



**North River Ranch Improvement Stewardship District  
Fiscal Year 2023  
Assessment Schedule**

| Land Use/ Product Type                   |                       | *FY 2023 NON-AD<br>VALOREM Trim<br>Notice (1) | *FY 2023 O&M<br>Gross Assessment<br>> | ** Gross Debt<br>Service<br>Assessment | TRIM Notice vs.<br>Actual (2) | TOTAL FY 2023<br>Assessments (3) |
|--|-----------------------|---|---------------------------------------|--|-------------------------------|----------------------------------|
| <b>Brightwood</b>                        |                       |   |                                       |  |                               |                                  |
| Phase 1A                                 |                       |   |                                       |  |                               |                                  |
| SF 40'                                   | Centex                | \$2,145.84                                    | \$983.02                              | \$1,064.52                             | \$98.30                       | \$2,047.54                       |
| SF 50'                                   | Centex                | \$2,588.21                                    | \$1,228.77                            | \$1,236.56                             | \$122.88                      | \$2,465.33                       |
| <b>Phase 1B</b>                          |                       |   |                                       |  |                               |                                  |
| SF 40'                                   | KB Home               | \$2,102.83                                    | \$983.02                              | \$1,021.51                             | \$98.30                       | \$2,004.53                       |
| SF 50'                                   | Park Square           | \$2,504.34                                    | \$1,228.77                            | \$1,152.69                             | \$122.88                      | \$2,381.46                       |
| <b>Phase 1C</b>                          |                       |   |                                       |  |                               |                                  |
| SF 40'                                   | KB Home, Pulte        | \$2,102.83                                    | \$983.02                              | \$1,021.51                             | \$98.30                       | \$2,004.53                       |
| SF 50'                                   | Park Square, Pulte    | \$2,504.34                                    | \$1,228.77                            | \$1,152.69                             | \$122.88                      | \$2,381.46                       |
| <b>Phase ID (West)</b>                   |                       |   |                                       |  |                               |                                  |
| SF 60'                                   | Homes by WestBay      | \$3,073.59                                    | \$1,474.53                            | \$1,451.61                             | \$147.45                      | \$2,926.14                       |
| <b>Phase ID (East)</b>                   |                       |   |                                       |  |                               |                                  |
| SF 60'                                   | Homes by WestBay      | \$3,073.59                                    | \$1,474.53                            | \$1,451.61                             | \$147.45                      | \$2,926.14                       |
| <b>Riverfield (Morgan's Glen)</b>        |                       |   |                                       |  |                               |                                  |
| Phase 1                                  |                       |   |                                       |  |                               |                                  |
| SF 50'                                   | David Weekley, Cardel | \$2,480.68                                    | \$1,228.77                            | \$1,129.03                             | \$122.88                      | \$2,357.80                       |
| <b>Phase 2</b>                           |                       |   |                                       |  |                               |                                  |
| SF 45'                                   | David Weekley         | \$2,373.16                                    | \$1,228.77                            | \$1,021.51                             | \$122.88                      | \$2,250.28                       |
| <b>Phase 3</b>                           |                       |   |                                       |  |                               |                                  |
| TH                                       | Neal Communities      | \$1,876.26                                    | \$860.14                              | \$930.11                               | \$86.01                       | \$1,790.25                       |
| <b>Wildleaf</b>                          |                       |   |                                       |  |                               |                                  |
| Phases 4A and 4B                         |                       |   |                                       |  |                               |                                  |
| Villa 36'                                | Neal Communities      | n/a   | \$581.13                              | \$934.96                               | n/a                           | \$1,516.09                       |
| SF 45'                                   | Neal Communities      | n/a   | \$747.17                              | \$1,088.96                             | n/a                           | \$1,836.13                       |
| SF 57'                                   | Neal Communities      | n/a   | \$946.42                              | \$1,484.94                             | n/a                           | \$2,431.36                       |
| <b>Phases 4C and 4D</b>                  |                       |   |                                       |  |                               |                                  |
| SF 45'                                   | Pulte                 | n/a   | \$747.17                              | \$1,088.96                             | n/a                           | \$1,836.13                       |
| SF 50'                                   | Pulte                 | n/a   | \$830.19                              | \$1,253.96                             | n/a                           | \$2,084.15                       |
| SF 57'                                   | Pulte                 | n/a   | \$946.42                              | \$1,484.94                             | n/a                           | \$2,431.36                       |
| <b>Phase 2 ^ (Future Village Center)</b> |                       |   |                                       |  |                               |                                  |
| TBD                                      | TBD                   | TBD   | \$209.78                              | TBD                                    | TBD                           | TBD                              |

**NOTES:**

Effective 10/1/2022 - 9/30/2023

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

(1) 10% contingency added to noticed Operations & Maintenance assessment to allow for unexpected increases in the final budget. Contingency will not be added to the final adopted assessment.

\*\* The Gross Debt Service Assessment for Series 2019 A1 Bond is the 30 Year Bond Assessment. This Assessment is assessed at the same rate for that period of time.

(2) This difference will be removed from the final assessment that appears on the November 1, 2022 property tax bill.

(3) FY 2023 assessments are unchanged from FY 2022 Total assessments. Rounding differences considered immaterial.

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

**Vivian Carvalho**

District Manager

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**NORTH RIVER RANCH NEIGHBORHOOD ASSOCIATION - 2023 APPROVED BUDGET**

|  | 2022 BUDGET         | 2023 APPROVED BUDGET |
|--|---------------------|----------------------|
| <b>INCOME</b>  |                     |                      |
| 40000 - Assessments                                  | \$320,061.25        | \$340,000.44         |
| 40100 - Riverfield Townhome Assessments              | \$210,000.00        | \$215,249.50         |
| 40200 - Wildleaf Villas Assessments                  | \$0.00              | \$190,570.06         |
| <b>TOTAL INCOME</b>                                  | <b>\$530,061.25</b> | <b>\$745,820.00</b>  |
| <b>SHARED ADMINISTRATIVE EXPENSES</b>                |                     |                      |
| 51005 - Accounting Fees                              | \$6,000.00          | \$6,000.00           |
| 51025 - Annual Report                                | \$61.25             | \$61.25              |
| 51030 - Bad Debt                                     | \$3,200.00          | \$5,000.00           |
| 51045 - Copies & Printing                            | \$12,000.00         | \$13,800.00          |
| 51070- Compliance 360                                | \$0.00              | \$800.00             |
| 51075 - Legal Fees - Collections                     | \$5,000.00          | \$5,000.00           |
| 51080 - Legal Fees- General                          | \$10,000.00         | \$10,000.00          |
| 51100 - Management Fees                              | \$184,800.00        | \$179,136.00         |
| 51120 - Postage & Mail                               | \$10,000.00         | \$12,500.00          |
| 51150 - Website & Software                           | \$1,800.00          | \$1,800.00           |
| 51999 - Miscellaneous                                | \$2,200.00          | \$3,000.00           |
| 55025 - Insurance                                    | \$35,000.00         | \$52,903.19          |
| <b>TOTAL SHARED ADMINISTRATIVE</b>                   | <b>\$270,061.25</b> | <b>\$290,000.44</b>  |
| <b>RESIDENT SERVICES EXPENSES</b>                    |                     |                      |
| 50005 - Resident Services Liaison/Rep                | \$50,000.00         | \$50,000.00          |
| <b>TOTAL RESIDENT SERVICES EXPENSES</b>              | <b>\$50,000.00</b>  | <b>\$50,000.00</b>   |
| <b>TOTAL SHARED EXPENSES</b>                         | <b>\$320,061.25</b> | <b>\$340,000.44</b>  |
| <b>RIVERFIELD TOWNHOMES ADMIN EXPENSES</b>           |                     |                      |
| 80045 - Printing & Reproduction                      | \$1,100.00          | \$0.00               |
| 80075 - Legal Fees - Collections                     | \$1,250.00          | \$2,500.00           |
| 81100 - Townhome Management Fees                     | \$10,800.00         | \$10,800.00          |
| 81120 - Postage & Mail                               | \$1,500.00          | \$0.00               |
| <b>TOTAL RIVERFIELD TOWNHOMES ADMIN</b>              | <b>\$14,650.00</b>  | <b>\$13,300.00</b>   |
| <b>RIVERFIELD TOWNHOMES SHARED EXPENSES</b>          |                     |                      |
| 81360 - Building Repairs & Deferred Maintenance      | \$18,350.00         | \$27,200.00          |
| 81365 - Maintenance Labor                            | \$5,000.00          | \$5,000.00           |
| 81370 - Building Supplies                            | \$5,500.00          | \$5,000.00           |
| 83125 - Pressure Washing                             | \$20,000.00         | \$20,000.00          |
| 83150 - Sidewalk Repairs                             | \$5,000.00          | \$5,000.00           |
| <b>TOTAL RIVERFIELD TOWNHOMES SHARED</b>             | <b>\$53,850.00</b>  | <b>\$62,200.00</b>   |
| <b>RIVERFIELD TOWNHOME LANDSCAPE EXPENSES</b>        |                     |                      |
| 86001 - Landscape Contract - TH Common Area          | \$63,000.00         | \$63,000.00          |
| 86021 - Irrigation Repairs - TH Common Area          | \$30,000.00         | \$28,249.50          |
| 86030 - Mulch - TH Common Area                       | \$18,500.00         | \$18,500.00          |
| 86035 - Landscape/Plant Replacement - TH Common Area | \$10,000.00         | \$10,000.00          |
| 86045 - Tree Trimming & Removal - TH Common Area     | \$10,000.00         | \$10,000.00          |

|   |                      |                               |
|---|----------------------|-------------------------------|
| <b>TOTAL RIVERFIELD TOWNHOMES LANDSCAPE</b>       | <b>\$131,500.00</b>  | <b>\$129,749.50</b>           |
| <b>RIVERFIELD TOWNHOME UTILITIES EXPENSES</b>     |                      |                               |
| 87095 - Water Irrigation                          | \$10,000.00          | \$10,000.00                   |
| <b>TOTAL RIVERFIELD TOWNHOMES UTILITIES</b>       | <b>\$10,000.00</b>   | <b>\$10,000.00</b>            |
| <b>TOTAL RIVERFIELD TOWNHOME EXPENSES</b>         | <b>\$210,000.00</b>  | <b>\$215,249.50</b>           |
| <b>WILDLEAF VILLA ADMIN EXPENSES</b>              |                      |                               |
| 80075 - Legal Fees - Collections                  | \$0.00               | \$2,500.00                    |
| 81100 - Villas Management Fees                    | \$0.00               | \$8,496.00                    |
| <b>TOTAL WILDLEAF VILLA ADMIN EXPENSES</b>        | <b>\$0.00</b>        | <b>\$10,996.00</b>            |
| <b>WILDLEAF VILLA SHARED EXPENSES</b>             |                      |                               |
| 83125 - Pressure Washing                          | \$0.00               | \$5,000.00                    |
| 83150 - Sidewalk Repairs                          | \$0.00               | \$2,500.00                    |
| <b>TOTAL WILDLEAF VILLA SHARED</b>                | <b>\$0.00</b>        | <b>\$7,500.00</b>             |
| <b>WILDLEAF VILLA LANDSCAPE EXPENSES</b>          |                      |                               |
| 86001 - Landscape Contract - Villas               | \$0.00               | \$106,194.00                  |
| 86021 - Irrigation Repairs - Shared Area          | \$0.00               | \$20,080.06                   |
| 86030 - Mulch - Shared Area                       | \$0.00               | \$4,800.00                    |
| 86035 - Landscape/Plant Replacement - Shared Area | \$0.00               | \$5,000.00                    |
| 86045 - Tree Trimming & Removal - Shared Area     | \$0.00               | \$5,000.00                    |
| <b>TOTAL WILDLEAF VILLA LANDSCAPE</b>             | <b>\$0.00</b>        | <b>\$141,074.06</b>           |
| <b>WILDLEAF VILLA UTILITIES EXPENSES</b>          |                      |                               |
| 87095 - Water Irrigation                          | \$0.00               | \$10,000.00                   |
| <b>TOTAL WILDLEAF VILLA UTILITIES</b>             | <b>\$0.00</b>        | <b>\$10,000.00</b>            |
| <b>WILDLEAF VILLA RESERVE</b>                     |                      |                               |
| 99050 - Villa Reserve Painting                    | \$0.00               | \$21,000.00                   |
| <b>TOTAL WILDLEAF VILLA RESERVE</b>               | <b>\$0.00</b>        | <b>\$21,000.00</b>            |
| <b>TOTAL WILDLEAF VILLA EXPENSES</b>              | <b>\$0.00</b>        | <b>\$190,570.06</b>           |
| <b>TOTAL EXPENSES</b>                             | <b>\$530,061.25</b>  | <b>\$745,820.00</b>           |
| <b>TOTAL HOMES: 4000</b>                          | <b>Single Family</b> | <b>Townhomes &amp; Villas</b> |
| 2022 ANNUAL MASTER ASSESSMENT                     | \$80.00              | 0                             |
| 2022 QUARTERLY ASSESSMENT*                        | \$0.00               | \$370.00                      |
| 2023 ANNUAL MASTER ASSESSMENT                     | \$85.00              | \$0.00                        |
| 2023 QUARTERLY RIVERFIELD TOWNHOME ASSESSMENT*    | \$0.00               | \$380.00                      |
| 2023 QUARTERLY WILDLEAF VILLA ASSESSMENT*         | \$0.00               | \$425.00                      |

\*The 2023 Quarterly Assessment for the Riverfield Townhomes includes the Annual Master Assessment, paid quarterly in the amount of \$21.25 per quarter as part of the Quarterly Assessment of \$380 per quarter. The 2023 Quarterly Assessment for the Wildleaf Villas includes the Annual Master Assessment, paid quarterly in the amount of \$21.25 per quarter as part of the Quarterly Assessment of \$425 per quarter.


FOR PURPOSES OF THIS BUDGET, IT IS ASSUMED THAT THERE WILL BE A TOTAL OF 4,000 LOTS (3,850 SINGLE FAMILY LOTS AND 150 TOWNHOME LOTS) AND THAT EACH LOT WILL PAY THE FULL REGULAR ASSESSMENTS WITHOUT PRORATION. THE NUMBER OF LOTS USED IN CALCULATING THIS BUDGET ARE ESTIMATES AND ARE SUBJECT TO CHANGE BASED ON THE ACTUAL NUMBER OF LOTS INCLUDED WITHIN THE NORTH RIVER RANCH COMMUNITY.

THE REGULAR ASSESSMENTS ARE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH RIVER RANCH, INCLUDING PROVISIONS CONCERNING THE DEVELOPER'S ASSESSMENT OBLIGATIONS. AS FURTHER STATED IN THE DECLARATION, DEVELOPER SHALL NEVER BE RESPONSIBLE FOR THE PAYMENT OF RESERVES, SPECIAL ASSESSMENTS, LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, CAPITAL EXPENDITURES, OR DEFERRED MAINTENANCE.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN THE DECLARATION. BECAUSE THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

**BOARD APPROVAL SIGNATURE/DATE:**

 11/15/2022