



**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.

Vivian Carvalho
 District Manager
 PFM Group Consulting, LLC
Carvalho@pfm.com | Phone 407-723-5900 | Fax 407-723-5901 | Web pfm.com
 3501 Quadrangle Blvd. | Ste. 270 | Orlando, FL 32817