



**North River Ranch Improvement Stewardship District
Fiscal Year 2024
Assessment Schedule**

Land Use / Product Type		*FY 2024 O&M Gross Assessment >	** Gross Debt Service Assessment	TOTAL FY 2024 Assessments
Brightwood			Series 2019	
Phase 1A				
SF 40'	Centex	\$1,049.28	\$1,042.60	\$2,091.88
SF 50'	Centex	\$1,311.60	\$1,211.10	\$2,522.70
Phase 1B				
SF 40'	KB Home	\$1,049.28	\$1,000.47	\$2,049.75
SF 50'	Park Square	\$1,311.60	\$1,128.56	\$2,440.16
Phase 1C				
SF 40'	KB Home, Pulte	\$1,049.28	\$1,000.47	\$2,049.75
SF 50'	Park Square, Pulte	\$1,311.60	\$1,128.56	\$2,440.16
Phase ID (West)				
SF 60'	Homes by WestBay	\$1,573.92	\$1,421.72	\$2,995.64
Phase ID (East)				
SF 60'	Homes by WestBay	\$1,573.92	\$1,421.72	\$2,995.64
Riverfield (Morgan's Glen)			Series 2019	
Phase 1				
SF 50'	David Weekley, Cardel	\$1,311.60	\$1,129.03	\$2,440.63
Phase 2				
SF 45'	David Weekley	\$1,311.60	\$1,021.51	\$2,333.11
Phase 3				
TH	Neal Communities	\$918.12	\$930.11	\$1,848.23
Wildleaf		***	Series 2020	
Phases 4A and 4B				
Villa 35'	Neal Communities	\$918.12	\$1,005.33	\$1,923.45
SF 45'	Neal Communities, Pulte	\$1,180.44	\$1,170.92	\$2,351.36
SF 50'	Neal Communities, Pulte	\$1,311.60	\$1,348.34	\$2,659.94
SF 57'	Neal Communities, Pulte	\$1,495.22	\$1,596.71	\$3,091.93
Longmeadow		****	Series 2023	
Phases 4C -1				
SF 40'	TBD	\$887.48	\$1,319.59	\$2,207.08
SF 50'	TBD	\$1,106.86	\$1,649.48	\$2,756.34
SF60'	TBD	\$1,326.25	\$1,979.38	\$3,305.62
Crescent Creek		****	Series 2023	
Phases 4E and 4F				
Paired Villa	TBD	\$787.77	\$1,171.13	\$1,958.90
Townhome 24'	TBD	\$528.50	\$791.75	\$1,320.25
SF 45'	TBD	\$997.18	\$1,484.54	\$2,481.72
Future Phase 3			Series 2023	
Townhome 20'	TBD	\$438.76	\$659.80	\$1,098.56
Phase 2 ^ (Unplatted Future Development)			Unknown Series	
TBD	n/a	\$185.32	TBD	TBD
Phase 2 ^ (Unplatted Future Village Center)			Unknown Series	
TBD	TBD	\$185.32	TBD	TBD

NOTES:

Effective 10/1/2023 - 9/30/2024

All fees include applicable County Property Appraiser and Tax Collection statutory costs.

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

** The Gross Debt Service Assessment for Series 2019 A1, Series 2019 Morgan's Glen A1, Series 2020 A1, and Series 2023 A1 Bonds are 30-Year Bond Assessments.

** This Assessment is assessed at the same rate for that period of the bond.

*** Wildleaf Phases 4A and 4B take on financial responsibility for their portion of the total O&M including amenities.

**** Longmeadow and Crescent Creek O&M subject to future amenity expenses. FY2024 O&M includes Administrative and Field Expenses only.

> Operations & Maintenance Assessments may fluctuate each year depending on the Budget adopted by the Board.

Vivian Carvalho
District Manager

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Issued: 9/18/2023

Eff: 10/1/2023

NORTH RIVER RANCH NEIGHBORHOOD ASSOCIATION - 2024 ADOPTED BUDGET REVISION
January 1, 2024 - December 31, 2024

	2023 APPROVED BUDGET	2023 YTD ACTUAL	2024 PROPOSED BUDGET	VARIANCE COMPARED TO PRIOR BUDGET
REVENUE				
Assessments	\$340,000.44	\$64,086.41	\$340,000.44	\$0.00
Bad Debt	\$0.00	-\$1,250.01	\$0.00	
Riverfield Townhome Assessments	\$215,249.50	\$98,170.72	\$227,250.00	-\$12,000.50
Wildleaf Villas Assessments	\$190,570.06	\$0.00	\$132,120.00	\$58,450.06
Late Fees	\$0.00	\$45.00	\$150.00	\$150.00
Owner Interest	\$0.00	\$12.10	\$0.00	
Interest Cash Account	\$0.00	\$48.62	\$0.00	
Capital Contributions	\$0.00	\$33,600.00	\$0.00	
Deficit Funding	\$0.00	-\$42,977.65	\$0.00	
TOTAL INCOME	\$745,820.00	\$151,735.19	\$699,520.44	\$46,299.56
SHARED ADMINISTRATIVE EXPENSES				
Accounting Fees	\$6,000.00	\$0.00	\$5,500.00	\$500.00
Annual Report	\$61.25	\$61.25	\$62.00	-\$0.75
Bad Debt	\$5,000.00	\$0.00	\$26,216.18	-\$21,216.18
Copies & Printing	\$13,800.00	\$800.74	\$13,800.00	\$0.00
Compliance 360	\$800.00	\$0.00	\$0.00	\$800.00
Legal Fees - Collections	\$5,000.00	\$0.00	\$10,000.00	-\$5,000.00
Legal Fees- General	\$10,000.00	\$1,386.00	\$15,000.00	-\$5,000.00
Management Fees	\$179,136.00	\$18,486.98	\$55,000.00	\$124,136.00
Postage & Mail	\$12,500.00	\$682.30	\$12,500.00	\$0.00
Website & Software	\$1,800.00	\$1,354.26	\$2,700.00	-\$900.00
Miscellaneous	\$3,000.00	\$45.00	\$3,000.00	\$0.00
Insurance	\$52,903.19	\$4,940.95	\$70,000.00	-\$17,096.81
TOTAL SHARED ADMINISTRATIVE	\$290,000.44	\$27,757.48	\$213,778.18	\$76,222.26
RESIDENT SERVICES EXPENSES				
Resident Services Liaison/Rep	\$50,000.00	\$7,813.53	\$126,222.26	-\$76,222.26
TOTAL RESIDENT SERVICES EXPENSES	\$50,000.00	\$7,813.53	\$126,222.26	-\$76,222.26
TOTAL SHARED EXPENSES	\$340,000.44	\$35,571.01	\$340,000.44	\$0.00
RIVERFIELD TOWNHOMES ADMIN EXPENSES				
Printing & Reproduction	\$0.00	\$0.00	\$800.00	-\$800.00
Legal Fees - General	\$2,500.00	\$0.00	\$2,500.00	\$0.00
Townhome Management Fees	\$10,800.00	\$1,800.00	\$10,800.00	\$0.00
Postage & Mail	\$0.00	\$0.00	\$800.00	-\$800.00
TOTAL RIVERFIELD TOWNHOMES ADMIN	\$13,300.00	\$1,800.00	\$14,900.00	-\$1,600.00
RIVERFIELD TOWNHOMES SHARED EXPENSES				
Building Repairs & Deferred Maintenance	\$27,200.00	\$2,973.75	\$20,350.00	\$6,850.00
Maintenance Labor	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Building Supplies	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Pressure Washing	\$20,000.00	\$5,922.60	\$20,000.00	\$0.00
Sidewalk Repairs	\$5,000.00	\$0.00	\$5,000.00	\$0.00
TOTAL RIVERFIELD TOWNHOMES	\$62,200.00	\$8,896.35	\$45,350.00	\$16,850.00
RIVERFIELD TOWNHOME LANDSCAPE EXPENSES				
Landscape Contract - TH UnitArea	\$63,000.00	\$26,320.00	\$68,000.00	-\$5,000.00
Irrigation Repairs - TH Unit Area	\$28,249.50	\$8,850.05	\$29,300.00	-\$1,050.50
Mulch - TH Unit Area	\$18,500.00	\$2,899.13	\$18,500.00	\$0.00
Landscape/Plant Replacement - TH Unit Area	\$10,000.00	\$2,751.23	\$15,000.00	-\$5,000.00
Tree Trimming & Removal - TH Unit Area	\$10,000.00	\$0.00	\$10,000.00	\$0.00
TOTAL RIVERFIELD TOWNHOMES LANDSCAPE	\$129,749.50	\$40,820.41	\$140,800.00	-\$11,050.50
RIVERFIELD TOWNHOME UTILITIES EXPENSES				
Water Irrigation	\$10,000.00	\$459.83	\$5,200.00	\$4,800.00
TOTAL RIVERFIELD TOWNHOMES UTILITIES	\$10,000.00	\$459.83	\$5,200.00	\$4,800.00
RIVERFIELD TOWNHOME DEFFERD MAINTENANCE				
Deferred Maintenance	\$0.00	\$0.00	\$21,000.00	-\$21,000.00
TOTAL RIVERFIELD TOWNHOME DEFFERED	\$0.00	\$0.00	\$21,000.00	-\$21,000.00
TOTAL RIVERFIELD TOWNHOME EXPENSES	\$215,249.50	\$51,976.59	\$227,250.00	-\$12,000.50
WILDLEAF VILLA ADMIN EXPENSES				
Legal Fees - General	\$2,500.00	\$0.00	\$2,500.00	\$0.00
Villas Management Fees	\$8,496.00	\$0.00	\$8,496.00	\$0.00

TOTAL WILDLEAF VILLA ADMIN EXPENSES	\$10,996.00	\$0.00	\$10,996.00	\$0.00
WILDLEAF VILLA SHARED EXPENSES				
Pressure Washing	\$5,000.00	\$0.00	\$5,000.00	\$0.00
Sidewalk Repairs	\$2,500.00	\$0.00	\$2,500.00	\$0.00
TOTAL WILDLEAF VILLA SHARED	\$7,500.00	\$0.00	\$7,500.00	\$0.00
WILDLEAF VILLA LANDSCAPE EXPENSES				
Landscape Contract - Villas	\$106,194.00	\$0.00	\$58,440.00	\$47,754.00
Irrigation Repairs - Unit Area	\$20,080.06	\$0.00	\$19,384.00	\$696.06
Mulch - Unit Area	\$4,800.00	\$0.00	\$4,800.00	\$0.00
Landscape/Plant Replacement - Unit Area	\$5,000.00	\$0.00	\$5,000.00	\$0.00
Tree Trimming & Removal - Unit Area	\$5,000.00	\$0.00	\$5,000.00	\$0.00
TOTAL WILDLEAF VILLA LANDSCAPE	\$141,074.06	\$0.00	\$92,624.00	\$48,450.06
WILDLEAF VILLA UTILITIES EXPENSES				
Water Irrigation - TO BE REMOVED	\$10,000.00	\$0.00	\$0.00	\$10,000.00
TOTAL WILDLEAF VILLA UTILITIES	\$10,000.00	\$0.00	\$0.00	\$10,000.00
WILDLEAF VILLA RESERVE (PARTIALLY FUNDED)				
Villa Reserve Painting	\$21,000.00	\$0.00	\$21,000.00	\$0.00
TOTAL WILDLEAF VILLA RESERVE (PARTIALLY)	\$21,000.00	\$0.00	\$21,000.00	\$0.00
TOTAL WILDLEAF VILLA EXPENSES	\$190,570.06		\$132,120.00	\$58,450.06
TOTAL EXPENSES	\$745,820.00	\$87,547.60	\$699,370.44	\$46,449.56
Net Income/(Loss)	\$0.00	\$64,187.59	\$0.00	\$0.00
TOTAL HOMES: 4000				
		Single Family	Townhomes & Villas	
2023 ANNUAL MASTER ASSESSMENT		\$85.00		
2023 QUARTERLY RIVERFIELD TH ASSESSMENT			\$380.00	
2023 QUARTERLY WILDLEAF VILLA ASSESSMENT			\$425.00	
2024 ANNUAL MASTER ASSESSMENT		\$85.00		
2024 QUARTERLY RIVERFIELD TOWNHOME			\$400.00	
2024 QUARTERLY WILDLEAF VILLA ASSESSMENT*			\$396.59	


*The 2024 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 \$400 per quarter. The 2024 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 (3,762 SINGLE FAMILY LOTS, 150 TOWNHOME LOTS, and 88 VILLA 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.

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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.

Signature: Janice Snow 
President
Date: 3/29/2024