

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors and Closed Session for the **North River Ranch Improvement Stewardship District** scheduled to be held **Wednesday, November 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 #**

<https://pfmgroup.webex.com/meet/carvalhov>

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

### **Administrative Matters**

- 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]*
- 1. Consideration of the Minutes of the October 12, 2022, Board of Supervisors' Meeting

### **Business Matters**

2. Consideration of the Supplemental Engineer's Report *(Provided Under Separate Cover)*
3. Consideration of the Supplemental Assessment Methodology Report *(Provided Under Separate Cover)*
4. Consideration of the Legal Description *(Provided Under Separate Cover)*
5. Consideration of Resolution 2023-10, Bond Delegation Award Resolution *(Provided Under Separate Cover)*
  - Exhibit A: Form of Supplemental Trust Indenture
  - Exhibit B: Form of Purchase Agreement
  - Exhibit C: Preliminary Limited Offering Memorandum
  - Exhibit D: Form of Continuing Disclosure Agreement
6. Ratification of Arbitrage Rebate Services Engagement Letter with PFM Asset Management
7. Ratification of Payment Authorizations No.001
8. Ratification of Funding Request No. 129- 142



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

1. Discussion Pertaining John M. Hall Services

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager  
Lifestyle Manager

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

### **Adjournment**



**North River Ranch Improvement  
Stewardship District**

Minutes of the October 12, 2022,  
Board of Supervisors Meeting

**MINUTES OF MEETING**

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

**Wednesday, October 12, 2022, at 1:00 p.m.**

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

Board Members present via phone or in person:

Pete Williams	Chair	
Janice Snow	Vice Chair	(via phone)
John Leinaweaver	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	
John Blakley	Assistant Secretary	

Also present via phone or in person:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Venessa Ripoll	PFM Group Consulting LLC – District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Michael Dennis	Public Financial Advisors LLC	(via phone)
Lindsey Whalen	Kutak Rock LLP- District Counsel	(via phone)
Tom Panaseny	Neal Communities	(via phone)
John McKay	J.H. McKay LLC	
Chris Fisher	Clearview Land Design-NRR District Engineer	(via phone)
Alex Murphy	WTS	(via phone)

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The Board of Supervisors' Meeting for North River Ranch ISD was called to order at 1:27 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

**Public Comment Period**

There was no one from the public present.

**Discussion Pertaining to Damages  
Caused by Hurricane Ian / Scheduling  
Inspection**

Ms. Carvalho stated that after the hurricane she was in contact with Mr. Panaseny; the landscape company was going to provide an assessment of all of the damages including the common areas, landscaping, and some of the pavilion awnings. Mr. Panaseny is in the process of providing that summary with cost for the District to determine to proceed or not with an insurance claim. Furthermore, Ms. Carvalho stated that landscaping damages are not covered under an insurance claim.

**Consideration of the Minutes of the  
September 14, 2022, Board of  
Supervisors' Meeting**

The Board reviewed the Minutes of the September 14, 2022 Board of Supervisors' Meeting.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Minutes of the September 14, 2022 Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of Resolution 2023-01,  
Appointing District Officers**

Ms. Carvalho explained that this resolution was to keep the District Officers as is with the exception of adding herself as a Secretary and adding Ms. Ripoll as an Assistant Secretary.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2023-01, Appointing District Officers.

**Consideration of Resolution 2023-02,  
Designating Treasurer and Assistant  
Treasurer**

Ms. Carvalho wanted to recognize Ms. Glasgow as the Treasurer and Ms. Lane as Assistant Treasurer for the record.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved Resolution 2023-02, Designating Treasurer and Assistant Treasurer.

**Ratification & Consideration of Resolution 2023-03, Appointing District Manager, Assessment Consultant, and Investment Representative**

- District Management Agreement
- Financial Advisory Agreement

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver , with all in favor, the Board ratified Resolution 2023-03, Appointing District Manager, Assessment Consultant, and Investment Representative.

**Consideration of Resolution 2023-04, Designating the Primary Administrative Office and Principal Headquarters & Local District Office**

Ms. Carvalho stated for the record that PFM would be the primary administrative office and 8141 Lakewood Main Street, Bradenton, FL 34202 would be the local district office.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2023-04, Designating the Primary Administrative Office and Principal Headquarters & Local District Office.

**Consideration of Resolution 2023-05, Designating Registered Agent & Office**

Ms. Carvalho requested that PFM and herself be named the designated registered agent.

ON MOTION by Mr. Leinaweaver, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2023-05, Designating Registered Agent & Office.

**Ratification of District Website Agreement & Proposal**

Ms. Carvalho explained she will be discussing discounted fees with VGlobal Tech including a 4 month credit.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the District Website Agreement & Proposal with the stated conditions.

**Consideration of Resolution 2023-06, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2023-06, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report.

**Consideration of Resolution 2023-07, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s)**

Ms. Lane confirmed that North River Ranch will have accounts with Valley Bank. Credit limits were confirmed for Bryan Walley at \$1,000 and the Director Fund and \$2,500. The Verizon account is active and current.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2023-07, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s).

**Consideration of Resolution 2023-08,  
Adopting Alternative Investment  
Guidelines**

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2023-08, Adopting Alternative Investment Guidelines .

**Consideration of Resolution 2023-09,  
Designating a Date, Time, and Location  
for the 2022 Landowner’s Meeting**

Ms. Carvalho confirmed the date of November 1, 2022 at 1:00 p.m. for the Landowners’ Election Meeting.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2023-09, Designating a Date, Time, and Location for the 2022 Landowners’ Meeting.

**Ratification of Funding Request  
#NRRISD-CPF-07-Revised**

ON MOTION by Mr. Weidemiller, seconded by Mr. Blakley, with all in favor, the Board ratified Funding Request #NRRISD-CPF-07-Revised.

**Review and Consideration of Work  
Authorization No. 5 – Phase 2 – Roadway  
and Utility Infrastructure**

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved Work Authorization No. 5 – Phase 2 – Roadway and Utility Infrastructure.



**Review and Consideration of CO No. #1,  
North River Ranch 4C1- Mass Earthwork**

Mr. Panaseney reviewed CO No. #1. The scope of work has been reduced to \$6,125,000 based on lot delivery.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the CO No. #1, North River Ranch 4C1- Mass Earthwork.

**Review of District Financial Statements**

Ms. Carvalho stated that the current financials for this meeting were not available and they will be emailed to the Board when they are received. Rebates received from the electric company are being deposited into the Construction Fund.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – Ms. Whalen provided an update on the ongoing dispute with John M Hall Construction. They desire to set up a closed session with the Board at next Board Meeting on November 9, 2022.

**District Engineer** – No report

**District Manager** – Ms. Carvalho stated that the next meeting is scheduled for Wednesday, November 9 at 1:00 p.m

**Audience Comments and Supervisor Requests**

There were no audience comments or supervisor requests.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There were no other questions or comments.

ON MOTION by Mr. Blakley, seconded by Mr. Leinaweaver, with all in favor, the October 12, 2022 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 2:01 p.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

**North River Ranch Improvement  
Stewardship District**

Supplemental Engineer's Report  
*(Under Separate Cover)*

**North River Ranch Improvement  
Stewardship District**

Supplemental Assessment Methodology Report  
*(Under Separate Cover)*

**North River Ranch Improvement  
Stewardship District**

Legal Description  
*(Under Separate Cover)*

**North River Ranch Improvement  
Stewardship District**

Resolution 2023-10,  
Bond Delegation Award Resolution  
*(Under Separate Cover)*

**North River Ranch Improvement  
Stewardship District**

Arbitrage Rebate Services Engagement Letter  
with PFM Asset Management

ARBITRAGE REBATE COMPLIANCE SERVICES AUTHORIZATION LETTER

Vivian Carvalho  
District Manager  
North River Ranch Improvement Stewardship District  
3501 Quadrangle Boulevard, Ste. 270  
Orlando, FL 32817

Re: Arbitrage Rebate Compliance Services

Dear Ms. Carvalho:

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213 Market Street  
Harrisburg, PA 17101  
717.232.2723

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[pfmam.com](http://pfmam.com)

This letter confirms the engagement of PFM Asset Management LLC (“PFMAM”) by the North River Ranch Improvement Stewardship District (the “Issuer”) for the purpose of performing calculations relating to the rebate requirements contained in Section 148(f) of the Internal Revenue Code of 1986 (the “Code”). The calculations are to be performed with respect to the debt obligations listed on Exhibit A hereto (the “Bonds”), applying applicable federal tax rules. The Issuer acknowledges that it is engaging PFMAM hereunder in connection with the performance by PFMAM of only those services specifically set forth below.

PFMAM will calculate the amount of rebate liability with respect to the Bonds as of the end of each bond year (or other appropriate period) and as of the final maturity or redemption of the Bonds (each such date herein referred to as a “Calculation Date”) applying regulations of the United States Department of the Treasury in effect on such Calculation Date. PFMAM will provide the following services: (i) calculation of the amount of rebate liability with respect to the Bonds as of each Calculation Date, and (ii) delivery of schedules reflecting such rebate liability calculation and the assumptions involved.

The Issuer undertakes to provide or cause to be provided to PFMAM all relevant data, as requested from time to time, with respect to each Calculation Date within 15 days after such date and the Issuer agrees to cooperate with all reasonable requests in connection herewith. This information will be necessary to identify the amount of “gross proceeds” (as that term is used in the Code) of the Bonds subject to the rebate requirement, investment income thereon and applicable yields on the Bonds and on such investments in order to calculate the rebate liability of the Issuer with respect to the Bonds as of the Calculation Date. PFMAM is not being engaged to duplicate work performed by the prior Rebate Calculation Agent, if any, to independently determine whether there were “prohibited payments” or “imputed receipts” within the meaning of Treasury Regulations or to perform an audit or review of the investments acquired with gross proceeds or the payment of debt service on the Bonds, and PFMAM will be entitled to rely entirely on information provided by the Issuer without independent verification. PFMAM is also not being engaged to audit or review the tax exempt status of interest on the Bonds or any other aspect of the Bond program except for the rebate liability to the extent set forth in this engagement letter, and PFMAM shall be under no obligation to consider any information obtained by PFMAM pursuant to this engagement for any purpose other than determining such rebate liability. PFMAM shall not have any obligation to update any report delivered hereunder because of events occurring, changes in regulations, or data or information received, subsequent to the date of delivery of such report.



The fees payable to PFMAM with respect to the Bonds are as determined pursuant to Exhibit B hereto. Calculation Date fees are due upon delivery of each calculation.

This engagement is terminable in its entirety by either party hereto upon thirty (30) days' written notice to the other party. If PFMAM terminates the engagement prior to the initial Calculation thereunder, the initial set-up fee (if previously paid) shall be refunded to the Issuer.

PFMAM is being retained hereunder only to perform the services specified above. However, the Issuer may request PFMAM to advise the Issuer on matters not covered by such services. Should PFMAM undertake to provide such advice, PFMAM will only do so only if specifically requested in writing by the Issuer for a separate fee based on a separate agreement.

PFMAM may rely upon the advice of counsel, who may be counsel to the Issuer, and upon statements of accountants, brokers and other persons believed by it in good faith to be experts in the matters upon which they are consulted. The Issuer agrees to indemnify, defend, and hold harmless PFMAM and its officers, directors, employees, agents, successors, and assigns from any and all losses, liabilities, damages and claims, and all related costs and expenses, including attorneys' fees and costs of investigation, litigation, settlement, judgment, interest and penalties arising from or in connection with any claim made against PFMAM in connection with its performance of the services to be provided by it pursuant hereto, unless arising primarily from PFMAM's negligence or willful misconduct.

Additional Issues may be added, from time to time, to Exhibit A hereto by written notice from the Issuer to PFMAM, and the fee schedule on Exhibit B shall apply unless other fees are agreed to in writing.

If this engagement letter is satisfactory, please have an authorized official acknowledge below and return one copy to the undersigned.

Very truly yours,

PFM Asset Management LLC



Michael Steinbrook  
Director

Accepted:

North River Ranch Improvement Stewardship District

By: 

Name: Pete Williams

Title: CHAIR

Issuer's Tax ID Number: \_\_\_\_\_

Date: 10/25/22

Exhibit A

Description

1. \$7,670,000 Capital Improvement Revenue Bonds (Phase I Project), Series 2020A-1  
\$5,010,000 Capital Improvement Revenue Bonds (Phase I Project), Series 2020A-2  
\$4,215,000 Capital Improvement Revenue Bonds (Phase I Project), Series 2020A-3
2. Additional bond issues subject to the arbitrage rebate requirements, upon request from the Issuer.

Exhibit B

ARBITRAGE REBATE COMPLIANCE SERVICES FEE SCHEDULE

**BASE FEE**

<u>Service</u>	<u>Fee</u>
Engagement Fee (one-time fee, per issue)	waived
Report Fee – one of the following will apply, per issue:	
Annual report, gross proceeds subject to arbitrage rebate	\$1,000
Annual report, bona fide debt service fund testing only	\$500

**ADDITIONAL FEES**

*Per report, as appropriate*

<u>Service</u>	<u>Fee</u>
Computation Periods in Excess of 12 Months – one of the following will apply, per issue:	
Additional year or fraction thereof, outstanding gross proceeds	+\$500
Additional year or fraction thereof, bona fide debt service fund testing only	+\$250

**OPTIONAL SERVICES**

Evaluating various elections and applications	<i>To be negotiated separately</i>
Training, Post Issuance Compliance Consulting	

**HOURLY RATE FEE, IF APPLICABLE**

Managing Director	\$350
Director	\$300
Senior Managing Consultant	\$250
Analyst/Senior Analyst	\$200
Associate/Senior Associate	\$150

**North River Ranch Improvement  
Stewardship District**

Payment Authorization  
No.001

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorization 001

PA #	Description	Amount	Total
1	<b>Barry Mazzoni</b>	\$ 444.05	
	<b>Deluxe Corporation</b>	\$ 125.00	
	<b>Department of Economic Opportunity</b>	\$ 175.00	
	<b>Envera</b>	\$ 360.50	
	<b>Frontier</b>	\$ 699.65	
	<b>Supervisor Fees</b>		
	Dale Weidemiller	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Blakley	\$ 200.00	
	<b>WTS International</b>	\$ 1,787.50	
			<b>\$4,591.70</b>
		<b>Total</b>	<b>\$4,591.70</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 001**

10/14/2022

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Barry Mazzone</b> Pool Table Recover Reimbursement	201811794	\$ 444.05	FY 2023
2	<b>Deluxe Corporation</b> Check Order	537468	\$ 125.00	FY 2023
3	<b>Department of Economic Opportunity</b> FY 2023 Special District Fee	87450	\$ 175.00	FY 2023
4	<b>Envera</b> Riverfield Video Monitoring	720519	\$ 360.50	FY 2023
5	<b>Frontier</b> Fieldstone CDD Services 10/03/2022 - 11/02/2022	—	\$ 699.65	FY 2023
6	<b>Supervisor Fees - 10/12/2022 Meeting</b> Dale Weidemiller John Leinaweaver Pete Williams Janice Snow John Blakley	— — — — —	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00	FY 2023 FY 2023 FY 2023 FY 2023 FY 2023
7	<b>WTS International</b> November Management Fee / Insurance	12350461	\$ 1,787.50	FY 2023
<b>TOTAL</b>			<b>\$ 4,591.70</b>	

*Vivian Carvalho*

Secretary / Assistant Secretary

Board Member

**North River Ranch Improvement  
Stewardship District**

Funding Requests  
No. 129-142

**Funding Requests 129-142**

FR #	Description	Amount	Total
<b>129</b>			
<b>Fieldstone</b>	<b>Clean Sweep Parking Maintenance</b>	\$ 300.00	
	<b>Eco-Logic Services</b>	\$ 9,900.00	
	<b>Envera</b>	\$ 842.36	
	<b>Frontier</b>	\$ 176.25	
		\$ 484.69	
	<b>Jan-Pro of Manasota</b>	\$ 820.70	
		\$ 1,342.50	
	<b>Macrolease</b>	\$ 695.00	
	<b>Spectrum</b>	\$ 12.06	
		\$ 108.56	
	<b>Suburban Propane</b>	\$ 679.13	
	<b>WTS International</b>	\$ 1,880.45	
<b>North River Ranch CDD</b>	<b>Clearview Land Design</b>	\$ 107.50	
<b>North River Ranch ISD</b>	<b>Berger, Toombs, Elam, Gaines &amp; Frank</b>	\$ 3,250.00	
	<b>Egis Insurance &amp; Risk Advisors</b>	\$ 41,885.00	
	<b>PFM Group Consulting</b>	\$ 5,833.33	
	<b>Sunrise Landscape</b>	\$ 34,849.29	
	<b>Verizon Wireless</b>	\$ 63.77	
			<b>\$103,230.59</b>
<b>130</b>			
<b>Fieldstone (Fort Hammer)</b>	<b>Willscot</b>	\$ 121.62	
		\$ 1,013.50	
			<b>\$1,135.12</b>
<b>131</b>			
<b>Fieldstone (Morgan's Glen)</b>	<b>Woodruff &amp; Sons</b>	\$ 158,730.04	
			<b>\$ 158,730.04</b>
<b>132</b>			
<b>Fieldstone (Phase 2)</b>	<b>Stantec Consulting Services</b>	\$ 7,538.00	
			<b>\$ 7,538.00</b>



<b>133</b>			
<b>North River Ranch CDD</b>	<b>Booth Design Group</b>	\$ 2,377.50	
		\$ 2,575.00	
	<b>RIPA &amp; Associates</b>	\$ 99,003.65	
		\$ 164,367.09	
			\$ 268,323.24
<b>134</b>			
<b>North River Ranch ISD (Dog Park)</b>	<b>Dewberry Engineers</b>	\$ 2,900.00	
			\$ 2,900.00
<b>135</b>			
<b>North River Ranch ISD (Fort Hammer)</b>	<b>Woodruff &amp; Sons</b>	\$ 340,238.37	
			\$ 340,238.37
<b>136</b>			
<b>North River Ranch ISD (Morgan's Glen)</b>	<b>Kompan</b>	\$ 37,078.20	
			\$ 37,078.20
<b>137</b>			
<b>North River Ranch ISD (Phase IV)</b>	<b>Balleneger Irrigation</b>	\$ 6,570.00	
	<b>Booth Design Group</b>	\$ 2,000.00	
		\$ 5,500.00	
			\$ 14,070.00
<b>138</b>			
<b>Fieldstone</b>	<b>Manatee County Utilities Department</b>	\$ 586.00	
		\$ 75.89	
		\$ 421.17	
		\$ 578.35	
		\$ 284.56	
		\$ 131.61	
	<b>Deluxe Corporation</b>	\$ 125.00	
	<b>Spectrum</b>	\$ 56.11	
		\$ 49.10	
<b>North River Ranch ISD</b>	<b>Sunrise Landscape</b>	\$ 2,262.46	
	<b>Valley National Bank</b>	\$ 1,217.62	
	<b>Wrathell, Hunt &amp; Associates</b>	\$ 31.55	
		\$ 20.62	
		\$ 7.66	
	<b>WTS International</b>	\$ 1,880.45	
		\$ 80.00	
			\$ 7,808.15

<b>139</b>			
<b>North River Ranch ISD (Fort Hammer)</b>	<b>Mike Armstrong Landscaping</b>	\$ 43,514.74	
			<b>\$ 43,514.74</b>
<b>140</b>			
<b>North River Ranch ISD (Morgan's Glen)</b>	<b>FEDCO Communications and Utilities</b>	\$ 43,374.00	
		\$ 30,059.00	
	<b>Stantec Consulting Services</b>	\$ 8,546.00	
		\$ 1,008.00	
			<b>\$ 82,987.00</b>
<b>141</b>			
<b>North River Ranch ISD (Wildleaf)</b>	<b>FEDCO Communications and Utilities</b>	\$ 38,625.60	
			<b>\$ 38,625.60</b>
<b>142</b>			
<b>North River Ranch ISD (Phase 4)</b>	<b>Ballenger Irrigation</b>	\$ 2,250.00	
		\$ 2,250.00	
			<b>\$ 4,500.00</b>
		<b>Grand Total</b>	<b>\$1,110,679.05</b>

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 129**

10/7/2022

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>FIELDSTONE</b>				
<b>1</b>	<b>Clean Sweep Parking Maintenance</b> Power Sweeping September 1 & 22, 2022	49696	\$ 300.00	FY 2022
<b>2</b>	<b>Eco-Logic Services</b> September Maintenance (NRR)	2241	\$ 9,900.00	FY 2022
<b>3</b>	<b>Envera</b> Grand Reserve Video Monitoring	720468	\$ 842.36	FY 2023
<b>4</b>	<b>Frontier</b> Pavilion Services 09/23/2022 - 09/30/2022 Pavilion Services 10/01/2022 - 10/22/2022	-- --	\$ 176.25 \$ 484.69	FY 2022 FY 2023
<b>5</b>	<b>Jan-Pro of Manasota</b> Riverfield Cleaning Brightwood Cleaning	73503 73558	\$ 820.70 \$ 1,342.50	FY 2023 FY 2023
<b>6</b>	<b>Macrolease</b> FitRev Lease	29458101522	\$ 695.00	FY 2022
<b>7</b>	<b>Spectrum</b> 11510 Little River Way ; Service 09/28/2022 - 09/30/2022 11510 Little River Way ; Service 10/01/2022 - 10/27/2022	85187901093022 85187901093022	\$ 12.06 \$ 108.56	FY 2022 FY 2023
<b>8</b>	<b>Suburban Propane</b> Brightwood Fire Pit Fuel	1564-310813	\$ 679.13	FY 2022
<b>9</b>	<b>WTS International</b> September Management Fee / Insurance	12348572	\$ 1,880.45	FY 2022
<i>Fieldstone Subtotal - DO NOT FUND</i>			<b>\$ 17,241.70</b>	
			<b>\$ 13,642.89</b>	FY 2022
			<b>\$ 3,598.81</b>	FY 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 129

10/7/2022

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

1	<b>Clearview Land Design</b> Services Through 09/16/2022	22-02491	\$ 107.50	FY 2022
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*North River Ranch CDD Subtotal - PAYABLE TO NORTH RIVER RANCH CDD* **\$ 107.50**

\$	107.50	FY 2022
\$	-	FY 2023

**NORTH RIVER RANCH ISD**

1	<b>Berger, Toombs, Elam, Gaines &amp; Frank</b> FY 2021 Audit	359052	\$ 3,250.00	FY 2022
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2	<b>Egis Insurance &amp; Risk Advisors</b> FY 2023 Insurance	17064	\$ 41,885.00	FY 2023
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3	<b>PFM Group Consulting</b> DM Fee: October 2022	DM-10-2022-34	\$ 5,833.33	FY 2023
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4	<b>Sunrise Landscape</b> September Landscaping Maintenance	7328	\$ 34,849.29	FY 2022
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5	<b>Verizon Wireless</b> Acct: 642468079-00001 ; Services 08/24/2022 - 09/23/2022	9916571024	\$ 63.77	FY 2022
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*North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD* **\$ 85,881.39**

\$	38,163.06	FY 2022
\$	47,718.33	FY 2023

**TOTAL** **\$103,230.59**

\$	51,913.45	FY 2022
\$	51,317.14	FY 2023

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 130**  
10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year	
<b><u>FIELDSTONE (Fort Hamer)</u></b>					
<b>1</b>	<b>WillScot</b>				
	60x12 Mobile Office Rental	09/28/2022 - 09/30/2022	9015387404	\$ 121.62	FY 2022
	60x12 Mobile Office Rental	10/01/2022 - 10/25/2022	9015387404	\$ 1,013.50	FY 2023

**Total - PAYABLE TO FIELDSTONE CDD \$ 1,135.12**

\$	121.62	FY 2022
\$	1,013.50	FY 2023

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary / Assistant Secretary

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

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 131**

10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>FIELDSTONE (MORGAN'S GLEN)</u></b>				
1	<b>Woodruff &amp; Sons</b> Phases 1C & 2B Pay Application 7 Through 08/31/2022	2758-7	\$ 158,730.04	FY 2022

**Total - PAYABLE TO FIELDSTONE CDD \$ 158,730.04**

\$ 158,730.04	FY 2022
\$ -	FY 2023

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 132**

10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>FIELDSTONE (PHASE 2)</u></b>				
1	<b>Stantec Consulting Services</b> Engineering Services Through 06/24/2022	1940251	\$ 7,538.00	FY 2022
Subtotal			\$ 7,538.00	
<b>Total - PAYABLE TO FIELDSTONE CDD</b>			<b>\$ 7,538.00</b>	

\$ 7,538.00	FY 2022
\$ -	FY 2023

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary / Assistant Secretary

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

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 133**


10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>NORTH RIVER RANCH CDD</u></b>				
<b>1</b>	<b>Booth Design Group</b>			
	2nd Extension Services	3314	\$ 2,377.50	FY 2022
	Main Amenity Design Services	3318	\$ 2,575.00	FY 2023
<b>2</b>	<b>RIPA &amp; Associates</b>			
	Phases 4A & 4B Pay Application 17 Through 09/30/2022	--	\$ 99,003.65	FY 2022
	Phase 4B Pay Application 7 Through 09/30/2022	--	\$ 164,367.09	FY 2022

**Total - PAYABLE TO NORTH RIVER RANCH CDD \$ 268,323.24**

\$ 265,748.24	FY 2022
\$ 2,575.00	FY 2023

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary / Assistant Secretary

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



# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 134**

10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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**NORTH RIVER RANCH ISD (DOG PARK)**

1	<b>Dewberry Engineers</b> Dog Park Services Through 08/26/2022	217547	\$ 2,900.00	FY 2022
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    2,900.00**

\$ 2,900.00	FY 2022
\$ -	FY 2023

*Vivian Carvalho*

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



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Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 135**  
10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>NORTH RIVER RANCH ISD (Fort Hamer)</u></b>				
1	<b>Woodruff &amp; Sons</b> Fort Hamer Rd 2nd Extension Pay Application 4 Through 08/31/2022	2763-4	\$ 340,238.37	FY 2022

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 340,238.37**

\$ 340,238.37	FY 2022
\$ -	FY 2023

*Vivian Carvalho*

Secretary / Assistant Secretary

Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 136**

10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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**NORTH RIVER RANCH ISD (MORGAN'S GLEN)**

1	<b>Kompan</b> Riverfield Townhomes Playground Equipment	INV112681	\$ 37,078.20	FY 2022
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 37,078.20**

\$	37,078.20	FY 2022
\$	-	FY 2023

*Vivian Carvalho*  
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Secretary / Assistant Secretary

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

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 137**

10/7/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>NORTH RIVER RANCH ISD (PHASE IV)</u></b>				
1	<b>Ballenger Irrigation</b> Irrigation Consultation	222028	\$ 6,570.00	FY 2022
2	<b>Booth Design Group</b> Phase IV C-1 Services	3313	\$ 2,000.00	FY 2022
	Phase IV A/B Services	3319	\$ 5,500.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$ 14,070.00**

\$ 8,570.00	FY 2022
\$ 5,500.00	FY 2023

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 138**  
10/14/2022

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
<b>FIELDSTONE</b>				
<b>1</b>	<b>Manatee County Utilities Department</b>			
	11510 Little River Way ; Service 08/18/2022 - 09/19/2022	Acct: 312296-162425	\$ 586.00	FY 2022
	8905 Grand River Parkway	Acct: 312296-164615	\$ 75.89	FY 2022
	11539 Little River Way	Acct: 312296-164711	\$ 421.17	FY 2022
	8475 Fort Hamer Road	Acct: 338845-169394	\$ 578.35	FY 2022
	11706 Sawyer Lane	Acct: 338845-169395	\$ 284.56	FY 2022
	8414 Arrow Creek Drive ; Service 08/18/2022 - 09/19/2022	Acct: 312296-170584	\$ 131.61	FY 2022
<b>2</b>	<b>Deluxe Corporation</b>			
	Check Order	537383	\$ 125.00	FY 2023
<b>3</b>	<b>Spectrum</b>			
	8414 Arrow Creek Drive ; Service 09/15/2022 - 09/30/2022	95036801091622	\$ 56.11	FY 2022
	8414 Arrow Creek Drive ; Service 10/01/2022 - 10/14/2022	95036801091622	\$ 49.10	FY 2023
<i>Fieldstone Subtotal - DO NOT FUND</i>			<b>\$ 2,307.79</b>	
			\$ 2,133.69	FY 2022
			\$ 174.10	FY 2023

**NORTH RIVER RANCH ISD**

<b>1</b>	<b>Sunrise Landscape</b>			
	September Irrigation Repairs	7635	\$ 2,262.46	FY 2022
<b>2</b>	<b>Valley National Bank</b>			
	VISA Statement Closing Date 09/30/2022	Acct: 9466	\$ 1,217.62	FY 2022
<b>3</b>	<b>Wrathell, Hunt &amp; Associates</b>			
	FedEx Reimbursement	2021-2011	\$ 31.55	FY 2022
	FedEx Reimbursement	2021-2021	\$ 20.62	FY 2022
	FedEx Reimbursement	2021-2025	\$ 7.66	FY 2022
<b>4</b>	<b>WTS International</b>			
	Payroll - Pay Period 09/16/2022 - 09/30/2022	12349710	\$ 1,880.45	FY 2022
	September Mileage Reimbursement	12350607	\$ 80.00	FY 2022
<i>North River Ranch ISD Subtotal - PAYABLE TO NORTH RIVER RANCH ISD</i>			<b>\$ 5,500.36</b>	
			\$ 5,500.36	FY 2022
			\$ -	FY 2023
<b>TOTAL</b>			<b>\$7,808.15</b>	
			\$ 7,634.05	FY 2022
			\$ 174.10	FY 2023

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 139**

10/14/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>NORTH RIVER RANCH ISD (Fort Hamer)</u></b>				
1	<b>Mike Armstrong Landscaping</b> Fort Hamer Rd Extension Pay Application 3 Through 10/10/2022	-	\$ 43,514.74	FY 2022

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 43,514.74**

\$ 43,514.74	FY 2022
\$ -	FY 2023

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 5:50 pm, Oct 17, 2022

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 140**

10/14/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>NORTH RIVER RANCH ISD (MORGAN'S GLEN)</u></b>				
<b>1</b>	<b>FEDCO Communications and Utilities</b>			
	Phase 1 PRECO Backbone Conduit System	PE-MGPH1-02	\$ 43,374.00	FY 2023
	Phase 3 PRECO Backbone Conduit System	PE-MGPH3-02	\$ 30,059.00	FY 2023
<b>2</b>	<b>Stantec Consulting Services</b>			
	Phase 3 Engineering Services Through 06/24/2022	1940462	\$ 8,546.00	FY 2022
	Phases 1C & 2B Engineering Services Through 09/09/2022	1980041	\$ 1,008.00	FY 2022

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 82,987.00**

\$ 9,554.00	FY 2022
\$ 73,433.00	FY 2023

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 5:50 pm, Oct 17, 2022

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 141**

10/14/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
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**NORTH RIVER RANCH ISD (WILDLEAF)**

<b>1</b>	<b>FEDCO Communications and Utilities</b> Phase 4A PRECO Backbone Conduit System 50%	PEBWP4A-02	\$ 38,625.60	FY 2023
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**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    38,625.60**

\$	-	FY 2022
\$	38,625.60	FY 2023

*Vivian Carvalho*  
 \_\_\_\_\_  
 Secretary / Assistant Secretary

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

**RECEIVED**  
 By Amanda Lane at 5:50 pm, Oct 17, 2022



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 142**

10/14/2022

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
<b><u>NORTH RIVER RANCH ISD (PHASE 4)</u></b>				
<b>1</b>	<b>Ballenger Irrigation</b>			
	Irrigation Consulting 422 October, November, December	222230	\$ 2,250.00	FY 2023
	Irrigation Consulting 415 July, August, September	222231	\$ 2,250.00	FY 2023

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    4,500.00**

\$	2,250.00	FY 2023
\$	2,250.00	FY 2023

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
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Board Member

**RECEIVED**  
By Amanda Lane at 5:50 pm, Oct 17, 2022

**North River Ranch Improvement  
Stewardship District**

Closed Session