



**Fieldstone CDD
Fiscal Year 2021
Assessment Schedule**

Land Use/ Product Type		*FY 2021 O&M Gross Assessment	** Gross Debt Assessment- A1	TOTAL FY 2021 Assessments
Phase 1 Brightwood				
Phase 1A				
SF 40'	Centex	\$691.57	\$1,065.00	\$1,756.57
SF 50'	Centex	\$691.57	\$1,237.00	\$1,928.57
Phase 1B				
SF 40'	KB Home	\$691.57	\$1,022.00	\$1,713.57
SF 50'	Park Square	\$691.57	\$1,152.00	\$1,843.57
Phase 1C ^				
SF 40'	TBD	\$161.97	\$1,022.00	\$1,183.97
SF 50'	TBD	\$161.97	\$1,152.00	\$1,313.97
Phase ID (West) ^				
SF 60'	TBD	\$161.97	\$1,452.00	\$1,613.97
Phase ID (East)				
SF 60'	Homes by WestBay	\$691.57	\$1,452.00	\$2,143.57
Riverfield (Morgan's Glen Project)				
Phase 1				
SF 50'	David Weekley	\$691.57	\$1,129.00	\$1,820.57
Phase 2				
SF 45'	David Weekley	\$691.57	\$1,022.00	\$1,713.57
Phase 3				
TH	Neal Communities	\$691.57	\$930.00	\$1,621.57
Phase 2 ^				
TBD	TBD	\$161.97	TBD	TBD

*The Developer is responsible for unplatted ^ portions and any units when under their ownership.

*Budget is Net Revenue of \$571,414.50 /769 platted units = \$643.16 net assessment

* \$691.57 Gross Assessment per unit annually of Operations & Maintenance Assessment. This assessment is based on the FY 2021 Budget approved and adopted by the Board.

NOTE: Operations & Maintenance Assessment fluctuates each year depending on the Budget adopted by the Board.

The Gross Debt Assessment A1 is the 30 Year Bond Assessment. This Assessment is assessed at the same rate for that period of time.

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Oct-20



North River Ranch		
2021 Budget		
Period 1/1/2021-12/31/2021		
	Total Units	5800
		Proposed 2020 Budget
Income		
40000	Assessments	\$324,811.25
44005	Late Fees	\$0.00
44010	Owner Interest	\$0.00
44015	Owner NSF Fees	\$0.00
44060	Initial Assessment / Capital Contribution	\$0.00
44070	Interest - Cash Accounts	\$0.00
44105	Other	\$0.00
Total Income		\$324,811.25
Expense		
Administrative		
51005	Accounting Fees	\$4,000.00
51025	Annual Report	\$61.25
51030	Bad Debt	\$3,200.00
51075	Legal Fees - General/Collection	\$2,500.00
51100	Management Fees \$4/Door	\$278,400.00
51120	Postage & Mail	\$7,000.00
	Website	\$1,500.00
51999	Miscellaneous	\$3,150.00
Total Administrative		\$299,811.25
Insurance		
55025	General Liability, D & O	\$25,000.00
Total Insurance		\$25,000.00
Total Expense		\$324,811.25
Operating Net Income		\$0.00
Proposed 2020 Assessment		
Assessments Year by Year		
	Annual	Quarterly
2020	56.00	\$14.00

The budget is prepared for a full build out and outlines assessments that will be needed to run the association once all the homes are built. Each year the Association's Board will re-evaluate the budget to make adjustments where needed. The developer has chosen to deficit fund the Association.

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