

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, November 10, 2021 at 2:00 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 October 13, 2021 Board of Supervisors Meeting
2. Ratification of Berger, Toombs, Elam, Gaines & Frank Engagement Letter for Auditing Services
3. Ratification of Transition Letter by Hopping Green & Sams, P.A to Kutak Rock LLP
4. Review and Consideration of Ripa & Associates, NRR Phase 4A & 4B COR #07
5. Review and Consideration of Ripa & Associates, NRR Phase 4A & 4B COR #08
6. Ratification of the North River Ranch CDD, Avid trails Proposal
7. Ratification of the North River Ranch ISD Funding Request # 22—25
8. Ratification of the North River Ranch Funding Requests # 40 -- 42
9. Ratification of Fieldstone Funding Requests 2021-76 – 2021-79
10. Ratification of Fieldstone Payment Authorizations # 48-- 50
11. Ratification of Fieldstone Requisitions Morgan's Glen Project # 2019-107 – 2019 --10
12. Review of District Financial Statements (*under separate cover*)

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

Supervisor Requests and Audience Comments



pfm

Adjournment



**North River Ranch Improvement
Stewardship District**

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

MINUTES OF MEETING

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

Wednesday, October 13, 2021 at 1:30 p.m.

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

Board Members present via phone or in person:

Pete Williams	Chairperson
John Leinaweaver	Vice Chairperson
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary
Janice Snow	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- Hopping Green & Sams	(via phone)
Rob Engle	District Engineer- Stantec	(via phone)
Chris Fisher	District Engineer	(via phone)
Jim Schier	Neal Communities	
John McKay	Neal Communities	
Tom Panaseney	Neal Communities	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Carvalho called to order at 1:45 p.m. the meeting of the Board of Supervisors of the North River Ranch Improvement Stewardship District and proceeded with roll call. The persons in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no members of the public present.

SECOND ORDER OF BUSINESS

**Administrative Matters & Business
Matters for North River Ranch
Improvement Stewarship District**

**Consideration of the Minutes of
the July 28, 2021 Continued Board
of Supervisors Meeting**

The Board reviewed the Minutes of the July 28, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Minutes of the July 28, 2021, 2021 Board of Supervisors' Meeting.

**Consideration of the Minutes of
the September 8, 2021 Board of
Supervisors Meeting**

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

**Consideration of Resolution 2022-
01, Designating the Primary
Administrative Office**

Ms. Carvalho presented Resolution 2022-01, Designating the Primary Administrative Office. This resolution is before the Board because PFM moved their office to 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. The Primary Administrative Office per Statute will remain with the 8141 Lakewood Main Street, Bradenton, FL 34202 address.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2022-01, Designating the Primary Administrative Office.

**Consideration of Resolution 2022-
02, Designating Registered Agent
& Office**

Ms. Carvalho presented Resoluuiou 2022-02, Designating Registered Agent and Office. She explained this resolution agenda item also updates the address. She asked Mr. Johnson if he wants PFM to be the Registered Agent or if he would prefer to remain the Registered Agent. Mr. Johnson stated PFM should be the Registered Agent and Office.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2022-02, Designating Registered Agent & Office.

Consideration of Resolution 2022-03, Electing Officers

Ms. Carvalho presented Resolution 2022-03, Electing Officers. This agenda item is a carry forward from previous agenda item. This resolution appoints the officers for the District and since the Merger is finalized it would be appropriate to address the officers position during the meeting. The Resolution appoints the Chair, Vice Chair, Secretary, and remaining Board as Assistant Secretary. She asked for recommendations for appointment of the Chair.

Mr. Williams was appointed as Chairperson and Janice Snow was appointed as Vice Chairperson. Ms. Carvalho requested to be Secretary, the remaining Board and Ms. Ripoll will be Assistant Secretaries.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2022-03, Electing Officers, as follows: Mr. Williams as Chairperson, Ms. Snow as Vice Chairperson, Ms. Carvalho as Secretary, Ms. Ripoll, Mr. Leinaweaver, Mr. Weidemiller, and Mr. Blakley as Assistant Secretaries.

Review and Consideration of Work Authorization No. 1

Mr. Engle reviewed Work Authorization No. 1. It is a change order for bidding services for a construction project for the District for Stantec in the amount of \$8,000.00. The work authorization is for time and material budget item to provide bidding services for the extension of Fort Hamer Road.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Work Authorization No. 1 in the amount of \$8,000.00 for bidding services.

**Ratification of Funding Requests #
18-21**

The Board reviewed Funding Requests #18-21

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board ratified Funding Requests #18-21.

**Review of District Financial
Statements**

The Board reviewed the District Financial Statements through September 30, 2021

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

THIRD ORDER OF BUSINESS

**Administrative Matters &
Business Matters for North River
Ranch Community Development
District**

**Consideration of the Minutes of
the September 8, 2021 Board of
Supervisors Meeting**

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

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

**Review of Grau & Associates
Engagement Letter for Auditing
Services**

This item will be tabled as North River Ranch Community Development District will be dissolved. A discussion took place. PFM will contact the Auditor and explain the situation with the Merger of the Districts.

**Ratification of Funding Requests #
36-39**

The Board reviewed Funding Requests #36-39.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Funding Requests #36-39.

**Review of District Financial
Statements**

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

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

FOURTH ORDER OF BUSINESS

**Administrative Matters &
Business Matters for Fieldstone
Ranch Community Development
District**

**Consideration of the Minutes of
the September 8, 2021 Board of
Supervisors Meeting**

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

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

**Review of Grau & Associates
Engagement Letter for Auditing
Services**

This item will be tabled as North River Ranch Community Development District will be dissolved. A discussion took place. PFM will contact the Auditor and explain the situation with the Merger of the Districts.

**Ratification of Jan Pro of
Manasota Cleaning Agreement**

The Board reviewed the Jan Pro of Manasota Cleaning Agreement.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified the Jan Pro of Manasota Cleaning Agreement.

**Review and Consideration of
Change Order No. 10 SA-5 Reserve
Phase 1**

Ms. Engle reviewed the Construction Phase Project. This is a Stantec change order request for construction of Construction Phase Services for Grand Reserve Phase 1 of Phases 1C and 1D West. The request is for an increased budget of \$12,000.00 for each phase for a total of \$24,000.00. The purpose for the increase is extended time of construction by the Contractor. He stated that Jon M. Hall is past their time period for completion of the project and there has been discussion and the contractor been put on notice for liquidated damage portion of their contract. Stantec has had several meetings with the Developer and the Contractor to try to put them on notice and help to establish a finish date. Those discussions are currently ongoing and Stantec is waiting for an updated schedule.

On MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Change Order No. 10 SA-5 Reserve Phase 1.

**Ratification of Funding Requests
2021-71 – 2021-75**

The Board reviewed Funding Requests 2021-71 – 2021-75.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified Funding Requests 2021-71 – 2021-75.

**Ratification of Payment
Authorization #43-47**

The Board reviewed Funding Requests #43-47.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified Funding Requests #43-47.

**Ratification of Requisitions
Morgan's Glen Project #2019-106**

The Board reviewed Requisitions Morgan's Glen Project #2019-106.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Requisitions Morgan's Glen Project #2019-106.

**Review of District Financial
Statements**

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

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

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Johnson stated as of October 7, 2021 the County Commissioner Board has taken final action to adopt the Non-Emergency Ordinances dissolving the two Community Development Districts. That process is complete and District Counsel should

have an execute copy of that ordinance arriving in their office any day, and they will provide a copy to Ms. Carvalho.

District Counsel has been working with PFM to put together releases and assignments for a variety of contracts and none of which require Board action.

The Board asked Mr. Johnson to go over the timeline of the Bond Validation appeal period. Mr. Johnson stated when he was scheduling the Bond Validation Hearing the Judges calendar was not ideal and the availability was significantly later in this year and they asked the Judge who agreed to refer the Validation to a special Magistrate to conduct the Bond Validation Hearing which is why the District was able to get the date earlier this month. However, the only change that made in the process is the Magistrate recommended final judgment to the Circuit Court Judge and there is a 10 day period by which the Judge then has to take that action. Once the Judge signs the final judgement which should be soon, then the 30 day appeal period will begin.

Ms. Carvalho asked Ms. Ripoll if North River Ranch Improvement District initiated the Audit process for the District. Ms. Ripoll confirmed yes.

Mr. Williams asked if the Board has to submit resignations for Fieldstone and North River Ranch CDD. Mr. Johnson said no however to the extent they continue to serve of the North River Ranch ISD Board they will want to update their Financial Statements to reflect they are no longer serving on the other two Boards and they must File the Form 1F as well for the two other Districts. Ms. Carvalho will notify all the Board Members that were part of both Districts that were dissolved to file the Form 1F.

Mr. Johnson stated Hopping Green & Sams will be ceasing operation later this year and all of the lawyers are in the process of finding new employment. His Special District Practice Group is transferring to Kutak Rock LLP on November 15, 2021 which will also be the last day Hopping Green & Sams will be operating. Transition letters of attorney firm representation will be sent out to all clients notifying them of the transition. He requested the Board authorize the Chair and the District Manager to process the transition to Kutak Rock LLP.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board authorized the Chairperson to execute the Transition Letter of attorney firm representation to Kutak Rock, LLP and Mr. Johnson to remain as District Counsel for the North River Ranch ISD.

District Engineer – Mr. Fisher reported he is in the process of bidding out Fort Hamer Road extension and the bids are due the week before the November Board meeting. Mr. Engle will be presenting the bids for that project at the November meeting.

District Manager – Ms. Carvalho noted for the record that the next scheduled meeting will be November 10, 2021 at 1:30 p.m. She stated the the meeting today will be continued to October 28, 2021 at 11:00 a.. or immediately following the adjournment of Laurel Road CDD.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Snow stated she would like to change some of the hours for some of the Amenity Facilities. She asked if she needs to have and updated Amenity Rules approved by the Board. Ms. Carvalho stated the Board can approve the hours via motion and does not have to go through the Rulemaking Process as long as the rates are not changing. Ms. Snow requested a motion to approve the Fitness Center Hours from 5:00 a.m. – 10:00 p.m. to a 24 hours/ 7 days per week schedule via fob access control.

On MOTION by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board approved changing the Fitness Center Hours to 24 hours/ 7 days per week schedule via fob access control.

Ms. Carvalho asked Ms. Ripoll if she followed up on the Audit Company that was awarded at North River Ranch ISD. Mr. Ripoll stated North River Ranch ISD chose Berger Toombs as the District Auditor. A lengthy discussion ensued. The District will ask Berger Toombs to update their Engagement Letter to include North River Ranch CDD and Fieldstone CDD and notify Grau & Associates that the Districts have been dissolved and their services are no longer needed. Ms. Carvalho will make sure Mr. Williams is included in that communication as well as Mr. Johnson.

SEVENTH ORDER OF BUSINESS

Continuance

Ms. Carvalho requested if there are no further business to come before the Board for a motion to continue the meeting to October 28, 2021 at 11:00 a.m. and or immediately following the adjournment of Laurel Road CDD meeting.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the October 13, 2021 Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued at 2:14 p.m. to October 28, 2021 at 11:00 a.m. and or immediately following the adjournment of Laurel Road CDD.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

North River Ranch Improvement Stewardship District

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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 21, 2021

North River Ranch Improvement Stewardship District
PFM Group Consulting, LLC
12051 Corporate Boulevard
Orlando, FL 32817

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District, (the "Districts"), which comprise the governmental activities and each major fund of each District as of and for the year ended September 30, 2021, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue auditor's reports that include our opinion for each District. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audits in accordance with GAGAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAGAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

Fort Pierce / Stuart

North River Ranch Improvement Stewardship District
October 21, 2021
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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions.
- Obtain an understanding of internal control relevant to the audit of each District in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Districts' internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAGAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

North River Ranch Improvement Stewardship District
October 21, 2021
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The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the Districts comply with the laws and regulations applicable to their activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Districts involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of their knowledge of any allegations of fraud or suspected fraud affecting the Districts received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Boards are responsible for informing us of their views about the risks of fraud within the entities, and their knowledge of any fraud or suspected fraud affecting the entities.

Our audits will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

North River Ranch Improvement Stewardship District
October 21, 2021
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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the Districts from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audits, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagements and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue written reports upon completion of our audits of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District's financial statements. Our reports will be addressed to the Board of North River Ranch Improvement Stewardship District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagements, we may accumulate records containing data that should be reflected in the books and records of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District. The Districts will determine that all such data, if necessary, will be so reflected. Accordingly, the Districts will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Amanda Lane. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

North River Ranch Improvement Stewardship District
October 21, 2021
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Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 for North River Ranch Improvement Stewardship District will not exceed \$3,250, our fee for Fieldstone Community Development District will not exceed \$5,350, and our fee for North River Ranch Community Development District will not exceed \$3,325, unless the scope of the engagement is changed, the assistance which of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District have agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of North River Ranch Improvement Stewardship District, or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District, of North River Ranch Improvement Stewardship District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

North River Ranch Improvement Stewardship District
October 21, 2021
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Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The parties agree to utilize commercially reasonable measures to maintain the confidentiality of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District's information.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District and their management and Board of Supervisors to discharge the foregoing responsibilities, of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District hold harmless and release Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and North River Ranch Improvement Stewardship District, Fieldstone Community Development District, and North River Ranch Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

North River Ranch Improvement Stewardship District
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



October 21, 2021



Judson B. Baggett
MBA, CPA, CVA, Partner

6815 Dairy Road
Zephyrhills, FL 33542

Marci Reutimann
CPA, Partner

(813) 788-2155

(813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Judson B. Baggett, CPA, CVA, Partner, U.N. 18161 email jbaggett@brap.com

**ADDENDUM TO ENGAGEMENT LETTER
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT
NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
DATED OCTOBER 21, 2021**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**PFM GROUP CONSULTING, LLC
12051 CORPORATE BLVD
ORLANDO, FL 32817
TELEPHONE: 407-723-5900
EMAIL: _____**

Auditor: _



**District: North River Ranch
Improvement Stewardship
District,
Fieldstone Community
Development District,
North River Ranch Community
Development District**

Title: Director

Title: _____

Date: October 21, 2021

Date: _____

**North River Ranch Improvement
Stewardship District**

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

Hopping Green & Sams

Attorneys and Counselors

October 14, 2021

VIA EMAIL

Vivian Carvalho, District Manager
carvalhov@pfm.com
Pete Williams
pete@pwillassoc.com

RE: North River Ranch Improvement Stewardship District ("Client")

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

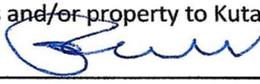
Dear Vivian/Pete,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client in one or more matter(s) ("Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

 10/15/21
(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

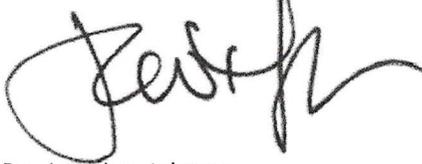
(Please sign here if you have [DATE]
given instructions under Alternative

#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, MarkS@hgslaw.com, JJohnson@hgslaw.com, and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.

A handwritten signature in black ink, appearing to read 'Jonathan Johnson', written over a horizontal line.

By: Jonathan Johnson

Its: President

Date: October 14, 2021

North River Ranch Improvement Stewardship District

Review and Consideration of Ripa & Associates,
NRR Phase 4A & 4B COR #07



To: Neal Communities	Contact: Chris Fisher
Address: 5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone: 941-328-1075 Fax: (941) 713-3780
Project Name: NRR Phase 4A & 4B COR #07- PLAN REV 08/03/21	Bid Number: 20-375A
Project Location: Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date: 12/4/2020

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
EARTHWORK					
10	ANCHOR BLOCK RETAINING WALL	85.00	LF	\$230.00	\$19,550.00
11	Temp Roadway Access To Models	1.00	LS	\$16,782.00	\$16,782.00
12	POND 48 RESHAPE (2 DAYS)	1.00	LS	\$10,465.85	\$10,465.85
Total Price for above EARTHWORK Items:					\$46,797.85
ROADWAY IMPROVEMENTS					
19	6" CRUSHED CONCRETE BASE	329.00	SY	\$16.50	\$5,428.50
22	6" STABILIZED SUBGRADE (LBR-40)	329.00	SY	\$4.75	\$1,562.75
20	8" CRUSHED CONCRETE BASE	-596.00	SY	\$21.00	(\$12,516.00)
21	12" STABILIZED SUBGRADE (LBR-40)	-596.00	SY	\$4.75	(\$2,831.00)
18	1 3/4" TYPE SP 12.5 ASPHALT	-267.00	SY	\$12.75	(\$3,404.25)
28	TYPE "D" CURB	18.00	LF	\$12.00	\$216.00
Total Price for above ROADWAY IMPROVEMENTS Items:					(\$11,544.00)
STORM SYSTEM					
33	8" HDPE STORM	12.00	LF	\$17.35	\$208.20
37	18" CLASS III RCP STORM (LABOR ONLY)	-51.00	LF	\$14.34	(\$731.34)
Total Price for above STORM SYSTEM Items:					(\$523.14)
SANITARY SEWER					
96	8" PVC (0-6' CUT) (LABOR ONLY)	-60.00	LF	\$10.53	(\$631.80)
134	8" PLUG VALVE ASSEMBLY	1.00	EACH	\$3,550.00	\$3,550.00
132	8" PVC FORCEMAIN (DR 18)	43.00	LF	\$30.10	\$1,294.30
Total Price for above SANITARY SEWER Items:					\$4,212.50
WATER & FIRE DISTRIBUTION					
151	8" MJ BEND	4.00	EACH	\$350.00	\$1,400.00
147	10" DIP WATER MAIN	27.00	LF	\$52.50	\$1,417.50
161	DOUBLE SERVICE LONG	3.00	EACH	\$1,250.00	\$3,750.00
160	SINGLE SERVICE LONG	-4.00	EACH	\$875.00	(\$3,500.00)
159	DOUBLE SERVICE SHORT	-1.00	EACH	\$1,125.00	(\$1,125.00)
Total Price for above WATER & FIRE DISTRIBUTION Items:					\$1,942.50
RECLAIMED WATER DISTRIBUTION					
	6" MJ REDUCER	1.00	EACH	\$250.00	\$250.00
167	6" PVC RECLAIMED MAIN (DR 18)	47.00	LF	\$19.50	\$916.50
174	6" MJ BEND	3.00	EACH	\$260.00	\$780.00
181	DOUBLE SERVICE SHORT	-3.00	EACH	\$1,085.00	(\$3,255.00)
180	SINGLE SERVICE SHORT	6.00	EACH	\$730.00	\$4,380.00
Total Price for above RECLAIMED WATER DISTRIBUTION Items:					\$3,071.50



To: Neal Communities	Contact: Chris Fisher
Address: 5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone: 941-328-1075 Fax: (941) 713-3780
Project Name: NRR Phase 4A & 4B COR #07- PLAN REV 08/03/21	Bid Number: 20-375A
Project Location: Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date: 12/4/2020

Total Bid Price: \$43,957.21

Notes:

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS. -OR- CONSTRUCTION STAKING AND RECORD SURVEY, FOR RIPA'S SCOPE OF WORK ONLY, ARE INCLUDED. RECORD DRAWINGS, WHICH ARE THE RESPONSIBILITY OF THE ENGINEER OF RECORD, ARE NOT INCLUDED. WE HAVE NOT INCLUDED STAKING OR CONTROL POINTS FOR BUILDING PAD FOUNDATION OR FOOTER CONSTRUCTION.
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.
- ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- ASSUMES PAD ELEVATION IS 6" BELOW FINISH FLOOR (+/- 0.10' TOLERANCE).
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON A GEOTECHNICAL REPORT PROVIDED BY XXXXX, DATED XX/XX/XX.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- INCLUDED IN THIS PROPOSAL IS ONE TIME ROUGH GRADING (PRIOR TO VERTICAL CONSTRUCTION) AND ONE TIME FINAL GRADING (AFTER VERTICAL CONSTRUCTION). ANY ADDITIONAL GRADING WILL BE PERFORMED FOR AN AGREED UPON PRICE.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; STRIPPING OF SITE; FENCE; AND PERIMETER WALLS.
- THE ABOVE PRICING IS BASED ON TODAY'S MARKET. DUE TO THE VOLATILITY OF FUEL, PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS DATED 06/01/2020 WITH THE MOST RECENT REVISION DATE BEING 08/03/2021.
- THIS PROPOSAL INCLUDES UTILIZING ONSITE MATERIALS TO CREATE TEMP ROADWAY ON PADS. MAINTENANCE OF ROADWAY FOR 2 MONTHS AND REMOVAL OF ROAD ON PADS ONCE MAIN ROAD IS BUILT.

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

Review and Consideration of Ripa & Associates, NRR Phase 4A &
4B COR #08



To:	Neal Communities	Contact:	Chris Fisher
Address:	5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone:	941-328-1075
		Fax:	(941) 713-3780
Project Name:	NRR Phase 4A & 4B COR #08- SANITARY RUN D2	Bid Number:	20-375A
Project Location:	Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date:	12/4/2020

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
SANITARY SEWER					
97	8" PVC (6'-8' CUT)	256.00	LF	\$36.55	\$9,356.80
108	SANITARY MANHOLE (6'-8' CUT)	1.00	EACH	\$3,600.00	\$3,600.00
126	DOUBLE SERVICE	4.00	EACH	\$1,250.00	\$5,000.00
95	SANITARY SEWER TESTING	256.00	LF	\$5.00	\$1,280.00
Total Price for above SANITARY SEWER Items:					\$19,236.80

Total Bid Price: \$19,236.80

Notes:

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS. -OR- CONSTRUCTION STAKING AND RECORD SURVEY, FOR RIPA'S SCOPE OF WORK ONLY, ARE INCLUDED. RECORD DRAWINGS, WHICH ARE THE RESPONSIBILITY OF THE ENGINEER OF RECORD, ARE NOT INCLUDED. WE HAVE NOT INCLUDED STAKING OR CONTROL POINTS FOR BUILDING PAD FOUNDATION OR FOOTER CONSTRUCTION.
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.
- ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- ASSUMES PAD ELEVATION IS 6" BELOW FINISH FLOOR (+/- 0.10' TOLERANCE).
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON A GEOTECHNICAL REPORT PROVIDED BY XXXXX, DATED XX/XX/XX.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- INCLUDED IN THIS PROPOSAL IS ONE TIME ROUGH GRADING (PRIOR TO VERTICAL CONSTRUCTION) AND ONE TIME FINAL GRADING (AFTER VERTICAL CONSTRUCTION). ANY ADDITIONAL GRADING WILL BE PERFORMED FOR AN AGREED UPON PRICE.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; STRIPPING OF SITE; FENCE; AND PERIMETER WALLS.
- THE ABOVE PRICING IS BASED ON TODAY'S MARKET. DUE TO THE VOLATILITY OF FUEL, PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS DATED 06/01/2020 WITH THE MOST RECENT REVISION DATE BEING 08/03/2021.
- THIS PROPOSAL IS BASED ON EXTENDING SANITARY LINE D1 TO D2 AND INCLUDING 4 DOUBLE SERVICES TO NOT COMPROMISE THE STORM WHICH IS AT THE SAME ELEVATION.



To: Neal Communities	Contact: Chris Fisher
Address: 5800 Lakewood Ranch Boulevard Lakewood Ranch, FL 34240	Phone: 941-328-1075 Fax: (941) 713-3780
Project Name: NRR Phase 4A & 4B COR #08- SANITARY RUN D2	Bid Number: 20-375A
Project Location: Moccasin Wallow Road & Fort Hamer Road, Palmetto, FL	Bid Date: 12/4/2020

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Andrew Babchick 813-417-6920 ababchick@ripaconstruction.com</p>
--	--

North River Ranch Improvement Stewardship District

Ratification of the North River Ranch CDD, Avid trails Proposal

Coding



AVID TRAILS

PROPOSAL

**Trails and Recreation Conceptual Design, North Amenity Area
for North River Ranch**

For: North River Ranch CDD

From: Justin Lax, President, Avid Trails, LLC

Date: October 11, 2021

This proposal covers time and materials to develop trails and recreation concepts in the northern amenity area of NRR.

DESIGN DEVELOPMENT SCOPE

Under this scope, we will refine concepts and design development for the following:

- Nature trail alignments near amenity and other green spaces
- Trailhead experience at amenity, including Bike Share
- Bike Park concepts, including pump track and skills trail
- Greenway alignment and connections to amenity
- Avid Adventure Trail
- Avid Fitness along Ft Hamer (two locations)

We will plan for a site visit to study conditions, as well as review trail surface tests done in Brightwood.

We will deliver DDs of the above elements including maps, sketches and photo reference in PDF and KMZ formats, as well as opinion of probable costs for construction. Scope does not include CDs of concepts.

Fees for the above work: \$32,000.

We request a 20% payment to begin work, with monthly installments to be billed as percentage completed. Fees do not include travel expenses, which will be submitted for reimbursement.

Justin Lax

Justin Lax
President

By: *[Signature]*

Client Approval

10/14/21

Date

North River Ranch Improvement Stewardship District

Ratification of the North River Ranch ISD Funding Request
22—25

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Requests 22-25

FR #	Description	Amount	Total
22	McClatchy Company	\$ 138.06	
	PFM Group Consulting	\$ 1,666.63	
			\$1,804.69
23	Department of Economic Opportunity		
		\$ 175.00	
	Stantec Consulting Services		
		\$ 19,531.75	
			\$19,706.75
24	Hopping Green & Sams		
		\$ 3,693.00	
	PFM Group Consulting		
		\$ 5,833.33	
	Supervisor Fees - 10/13/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
			\$10,526.33
25	Hopping Green & Sams		
		\$ 1,741.00	
			\$1,741.00
		Grand Total	\$33,778.77

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT**

Funding Request No. 022

10/1/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	McClatchy Company Legal Advertising on 09/01/2021 (Ad: IPL0038993)	59664	\$ 138.06	FY 2021
2	PFM Group Consulting DM Fee: September 2021	DM-09-2021-37	\$ 1,666.63	FY 2021

TOTAL \$ 1,804.69

1,804.69	FY 2021
-	FY 2022

Venessa Ripoll

Secretary / Assistant Secretary

[Signature]

Board Member

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

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 023

10/8/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Department of Economic Opportunity FY 2022 Special District Fee	85559	\$ 175.00	FY 2022
2	Stantec Consulting Services Engineering Services Through 09/24/2021	1839942	\$ 19,531.75	FY 2021

TOTAL \$ 19,706.75

19,531.75	FY 2021
175.00	FY 2022

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

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

RECEIVED
By Amanda Lane at 12:59 pm, Oct 12, 2021

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 024

10/22/2021

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Hopping Green & Sams General Counsel Through 08/31/2021	125410	\$ 3,693.00	FY 2021
2	PFM Group Consulting DM Fee: October 2021	DM-10-2021-36	\$ 5,833.33	FY 2022
3	Supervisor Fees - 10/13/2021 Meeting			
	Dale Weidemiller	--	\$ 200.00	FY 2022
	John Leinaweaver	--	\$ 200.00	FY 2022
	Pete Williams	--	\$ 200.00	FY 2022
	Janice Snow	--	\$ 200.00	FY 2022
	John Blakley	--	\$ 200.00	FY 2022

TOTAL \$ 10,526.33

3,693.00	FY 2021
6,833.33	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

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

RECEIVED
By Amanda Lane at 9:51 am, Oct 25, 2021

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Funding Request No. 025

10/22/2021

Item No.	Vendor	Invoice Number	Construction Fund	Fiscal Year
1	Hopping Green & Sams Bond Validation Counsel Through 08/31/2021	125411	\$ 1,741.00	FY 2021

TOTAL \$ 1,741.00

1,741.00	FY 2021
	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

RECEIVED
By Amanda Lane at 10:15 am, Oct 25, 2021

North River Ranch Improvement Stewardship District

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

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

Funding Requests 2021-40 - 2021-42

FR #	Description	Amount	Total
2021-40	PFM Group Consulting		
		\$ 1,666.63	
		\$ 7.14	
			\$1,673.77
2021-41	Department of Economic Opportunity		
		\$ 175.00	
	McClatchy Company		
		\$ 138.06	
	Vogler Ashton		
		\$ 664.00	
			977.06
2021-42	RIPA & Associates		
		\$ 1,249,223.65	
		Total	\$1,251,874.48

North River Ranch Community Development District

Funding Request 2021-40

10/1/2021

Item No.	Payee	Invoice #	General Fund	Fiscal Year
1	PFM Group Consulting			
	DM Fee: September 2021	DM-09-2021-36	\$ 1,666.63	FY 2021
	August Reimbursables	OE-EXP-09-30	\$ 7.14	FY 2021

TOTAL \$ 1,673.77

1,673.77	FY 2021
	FY 2022

Venessa Ripoll

Secretary



Chairman

North River Ranch Community Development District

Funding Request 2021-41

10/8/2021

Item No.	Payee	Invoice #	General Fund	Fiscal Year
1	Department of Economic Opportunity FY 2022 Special District Fee	85482	\$ 175.00	FY 2022
2	McClatchy Company Legal Advertising on 09/01/2021 (Ad: IPL0038972)	63376	\$ 138.06	FY 2021
3	Vogler Ashton General Counsel Through 09/30/2021	7189	\$ 664.00	FY 2021
TOTAL			\$ 977.06	
			802.06	FY 2021
			175.00	FY 2022

Venessa Ripoll

Secretary/Assistant Secretary

Chairman

North River Ranch Community Development District

Funding Request 2021-42

10/8/2021

Item No.	Payee	Invoice #	Construction Fund	Fiscal Year
1	RIPA & Associates NRR 4A & 4B Pay Application #6 Through 09/30/2021	--	\$ 1,249,223.65	FY 2021
TOTAL			\$ 1,249,223.65	
			1,249,223.65	FY 2021 FY 2022

Venessa Ripoll

Secretary/Assistant Secretary

BW

Chairman

RECEIVED

By Amanda Lane at 12:56 pm, Oct 12, 2021

North River Ranch Improvement Stewardship District

Ratification of Fieldstone Funding Requests 2021-76 – 2021-79

FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

Funding Request 2021-76 - 2021-79

PA #	Description	Amount	Total
2021-76	FEDCO Communications and Utilities		
		\$ 20,297.20	
	Waterscapes Pools & Spas		
		\$ 248,545.30	
			\$268,842.50
2021-77	Woodruff & Sons		
		\$ 54,898.97	
			\$ 54,898.97
2021-78	Jon M Hall Company		
		\$ 463,170.32	
			\$463,170.32
2021-79	Stantec Consulting Services		
		\$ 10,733.00	
	Stewart's Tree Service		
		\$ 149,850.00	
			\$160,583.00
		TOTAL	\$947,494.79

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 2021-76 (Morgan's Glen)

9/24/2021

Item No.	Payee	Invoice No.	Morgan's Glen
1	FEDCO Communications and Utilities PRECO Backbone Conduit System	PE-MGPH2-02	\$ 20,297.20
2	Waterscapes Pools & Spas Riverfield Verandah Commercial Pool	001RVCP	\$ 248,545.30
TOTAL			\$ 268,842.50

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

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By Amanda Lane at 10:04 am, Sep 27,

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 2021-77 (Morgan's Glen)
10/1/2021

Item No.	Payee	Invoice No.	Morgan's Glen	Fiscal Year
1	Woodruff & Sons Pay Application #20 for Morgans Glen-Ph 1,2,3 Through 08/30/2021	--	\$ 54,898.97	FY 2021

TOTAL \$ 54,898.97

54,898.97	FY 2021
	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

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

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 2021-78 (BW Ph 1C 1DW)
10/8/2021

Item No.	Payee	Invoice No.	Grand Reserve 1C & 1D West	Fiscal Year
1	Jon M Hall Company NRR Ph 1C & 1D West Pay Application 9 Through 09/30/2021	--	\$ 463,170.32	FY 2021
TOTAL			\$463,170.32	

463,170.32	FY 2021
	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

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

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 2021-79 (Morgan's Glen)
10/8/2021

Item No.	Payee	Invoice No.	Morgan's Glen	Fiscal Year
1	Stantec Consulting Services Morgan's Glen Phase 3 Engineering Services Through 09/24/2021	1840029	\$ 10,733.00	FY 2021
2	Stewart's Tree Service Morgan's Glen Trees	16821	\$ 149,850.00	FY 2022
TOTAL			\$ 160,583.00	
			10,733.00	FY 2021
			149,850.00	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary

Bew
Chairman / Vice Chairman

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North River Ranch Improvement Stewardship District

Ratification of Fieldstone Payment Authorizations # 48-- 50

FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #48-50

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

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

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

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 048

10/1/2021

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

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 048
10/1/2021

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

TOTAL \$ 53,066.46

38,248.00	FY 2020
14,818.46	FY 2021

Venessa Ripoll
Secretary / Assistant Secretary



Chairman / Vice Chairman

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

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 049
10/8/2021

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

TOTAL \$ 9,817.85

7,487.50	FY 2020
2,330.35	FY 2021

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

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

**FIELDSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 050

10/15/2021

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

TOTAL \$ 2,006.77

1,128.00	FY 2021
878.77	FY 2022

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

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

North River Ranch Improvement Stewardship District

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

Fieldstone CDD
Series 2019 - Morgan's Glen
Summary of Requisition(s): 107

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
107	Stantec Consulting Services	\$ 1,237.00	Please reference invoice(s) 1840036 on the payment.	Stantec Consulting Services 13980 Collections Center Drive Chicago, IL 60693
Total		\$ 1,237.00		

Fieldstone CDD
 Series 2019 - Morgan's Glen
 Summary of Requisition(s): 108-110

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
108	Booth Design Group	\$ 3,536.10	Please reference invoice(s) 2901 on the payment.	Booth Design Group 146 2nd Street N Suite 302 St. Petersburg, FL 33701
109	SignPro Studios	\$ 2,140.00	Please reference invoice(s) 271-2021 with the payment.	SignPro Studios 827 Victoria Drive Dunedin, FL 34698
110	Woodruff & Sons	\$ 3,673.79	Please overnight the payment and reference project 2730 and pay app(s) 21 with the payment.	Please overnight the payment to: Woodruff & Sons 6450 31st Street East PO Box 10127 Bradenton, FL 34282-0127
Total		\$ 9,349.89		

North River Ranch Improvement Stewardship District

Review of District Financial Statements
(under separate cover)