



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

Land Use/ Product Type		*FY 2023 NON-AD VALOREM Trim Notice (1)	*FY 2023 O&M Gross Assessment >	** Gross Debt Service Assessment	TRIM Notice vs. Actual (2)	TOTAL FY 2023 Assessments (3)
Brightwood						
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
Phase 1B						
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
Phase 1C						
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
Phase ID (West)						
SF 60'	Homes by WestBay	\$3,073.59	\$1,474.53	\$1,451.61	\$147.45	\$2,926.14
Phase ID (East)						
SF 60'	Homes by WestBay	\$3,073.59	\$1,474.53	\$1,451.61	\$147.45	\$2,926.14
Riverfield (Morgan's Glen)						
Phase 1						
SF 50'	David Weekley	\$2,480.68	\$1,228.77	\$1,129.03	\$122.88	\$2,357.80
Phase 2						
SF 45'	David Weekley	\$2,373.16	\$1,228.77	\$1,021.51	\$122.88	\$2,250.28
Phase 3						
TH	Neal Communities	\$1,876.26	\$860.14	\$930.11	\$86.01	\$1,790.25
Wildleaf						
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
Phases 4C and 4D ^						
SF 50'	TBD		\$830.19	\$1,253.96	n/a	\$2,084.15
Phase 2 ^ (Future Village Center)						
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.

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District Manager

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NORTH RIVER RANCH NEIGHBORHOOD ASSOCIATION - 2022 APPROVED BUDGET

	2021 BUDGET	2022 APPROVED BUDGET
INCOME		
40000 - Assessments	\$324,811.25	\$320,061.25
40100 - Riverfield Townhome Assessments	\$158,833.00	\$210,000.00
TOTAL INCOME	\$483,644.25	\$530,061.25
COMMON ADMINISTRATIVE EXPENSES		
51005 - Accounting Fees	\$4,000.00	\$6,000.00
51025 - Annual Report	\$61.25	\$61.25
51030 - Bad Debt	\$3,200.00	\$3,200.00
51045 - Copies & Printing	\$0.00	\$12,000.00
51075 - Legal Fees - Collections	\$2,500.00	\$5,000.00
51080 - Legal Fees- General	\$0.00	\$10,000.00
51100 - Management Fees	\$278,400.00	\$184,800.00
51120 - Postage & Mail	\$7,000.00	\$10,000.00
51150 - Website & Software	\$1,500.00	\$1,800.00
51999 - Miscellaneous	\$3,150.00	\$2,200.00
55025 - Insurance	\$25,000.00	\$35,000.00
TOTAL COMMON ADMINISTRATIVE	\$324,811.25	\$270,061.25
RESIDENT SERVICES EXPENSES		
50005 - Resident Services Liaison/Rep	\$0.00	\$50,000.00
TOTAL RESIDENT SERVICES EXPENSES	\$0.00	\$50,000.00
RIVERFIELD TOWNHOMES ADMIN EXPENSES		
80005 - Audit Fees	\$3,500.00	\$0.00
80010 - Admin Fees	\$1,000.00	\$0.00
80025 - Annual Report	\$62.00	\$0.00
80045 - Printing & Reproduction	\$1,100.00	\$1,100.00
80075 - Legal Fees - Collections	\$1,250.00	\$1,250.00
81100 - Townhome Management Fees	\$18,000.00	\$10,800.00
81120 - Postage & Mail	\$1,500.00	\$1,500.00
85025 - Insurance	\$5,850.00	\$0.00
TOTAL RIVERFIELD TOWNHOMES ADMIN	\$32,262.00	\$14,650.00
RIVERFIELD TOWNHOMES COMMON EXPENSES		
81360 - Building Repairs & Deferred Maintenance	\$7,500.00	\$18,350.00
81365 - Maintenance Labor	\$5,000.00	\$5,000.00
81370 - Building Supplies	\$5,500.00	\$5,500.00
81375 - Pest Control	\$1,200.00	\$0.00
83080 - Lighting Repairs	\$1,500.00	\$0.00
83125 - Pressure Washing	\$5,000.00	\$20,000.00
83150 - Sidewalk Repairs	\$575.00	\$5,000.00
83160 - Wildlife Control/Removal	\$2,000.00	\$0.00
TOTAL RIVERFIELD TOWNHOMES COMMON	\$28,275.00	\$53,850.00

RIVERFIELD TOWNHOME LANDSCAPE EXPENSES		
86001 - Landscape Contract - TH Common Area	\$55,296.00	\$63,000.00
86021 - Irrigation Repairs - TH Common Area	\$3,000.00	\$30,000.00
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	\$1,500.00	\$10,000.00
TOTAL RIVERFIELD TOWNHOMES LANDSCAPE	\$88,296.00	\$131,500.00
RIVERFIELD TOWNHOME UTILITIES EXPENSES		
87095 - Water Irrigation TH Common & TH Lots	\$10,000.00	\$10,000.00
TOTAL RIVERFIELD TOWNHOMES UTILITIES	\$10,000.00	\$10,000.00
TOTAL RIVERFIELD TOWNHOME EXPENSES	\$158,833.00	\$210,000.00
TOTAL EXPENSES	\$483,644.25	\$530,061.25
TOTAL HOMES	Single Family	Riverfield Townhomes
2021 QUARTERLY ASSESSMENT	\$14.00	\$278.72
2022 ANNUAL MASTER ASSESSMENT	\$80.00	\$0.00
2022 QUARTERLY ASSESSMENT*	\$0.00	\$370.00

*The 2022 Quarterly Assessment for the Riverfield Townhomes includes the Annual Master Assessment, paid quarterly in the amount of \$20 per quarter as part of the Quarterly Assessment of \$370 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:

12/8/2021