>\$ 31,414.50</b>

**North River Ranch Improvement Stewardship District**  
 Budget to Actual  
 For the Month Ending 12/31/2021

	Actual	Budget	Variance	FY 2022 Adopted Budget
<b><u>Field Expenses</u></b>				
Electric	\$ 13,764.52	\$ 3,500.00	\$ 10,264.52	\$ 14,000.00
Equipment Rental	5,297.78	7,500.00	(2,202.22)	30,000.00
General Insurance	5,012.00	1,250.00	3,762.00	5,000.00
Property & Casualty Insurance	-	6,250.00	(6,250.00)	25,000.00
Water Reclaimed	4,684.05	2,500.00	2,184.05	10,000.00
Mitigation	-	300.00	(300.00)	1,200.00
Stormwater - Repair and Maintenance	-	6,250.00	(6,250.00)	25,000.00
Irrigation - Repair and Maintenance	4,272.13	250.00	4,022.13	1,000.00
Lake Maintenance	8,300.00	12,500.00	(4,200.00)	50,000.00
Landscaping Maintenance & Material	51,509.36	62,500.00	(10,990.64)	250,000.00
Landscape Improvements	42,900.00	6,250.00	36,650.00	25,000.00
Wetland Mitigation	1,525.00	-	1,525.00	-
Contingency	-	125.00	(125.00)	500.00
Equipment Repair & Maintenance	895.72	250.00	645.72	1,000.00
Street Sweeping	-	9,250.00	(9,250.00)	37,000.00
Lighting	141.56	250.00	(108.44)	1,000.00
Streetlights - Leasing	-	12,500.00	(12,500.00)	50,000.00
<b>Total Field Expenses</b>	<b>\$ 138,302.12</b>	<b>\$ 131,425.00</b>	<b>\$ 6,877.12</b>	<b>\$ 525,700.00</b>
<b>Total Expenses</b>	<b>\$ 250,664.49</b>	<b>\$ 264,804.88</b>	<b>\$ (14,140.39)</b>	<b>\$ 1,059,219.50</b>
<b>Income (Loss) from Operations</b>	<b>\$ 307,876.08</b>	<b>\$ -</b>	<b>\$ 307,876.08</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 16.30	\$ -	\$ 16.30	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 16.30</b>	<b>\$ -</b>	<b>\$ 16.30</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 307,892.38</b>	<b>\$ -</b>	<b>\$ 307,892.38</b>	<b>\$ -</b>