



**North River Ranch Improvement Stewardship District
Fiscal Year 2022
Assessment Schedule**

Land Use/ Product Type		*FY 2022 O&M Gross Assessment	** Gross Debt Assessment- A1	TOTAL FY 2022 Assessments
Phase 1 Brightwood				
Phase 1A				
SF 40'	Centex	\$983.02	\$1,064.52	\$2,047.54
SF 50'	Centex	\$1,228.78	\$1,236.55	\$2,465.33
Phase 1B				
SF 40'	KB Home	\$983.02	\$1,021.51	\$2,004.53
SF 50'	Park Square	\$1,228.78	\$1,152.29	\$2,381.07
Phase 1C ^				
SF 40'	KB Home, Pulte	\$983.02	\$1,021.51	\$2,004.53
SF 50'	Park Square, Pulte	\$1,228.78	\$1,152.29	\$2,381.07
Phase ID (West) ^				
SF 60'	Homes by WestBay	\$1,474.53	\$1,451.61	\$2,926.14
Phase ID (East)				
SF 60'	Homes by WestBay	\$1,474.53	\$1,451.61	\$2,926.14
Riverfield (Morgan's Glen Project)				
Phase 1				
SF 50'	David Weekley	\$1,228.78	\$1,129.03	\$2,357.81
Phase 2				
SF 45'	David Weekley	\$1,228.78	\$1,021.51	\$2,250.29
Phase 3				
TH	Neal Communities	\$860.14	\$930.11	\$1,790.25
Phase 2 ^ (Future Village Center)				
TBD	TBD	\$161.97	TBD	TBD

NOTES:

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

The Gross Debt Assessment A1 is the 30 Year Bond Assessment. This Assessment is assessed at the same rate for that period of time.
Operations & Maintenance Assessment fluctuates each year depending on the Budget adopted by the Board.

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NORTH RIVER RANCH NEIGHBORHOOD ASSOCIATION	
2021 REVISED BUDGET - July 2, 2021	
2021 REVISED BUDGET	
INCOME	
40000 - Master Assessments	\$324,811.25
40100 - Riverfield Townhome Assessments	\$158,833.00
TOTAL INCOME	\$483,644.25
EXPENSES	
MASTER COMMON	
51005 - Accounting Fees	\$4,000.00
51025 - Annual Report	\$61.25
51030 - Bad Debt	\$3,200.00
51075 - Legal Fees - Collections	\$2,500.00
51100 - Management Fees	\$278,400.00
51120 - Postage & Mail	\$7,000.00
51150 - Website	\$1,500.00
51999 - Miscellaneous	\$3,150.00
55025 - General Liability, D&O Insurance	\$25,000.00
TOTAL MASTER COMMON	\$324,811.25
RIVERFIELD TOWNHOMES ADMIN	
80005 - Audit Fees	\$3,500.00
80010 - Admin Fees	\$1,000.00
80025 - Annual Report	\$62.00
80045 - Printing & Reproduction	\$1,100.00
80075 - Legal Fees - Collections	\$1,250.00
81100 - Townhome Management Fees	\$18,000.00
81120 - Postage & Mailings	\$1,500.00
85025 - Townhome General Liability Insurance	\$5,850.00
TOTAL RIVERFIELD TOWNHOMES ADMIN	\$32,262.00
RIVERFIELD TOWNHOMES COMMON	
81360 - Building Repairs & Maintenance	\$7,500.00
81365 - Maintenance Labor	\$5,000.00
81370 - Building Supplies	\$5,500.00
81375 - Pest Control	\$1,200.00
83080 - Lighting Repairs	\$1,500.00
83125 - Pressure Washing	\$5,000.00
83150 - Sidewalk Repairs	\$575.00
83160 - Wildlife Control/Removal	\$2,000.00
TOTAL RIVERFIELD TOWNHOMES COMMON	\$28,275.00
RIVERFIELD TOWNHOMES LANDSCAPING	
86001 - Landscape Contract - TH Lots	\$55,296.00
86021 - Irrigation Repairs - TH Lots	\$3,000.00
86030 - Mulch	\$18,500.00
86035 - Landscape Plant/Replacement	\$10,000.00
86045 - Tree Trimming & Removal	\$1,500.00
TOTAL RIVERFIELD TOWNHOMES LANDSCAPING	\$88,296.00
RIVERFIELD TOWNHOMES UTILITIES	
87095 - Water Irrigation TH Common & TH Lots	\$10,000.00
TOTAL RIVERFIELD TOWNHOMES UTILITIES	\$10,000.00
TOTAL RIVERFIELD TOWNHOMES EXPENSES	\$158,833.00
TOTAL EXPENSES	\$483,644.25
<i>Income less expenses, must always be zero for budget</i>	<i>\$0.00</i>
QUARTERLY ASSESSMENT	
	2021
Master Common Homes	\$14.00
Riverfield Townhomes *	\$264.72
* Riverfield Townhomes Billed \$278.72 per quarter	

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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