

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
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**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 1,128,013
Allowable discounts (4%)	-				(45,121)
Assessment levy: on-roll - net	-	\$ 419,292	\$ 33,519	\$ 452,811	1,082,892
Assessment levy: off-roll	1,059,220	560,310	32,327	592,637	604,805
Landowner contribution	-	114,066	53,197	167,263	-
Miscellaneous & Interest	-	158	-	158	-
Total revenues	<u>1,059,220</u>	<u>1,093,826</u>	<u>119,043</u>	<u>1,212,869</u>	<u>1,687,697</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	5,800	6,200	12,000	12,000
Management/accounting/recording	70,000	35,000	35,000	70,000	70,000
Legal	30,000	8,921	15,000	23,921	20,000
Engineering	35,000	7,898	15,000	22,898	35,000
Audit	12,000	-	12,000	12,000	17,000
Arbitrage rebate calculation	2,000	-	2,000	2,000	3,000
Travel and per diem	500	93	407	500	-
Dissemination agent	20,000	7,500	12,500	20,000	20,000
Debt service fund accounting	20,000	12,500	7,500	20,000	11,000
Reamortization schedules	1,000	-	1,000	1,000	-
Trustee	15,000	17,798	-	17,798	22,500
Telephone	200	-	100	100	200
Postage	300	200	250	450	500
Copies	500	892	-	892	-
Office supplies	250	145	-	145	-
Legal advertising	5,000	1,112	3,888	5,000	5,000
Annual special district fee	175	775	-	775	775
Insurance	6,020	-	6,020	6,020	14,448
Miscellaneous/bank charges	3,110	10,088	5,000	15,088	20,000
Website hosting & maintenance	2,700	2,710	-	2,710	705
Website ADA compliance	-	-	-	-	210
Lifestyle staff	100,000	25,454	74,546	100,000	138,517
Resident services	-	-	-	-	22,000
Maintenance staff and expenses	15,000	134	14,866	15,000	58,500
Field management and accounting	-	-	-	-	25,000
Property taxes	50	75	-	75	100
Property appraiser and tax collector	-	-	-	-	33,840
Total professional & administrative	<u>350,805</u>	<u>137,095</u>	<u>211,277</u>	<u>348,372</u>	<u>530,295</u>
Field operations					
Electric	14,000	26,361	27,000	53,361	50,000
Equipment rental	30,000	269	300	569	8,340
Property/casualty insurance	30,000	43,361	-	43,361	37,414
Reclaimed water	10,000	10,252	10,000	20,252	21,000
Irrigation maintenance contract	1,000	8,416	8,500	16,916	18,000

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023	
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		Total Actual & Projected
Field operations - continued					
Wetland maintenance	-	4,775	4,775	9,550	10,000
Wetland monitoring and reporting	1,200	-	1,200	1,200	1,200
Lake maintenance contract	50,000	13,700	13,700	27,400	50,000
Drainage repair and maintenance	25,000	-	10,000	10,000	25,000
Landscape maintenance	250,000	134,503	135,000	269,503	270,000
Landscape improvements	25,000	59,792	15,000	74,792	120,000
Lighting	1,000	251	300	551	1,000
Streetlighting lease	50,000	-	25,000	25,000	50,000
Equipment repair and maintenance	1,000	2,215	2,300	4,515	8,400
Pest control	-	-	-	-	35,000
Streetsweeping	37,000	12,692	12,692	25,384	26,000
Shared bike maintenance	-	-	-	-	15,000
Capital outlay	-	-	-	-	30,000
Contingency	500	3,549	1,000	4,549	10,000
Total field operations	<u>525,700</u>	<u>320,136</u>	<u>266,767</u>	<u>586,903</u>	<u>786,354</u>
Brightwood Pavilion					
Electric	12,000	5,384	5,384	10,768	12,000
Water	360	-	180	180	2,500
Phone	-	123	123	246	250
Cable Internet wifi	9,000	6,045	6,045	12,090	13,000
Landscape maintenance	60,000	25,190	25,190	50,380	50,000
Irrigation repairs and maintenance	10,000	9,084	9,084	18,168	20,000
Pool maintenance	10,800	5,400	5,400	10,800	10,800
Pool equipment	-	-	-	-	1,500
Exterior cleaning	9,000	16	4,500	4,516	15,000
Interior cleaning	4,800	6,469	6,469	12,938	17,110
Pest control	15,000	16,752	16,752	33,504	32,000
Fitness equipment-lease	8,340	4,170	4,170	8,340	8,340
Security monitoring	12,000	5,749	6,000	11,749	5,400
Firepits	-	-	-	-	6,000
Capital outlay	-	-	-	-	2,250
Miscellaneous	-	-	-	-	1,025
Total Brightwood Pavilion	<u>151,300</u>	<u>84,382</u>	<u>89,297</u>	<u>173,679</u>	<u>197,175</u>
Riverfield					
Electric	3,750	3,067	3,066	6,133	6,500
Water	270	-	135	135	270
Cable internet wifi	3,000	4,101	4,101	8,202	9,000
Landscape maintenance	4,500	-	2,250	2,250	4,500
Pool maintenance	6,480	4,200	4,200	8,400	8,400
Pool equipment	-	-	-	-	1,500
Exterior cleaning	4,500	-	2,250	2,250	8,244
Interior cleaning	3,555	2,240	2,240	4,480	9,848
Security monitoring	5,360	2,263	2,680	4,943	5,400

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Riverfield - continued					
Gate monitoring	-	-	-	-	32,998
Capital outlay	-	-	-	-	2,100
Miscellaneous	-	-	-	-	1,000
Total riverfield	<u>31,415</u>	<u>15,871</u>	<u>20,922</u>	<u>36,793</u>	<u>89,760</u>
Total expenditures	<u>1,059,220</u>	<u>557,484</u>	<u>588,263</u>	<u>1,145,747</u>	<u>1,603,584</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	536,342	(469,220)	67,122	84,113
Fund balance - beginning (unaudited)	90,245	(16,884)	519,458	(16,884)	50,238
Fund balance - ending	<u>\$ 90,245</u>	<u>\$ 519,458</u>	<u>\$ 50,238</u>	<u>\$ 50,238</u>	<u>\$ 134,351</u>

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. Amount also includes FICA.	
Management/accounting/recording	70,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	35,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	17,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	3,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	20,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	22,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Debt service fund accounting	11,000
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	5,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	775
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	14,448
The District will obtain public officials and general liability insurance.	
Miscellaneous/bank charges	20,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Professional & administrative - continued

Lifestyle staff	138,517
The costs associated with Arch Amenity Managements services in managing the amenities, programming and access fob programs.	
Resident services	22,000
Covers the costs associated with hiring outside vendors and associated supplies in providing residents programs.	
Maintenance staff and expenses	58,500
Covers the costs associated with an onsite Porter to address minor maintenance items.	
Field management and accounting	25,000
Covers the costs of WHA providing field management and field accounting services.	
Property taxes	100
Property appraiser and tax collector	33,840
Total professional and administrative	<u>530,295</u>

Field Operations

Electric	50,000
Covers the costs of providing electric to common facilities and lighting.	
Equipment rental	8,340
Covers the costs of renting certain equipment to assist and support the general field operations of the District.	
Property/casualty insurance	37,414
Reclaimed water	21,000
Covers the cost of purchasing a portion of the Districts irrigation water needs from Sarasota County.	
Irrigation maintenance contract	18,000
Covers the cost of operating, and maintaining the irrigation supply transmission lines.	
Wetland maintenance	10,000
Covers the cost of maintaining the wetlands free of category 1 and 2 exotic and invasive plant materials. Anticipates the addition of Phase 2 during 2023.	
Wetland monitoring and reporting	1,200
Covers the costs associated with periodic monitoring and reporting to the environmental agencies regarding mitigation success in the wetlands.	
Lake maintenance contract	50,000
Covers the cost of maintaining the stormwater ponds free of non beneficial plant materials such as algae and submersed aquatic plant materials and shoreline grasses and vines.	
Drainage repair and maintenance	25,000
Covers the costs associated with periodic drainage pipes and lake bank repairs.	
Landscape maintenance	270,000
Covers the cost of hiring a high quality landscape maintenance provider to maintain the District common areas, right of ways and parks etc.	
Landscape improvements	120,000
Covers the costs of periodic replacement of landscape materials.	
Lighting	1,000
Covers the costs of landscape and monument lighting repairs and maintenance.	
Streetlighting lease	50,000
Covers the costs of lease, power and maintenance agreement for street lighting.	
Equipment repair and maintenance	8,400
Covers the costs of general equipment repairs and maintenance.	
Pest control	35,000
Covers the costs of pest control within the common areas and facilities of the District.	
Streetsweeping	26,000
Covers the costs of periodic streetsweeping of the District's common roadways.	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field Operations - continued

Shared bike maintenance	15,000
Covers the costs of operating and maintaining the District's shared bike program.	
Capital outlay	30,000
Covers the costs of minor capital equipment needs.	
Contingency	10,000
Covers the costs of unforeseens.	
Total Field Operations	786,354

Brightwood Pavillion

Electric	12,000
Covers the costs of electricity for the facility, pool and landscape lighting.	
Water	2,500
Covers the costs of water for the facility and pool.	
Phone	250
Covers the proportionate share of costs of phone for field superintendent.	
Cable Internet wifi	13,000
Covers the costs of providing cable, internet and wi-fi to the facility.	
Landscape maintenance	50,000
Covers the costs of providing high quality landscape maintenance to the facilities	
Irrigation repairs and maintenance	20,000
Covers the costs of maintaining, repairing, upgrading and suppling irrigation water to the facilities grounds and pool area.	
Pool maintenance	10,800
Covers the costs of testing/adjusting water chemistry and cleaning on a routine basis to meet resident expectations and Health Department requirements.	
Pool equipment	1,500
Covers the costs of repair and replacement of minor pool equipment.	
Exterior cleaning	15,000
Covers the costs of periodic cleaning of the exterior of the facility and associated features.	
Interior cleaning	17,110
Covers the routine cleaning of the interior of the facility.	
Pest control	32,000
Covers the periodic inspection and treatment for pest.	
Fitness equipment-lease	8,340
Covers the costs of leasing the fitness equipment in the gym.	
Security monitoring	5,400
Covers the costs of a third party contractor monitoring the facility cameras and alarms.	
Firepits	6,000
Covers the costs associated with operating and maintaining the gas fire pits.	
Capital outlay	2,250
Covers the costs associated with periodic yet minor Capital Outlay requirements.	
Miscellaneous	1,025
Covers the costs of unforeseens.	
Total Brightwood Pavillion	197,175

Riverfield

Electric	6,500
Covers the costs of electricity for the facility, pool and landscape lighting.	
Water	270
Covers the costs of water for the facility and pool.	
Cable internet wifi	9,000
Covers the costs of providing cable, internet and wi-fi to the facility.	
Landscape maintenance	4,500
Covers the costs of providing high quality landscape maintenance to the facilities grounds and pool area.	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Riverfield Pavillion - continued

Pool maintenance	8,400
Covers the costs of repair and replacement of minor pool equipment.	
Pool equipment	1,500
Covers the costs of repair and replacement of minor pool equipment.	
Exterior cleaning	8,244
Covers the costs of periodic cleaning of the exterior of the facility and associated features.	
Interior cleaning	9,848
Covers the routine cleaning of the interior of the facility.	
Security monitoring	5,400
Covers the costs of a third party contractor monitoring the facility cameras and alarms.	
Gate monitoring	32,998
Covers the costs associated with monitoring the gate through a third party contractor.	
Capital outlay	2,100
Covers the costs associated with periodic yet minor Capital Outlay requirements.	
Miscellaneous	1,000
Covers the costs of unforeseens.	
Total Riverfield Pavillion	<u>89,760</u>
Total expenditures	<u><u>\$1,603,584</u></u>

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019 A-1 & A-2
FIELDSTONE PROJECT
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 720,763
Allowable discounts (4%)	-				(28,831)
Assessment levy: net	950,263	\$ 403,521	\$ 211,646	\$ 615,167	691,932
Special assessment: off-roll	-	306,189	-	306,189	-
Assessment prepayments	-	202,273	-	202,273	-
Lot closing	-	2,960	-	2,960	-
Interest	-	11	-	11	-
Total revenues	<u>950,263</u>	<u>914,954</u>	<u>211,646</u>	<u>1,126,600</u>	<u>691,932</u>
EXPENDITURES					
Debt service					
Principal - Series 2019A-1	155,000	155,000	-	155,000	175,000
Principal prepayment - Series 2019A-2	-	715,000	-	715,000	-
Interest - Series 2019A-1	500,752	500,752	-	500,752	493,390
Interest - Series 2019A-2	28,689	21,868	-	21,868	-
Total debt service	<u>684,441</u>	<u>1,392,620</u>	<u>-</u>	<u>1,392,620</u>	<u>668,390</u>
Other fees & charges					
Property appraiser and Tax collector	-	-	-	-	21,623
Total other fees & charges	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21,623</u>
Total expenditures	<u>684,441</u>	<u>1,392,620</u>	<u>-</u>	<u>1,392,620</u>	<u>690,013</u>
Excess/(deficiency) of revenues over/(under) expenditures	265,822	(477,666)	211,646	(266,020)	1,919
Fund balance:					
Net increase/(decrease) in fund balance	265,822	(477,666)	211,646	(266,020)	1,919
Beginning fund balance (unaudited)	293,676	905,625	427,959	905,625	639,605
Ending fund balance (projected)	<u>\$ 559,498</u>	<u>\$ 427,959</u>	<u>\$ 639,605</u>	<u>\$ 639,605</u>	<u>641,524</u>
Use of fund balance:					
Debt service reserve account balance (required)					(166,058)
Principal and Interest expense - November 1, 2023					(242,539)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 232,927</u>

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2019A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
			160,149.11	160,149.11	9,910,000.00
05/01/20	145,000.00	4.750%	257,382.50	402,382.50	9,765,000.00
11/01/20			253,938.75	253,938.75	9,765,000.00
05/01/21	150,000.00	4.750%	253,938.75	403,938.75	9,615,000.00
11/01/21			250,376.25	250,376.25	9,615,000.00
05/01/22	155,000.00	4.750%	250,376.25	405,376.25	9,460,000.00
11/01/22			246,695.00	246,695.00	9,460,000.00
05/01/23	175,000.00	4.750%	246,695.00	421,695.00	9,285,000.00
11/01/23			242,538.75	242,538.75	9,285,000.00
05/01/24	175,000.00	4.750%	242,538.75	417,538.75	9,110,000.00
11/01/24			238,382.50	238,382.50	9,110,000.00
05/01/25	185,000.00	4.750%	238,382.50	423,382.50	8,925,000.00
11/01/25			233,988.75	233,988.75	8,925,000.00
05/01/26	190,000.00	4.750%	233,988.75	423,988.75	8,735,000.00
11/01/26			229,476.25	229,476.25	8,735,000.00
05/01/27	200,000.00	4.750%	229,476.25	429,476.25	8,535,000.00
11/01/27			224,726.25	224,726.25	8,535,000.00
05/01/28	220,000.00	4.750%	224,726.25	444,726.25	8,315,000.00
11/01/28			219,501.25	219,501.25	8,315,000.00
05/01/29	225,000.00	4.750%	219,501.25	444,501.25	8,090,000.00
11/01/29			214,157.50	214,157.50	8,090,000.00
05/01/30	230,000.00	5.200%	214,157.50	444,157.50	7,860,000.00
11/01/30			208,177.50	208,177.50	7,860,000.00
05/01/31	250,000.00	5.200%	208,177.50	458,177.50	7,610,000.00
11/01/31			201,677.50	201,677.50	7,610,000.00
05/01/32	265,000.00	5.200%	201,677.50	466,677.50	7,345,000.00
11/01/32			194,787.50	194,787.50	7,345,000.00
05/01/33	270,000.00	5.200%	194,787.50	464,787.50	7,075,000.00
11/01/33			187,767.50	187,767.50	7,075,000.00
05/01/34	285,000.00	5.200%	187,767.50	472,767.50	6,790,000.00
11/01/34			180,357.50	180,357.50	6,790,000.00
05/01/35	305,000.00	5.200%	180,357.50	485,357.50	6,485,000.00
11/01/35			172,427.50	172,427.50	6,485,000.00
05/01/36	320,000.00	5.200%	172,427.50	492,427.50	6,165,000.00
11/01/36			164,107.50	164,107.50	6,165,000.00
05/01/37	340,000.00	5.200%	164,107.50	504,107.50	5,825,000.00
11/01/37			155,267.50	155,267.50	5,825,000.00
05/01/38	360,000.00	5.200%	155,267.50	515,267.50	5,465,000.00
11/01/38			145,907.50	145,907.50	5,465,000.00
05/01/39	375,000.00	5.200%	145,907.50	520,907.50	5,090,000.00
11/01/39			136,157.50	136,157.50	5,090,000.00
05/01/40	395,000.00	5.350%	136,157.50	531,157.50	4,695,000.00
11/01/40			125,591.25	125,591.25	4,695,000.00
05/01/41	415,000.00	5.350%	125,591.25	540,591.25	4,280,000.00
11/01/41			114,490.00	114,490.00	4,280,000.00
05/01/42	440,000.00	5.350%	114,490.00	554,490.00	3,840,000.00
11/01/42			102,720.00	102,720.00	3,840,000.00
05/01/43	460,000.00	5.350%	102,720.00	562,720.00	3,380,000.00

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2019A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/43			90,415.00	90,415.00	3,380,000.00
05/01/44	490,000.00	5.350%	90,415.00	580,415.00	2,890,000.00
11/01/44			77,307.50	77,307.50	2,890,000.00
05/01/45	520,000.00	5.350%	77,307.50	597,307.50	2,370,000.00
11/01/45			63,397.50	63,397.50	2,370,000.00
05/01/46	550,000.00	5.350%	63,397.50	613,397.50	1,820,000.00
11/01/46			48,685.00	48,685.00	1,820,000.00
05/01/47	570,000.00	5.350%	48,685.00	618,685.00	1,250,000.00
11/01/47			33,437.50	33,437.50	1,250,000.00
05/01/48	605,000.00	5.350%	33,437.50	638,437.50	645,000.00
11/01/48			17,253.75	17,253.75	645,000.00
05/01/49	645,000.00	5.350%	17,253.75	662,253.75	-
Total	9,460,000.00		8,538,797.50	17,998,797.50	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2019A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
			55,842.11	55,842.11	3,355,000.00
05/01/20		5.350%	89,746.25	89,746.25	3,355,000.00
11/01/20	195,000.00		89,746.25	284,746.25	3,160,000.00
02/01/21	520,000.00		6,955.00	526,955.00	2,640,000.00
05/01/21	1,165,000.00	5.350%	70,620.00	1,235,620.00	1,475,000.00
08/01/21	760,000.00		10,165.00	770,165.00	715,000.00
11/01/21	510,000.00		19,126.25	529,126.25	205,000.00
02/01/22	205,000.00		2,741.88	207,741.88	-
05/01/22		5.350%	-	-	-
11/01/22			-	-	-
05/01/23		5.350%	-	-	-
11/01/23			-	-	-
05/01/24		5.350%	-	-	-
11/01/24			-	-	-
05/01/25		5.350%	-	-	-
11/01/25			-	-	-
05/01/26		5.350%	-	-	-
11/01/26			-	-	-
05/01/27		5.350%	-	-	-
11/01/27			-	-	-
05/01/28		5.350%	-	-	-
11/01/28			-	-	-
05/01/29		5.350%	-	-	-
Total	-		-	-	-

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019 A-1 & A-2
"MORGANS GLEN PROJECT"
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 392,635
Allowable discounts (4%)	-				(15,705)
Assessment levy: net	861,195	\$ 51,599	\$ 280,381	\$ 331,980	376,930
Special assessment: off-roll	-	436,643	-	436,643	-
Assessment prepayments	-	1,185,936	296,593	1,482,529	-
Lot closing	-	15,417	-	15,417	-
Interest & misc.	-	23	-	23	-
Total revenues	<u>861,195</u>	<u>1,689,618</u>	<u>576,974</u>	<u>2,266,592</u>	<u>376,930</u>
EXPENDITURES					
Debt service					
Principal - A-1	90,000	90,000	-	90,000	95,000
Principal prepayment - A-2	-	1,765,000	250,000	2,015,000	295,000
Interest - A-1	271,110	271,110	-	271,110	131,950
Interest - A-2	244,400	216,385	3,250	219,635	266,970
Total debt service	<u>605,510</u>	<u>2,342,495</u>	<u>253,250</u>	<u>2,595,745</u>	<u>788,920</u>
Other fees & charges					
Property appraiser and Tax collector	-	-	-	-	7,853
Total other fees & charges	-	-	-	-	7,853
Total expenditures	<u>605,510</u>	<u>2,342,495</u>	<u>253,250</u>	<u>2,595,745</u>	<u>796,773</u>
Excess/(deficiency) of revenues over/(under) expenditures	255,685	(652,877)	323,724	(329,153)	(419,843)
Fund balance:					
Net increase/(decrease) in fund balance	255,685	(652,877)	323,724	(329,153)	(419,843)
Beginning fund balance (unaudited)	293,676	1,055,746	402,869	1,055,746	726,593
Ending fund balance (projected)	<u>\$ 549,361</u>	<u>\$ 402,869</u>	<u>\$ 726,593</u>	<u>\$ 726,593</u>	<u>306,750</u>
Use of fund balance:					
Debt service reserve account balance (required)					(91,059)
Principal and Interest expense - November 1, 2023					(193,440)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 22,251</u>

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2019A-1 AMORTIZATION SCHEDULE
(MORGANS GLEN PROJECT)**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
				-	5,530,000.00
05/01/20	95,000.00	4.600%	124,173.34	219,173.34	5,435,000.00
11/01/20			137,510.00	137,510.00	5,435,000.00
05/01/21	85,000.00	4.600%	137,510.00	222,510.00	5,350,000.00
11/01/21			135,555.00	135,555.00	5,350,000.00
05/01/22	90,000.00	4.600%	135,555.00	225,555.00	5,260,000.00
11/01/22			133,485.00	133,485.00	5,260,000.00
05/01/23	95,000.00	4.600%	133,485.00	228,485.00	5,165,000.00
11/01/23			131,300.00	131,300.00	5,165,000.00
05/01/24	100,000.00	4.600%	131,300.00	231,300.00	5,065,000.00
11/01/24			129,000.00	129,000.00	5,065,000.00
05/01/25	105,000.00	4.600%	129,000.00	234,000.00	4,960,000.00
11/01/25			126,585.00	126,585.00	4,960,000.00
05/01/26	110,000.00	4.600%	126,585.00	236,585.00	4,850,000.00
11/01/26			124,055.00	124,055.00	4,850,000.00
05/01/27	115,000.00	5.000%	124,055.00	239,055.00	4,735,000.00
11/01/27			121,180.00	121,180.00	4,735,000.00
05/01/28	125,000.00	5.000%	121,180.00	246,180.00	4,610,000.00
11/01/28			118,055.00	118,055.00	4,610,000.00
05/01/29	125,000.00	5.000%	118,055.00	243,055.00	4,485,000.00
11/01/29			114,930.00	114,930.00	4,485,000.00
05/01/30	130,000.00	5.000%	114,930.00	244,930.00	4,355,000.00
11/01/30			111,680.00	111,680.00	4,355,000.00
05/01/31	140,000.00	5.000%	111,680.00	251,680.00	4,215,000.00
11/01/31			108,180.00	108,180.00	4,215,000.00
05/01/32	145,000.00	5.000%	108,180.00	253,180.00	4,070,000.00
11/01/32			104,555.00	104,555.00	4,070,000.00
05/01/33	155,000.00	5.000%	104,555.00	259,555.00	3,915,000.00
11/01/33			100,680.00	100,680.00	3,915,000.00
05/01/34	165,000.00	5.000%	100,680.00	265,680.00	3,750,000.00
11/01/34			96,555.00	96,555.00	3,750,000.00
05/01/35	170,000.00	5.000%	96,555.00	266,555.00	3,580,000.00
11/01/35			92,305.00	92,305.00	3,580,000.00
05/01/36	180,000.00	5.000%	92,305.00	272,305.00	3,400,000.00
11/01/36			87,805.00	87,805.00	3,400,000.00
05/01/37	185,000.00	5.000%	87,805.00	272,805.00	3,215,000.00
11/01/37			83,180.00	83,180.00	3,215,000.00
05/01/38	200,000.00	5.000%	83,180.00	283,180.00	3,015,000.00
11/01/38			78,180.00	78,180.00	3,015,000.00
05/01/39	210,000.00	5.000%	78,180.00	288,180.00	2,805,000.00
11/01/39			72,930.00	72,930.00	2,805,000.00
05/01/40	220,000.00	5.200%	72,930.00	292,930.00	2,585,000.00
11/01/40			67,210.00	67,210.00	2,585,000.00
05/01/41	230,000.00	5.200%	67,210.00	297,210.00	2,355,000.00
11/01/41			61,230.00	61,230.00	2,355,000.00
05/01/42	245,000.00	5.200%	61,230.00	306,230.00	2,110,000.00
11/01/42			54,860.00	54,860.00	2,110,000.00
05/01/43	255,000.00	5.200%	54,860.00	309,860.00	1,855,000.00

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2019A-1 AMORTIZATION SCHEDULE
(MORGANS GLEN PROJECT)**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/43			48,230.00	48,230.00	1,855,000.00
05/01/44	270,000.00	5.200%	48,230.00	318,230.00	1,585,000.00
11/01/44			41,210.00	41,210.00	1,585,000.00
05/01/45	285,000.00	5.200%	41,210.00	326,210.00	1,300,000.00
11/01/45			33,800.00	33,800.00	1,300,000.00
05/01/46	300,000.00	5.200%	33,800.00	333,800.00	1,000,000.00
11/01/46			26,000.00	26,000.00	1,000,000.00
05/01/47	315,000.00	5.200%	26,000.00	341,000.00	685,000.00
11/01/47			17,810.00	17,810.00	685,000.00
05/01/48	335,000.00	5.200%	17,810.00	352,810.00	350,000.00
11/01/48			9,100.00	9,100.00	350,000.00
05/01/49	350,000.00	5.200%	9,100.00	359,100.00	-
Total	5,260,000.00		4,588,180.00	9,848,180.00	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2019A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
					5,045,000.00
05/01/20		5.200%	-	-	5,045,000.00
11/01/20			-	-	5,045,000.00
02/01/21	345,000.00	5.200%	-	345,000.00	4,700,000.00
05/01/21		5.200%	-	-	4,700,000.00
11/01/21	830,000.00	5.200%	122,200.00	952,200.00	3,870,000.00
02/01/22	495,000.00	5.200%	6,435.00	501,435.00	3,375,000.00
05/01/22	440,000.00	5.200%	87,750.00	527,750.00	2,935,000.00
08/01/22	250,000.00	5.200%	3,250.00	253,250.00	2,685,000.00
11/01/22	295,000.00		69,810.00	364,810.00	2,390,000.00
05/01/23		5.200%	62,140.00	62,140.00	2,390,000.00
11/01/23			62,140.00	62,140.00	2,390,000.00
05/01/24		5.200%	62,140.00	62,140.00	2,390,000.00
11/01/24			62,140.00	62,140.00	2,390,000.00
05/01/25		5.200%	62,140.00	62,140.00	2,390,000.00
11/01/25			62,140.00	62,140.00	2,390,000.00
05/01/26		5.200%	62,140.00	62,140.00	2,390,000.00
11/01/26			62,140.00	62,140.00	2,390,000.00
05/01/27		5.200%	62,140.00	62,140.00	2,390,000.00
11/01/27			62,140.00	62,140.00	2,390,000.00
05/01/28		5.200%	62,140.00	62,140.00	2,390,000.00
11/01/28			62,140.00	62,140.00	2,390,000.00
05/01/29	2,390,000.00	5.200%	62,140.00	2,452,140.00	-
Total	2,685,000.00		877,630.00	3,562,630.00	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - NORTH RIVER RANCH CDD SERIES 2020A-1
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				
Allowable discounts (4%)	-				\$ -
Assessment levy: net	-	\$ -	\$ -	\$ -	-
Special assessment: off-roll	1,213,486	498,520	714,966	1,213,486	858,733
Interest	-	14	-	14	-
Total revenues	<u>1,213,486</u>	<u>498,534</u>	<u>714,966</u>	<u>1,213,500</u>	<u>858,733</u>
EXPENDITURES					
Debt service					
Principal - Series 2020A-1	140,000	140,000	-	140,000	145,000
Interest - Series 2020A-1	305,375	306,425	-	306,425	302,225
Interest - Series 2020A-2	210,420	210,420	-	210,420	210,420
Interest - Series 2020A-3	200,212	200,212	-	200,212	200,213
Total expenditures	<u>856,007</u>	<u>857,057</u>	<u>-</u>	<u>857,057</u>	<u>857,858</u>
Excess/(deficiency) of revenues over/(under) expenditures	357,479	(358,523)	714,966	356,443	875
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(39)	-	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(39)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	357,479	(358,562)	714,966	356,443	875
Beginning fund balance (unaudited)	-	787,932	429,370	787,932	1,144,375
Ending fund balance (projected)	<u>\$ 357,479</u>	<u>\$ 429,370</u>	<u>\$1,144,336</u>	<u>\$ 1,144,375</u>	<u>1,145,250</u>
Use of fund balance:					
Debt service reserve account balance (required)					(429,366)
Principal and Interest expense - November 1, 2023					(354,254)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 361,630</u>

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
NORTH RIVER RANCH CDD SERIES 2020A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
				-	7,670,000.00
05/01/21			119,165.28	119,165.28	7,670,000.00
11/01/21			153,212.50	153,212.50	7,670,000.00
05/01/22	140,000.00	3.000%	153,212.50	293,212.50	7,530,000.00
11/01/22			151,112.50	151,112.50	7,530,000.00
05/01/23	145,000.00	3.000%	151,112.50	296,112.50	7,385,000.00
11/01/23			148,937.50	148,937.50	7,385,000.00
05/01/24	150,000.00	3.000%	148,937.50	298,937.50	7,235,000.00
11/01/24			146,687.50	146,687.50	7,235,000.00
05/01/25	155,000.00	3.000%	146,687.50	301,687.50	7,080,000.00
11/01/25			144,362.50	144,362.50	7,080,000.00
05/01/26	160,000.00	3.500%	144,362.50	304,362.50	6,920,000.00
11/01/26			141,562.50	141,562.50	6,920,000.00
05/01/27	165,000.00	3.500%	141,562.50	306,562.50	6,755,000.00
11/01/27			138,675.00	138,675.00	6,755,000.00
05/01/28	170,000.00	3.500%	138,675.00	308,675.00	6,585,000.00
11/01/28			135,700.00	135,700.00	6,585,000.00
05/01/29	175,000.00	3.500%	135,700.00	310,700.00	6,410,000.00
11/01/29			132,637.50	132,637.50	6,410,000.00
05/01/30	185,000.00	3.500%	132,637.50	317,637.50	6,225,000.00
11/01/30			129,400.00	129,400.00	6,225,000.00
05/01/31	190,000.00	4.000%	129,400.00	319,400.00	6,035,000.00
11/01/31			125,600.00	125,600.00	6,035,000.00
05/01/32	200,000.00	4.000%	125,600.00	325,600.00	5,835,000.00
11/01/32			121,600.00	121,600.00	5,835,000.00
05/01/33	205,000.00	4.000%	121,600.00	326,600.00	5,630,000.00
11/01/33			117,500.00	117,500.00	5,630,000.00
05/01/34	215,000.00	4.000%	117,500.00	332,500.00	5,415,000.00
11/01/34			113,200.00	113,200.00	5,415,000.00
05/01/35	225,000.00	4.000%	113,200.00	338,200.00	5,190,000.00
11/01/35			108,700.00	108,700.00	5,190,000.00
05/01/36	235,000.00	4.000%	108,700.00	343,700.00	4,955,000.00
11/01/36			104,000.00	104,000.00	4,955,000.00
05/01/37	245,000.00	4.000%	104,000.00	349,000.00	4,710,000.00
11/01/37			99,100.00	99,100.00	4,710,000.00
05/01/38	250,000.00	4.000%	99,100.00	349,100.00	4,460,000.00
11/01/38			94,100.00	94,100.00	4,460,000.00
05/01/39	265,000.00	4.000%	94,100.00	359,100.00	4,195,000.00
11/01/39			88,800.00	88,800.00	4,195,000.00
05/01/40	275,000.00	4.000%	88,800.00	363,800.00	3,920,000.00
11/01/40			83,300.00	83,300.00	3,920,000.00
05/01/41	285,000.00	4.250%	83,300.00	368,300.00	3,635,000.00
11/01/41			77,243.75	77,243.75	3,635,000.00
05/01/42	295,000.00	4.250%	77,243.75	372,243.75	3,340,000.00
11/01/42			70,975.00	70,975.00	3,340,000.00
05/01/43	310,000.00	4.250%	70,975.00	380,975.00	3,030,000.00
11/01/43			64,387.50	64,387.50	3,030,000.00
05/01/44	325,000.00	4.250%	64,387.50	389,387.50	2,705,000.00

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
NORTH RIVER RANCH CDD SERIES 2020A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			57,481.25	57,481.25	2,705,000.00
05/01/45	340,000.00	4.250%	57,481.25	397,481.25	2,365,000.00
11/01/45			50,256.25	50,256.25	2,365,000.00
05/01/46	355,000.00	4.250%	50,256.25	405,256.25	2,010,000.00
11/01/46			42,712.50	42,712.50	2,010,000.00
05/01/47	370,000.00	4.250%	42,712.50	412,712.50	1,640,000.00
11/01/47			34,850.00	34,850.00	1,640,000.00
05/01/48	385,000.00	4.250%	34,850.00	419,850.00	1,255,000.00
11/01/48			26,668.75	26,668.75	1,255,000.00
05/01/49	400,000.00	4.250%	26,668.75	426,668.75	855,000.00
11/01/49			18,168.75	18,168.75	855,000.00
05/01/50	420,000.00	4.250%	18,168.75	438,168.75	435,000.00
11/01/50			9,243.75	9,243.75	435,000.00
05/01/51	435,000.00	4.250%	9,243.75	444,243.75	-
Total	7,095,000.00		5,535,437.50	12,630,437.50	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
NORTH RIVER RANCH CDD SERIES 2020A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
					5,010,000.00
11/01/21			105,210.00	105,210.00	5,010,000.00
05/01/22		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/22			105,210.00	105,210.00	5,010,000.00
05/01/23		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/23			105,210.00	105,210.00	5,010,000.00
05/01/24		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/24			105,210.00	105,210.00	5,010,000.00
05/01/25		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/25			105,210.00	105,210.00	5,010,000.00
05/01/26		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/26			105,210.00	105,210.00	5,010,000.00
05/01/27		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/27			105,210.00	105,210.00	5,010,000.00
05/01/28		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/28			105,210.00	105,210.00	5,010,000.00
05/01/29		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/29			105,210.00	105,210.00	5,010,000.00
05/01/30		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/30			105,210.00	105,210.00	5,010,000.00
05/01/31		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/31			105,210.00	105,210.00	5,010,000.00
05/01/32		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/32			105,210.00	105,210.00	5,010,000.00
05/01/33		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/33			105,210.00	105,210.00	5,010,000.00
05/01/34		4.200%	105,210.00	105,210.00	5,010,000.00
11/01/34			105,210.00	105,210.00	5,010,000.00
05/01/35	5,010,000.00	4.200%	105,210.00	5,115,210.00	-
Total	5,010,000.00		2,945,880.00	7,955,880.00	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
NORTH RIVER RANCH CDD SERIES 2020A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
					4,215,000.00
11/01/21			100,106.25	100,106.25	4,215,000.00
05/01/22		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/22			100,106.25	100,106.25	4,215,000.00
05/01/23		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/23			100,106.25	100,106.25	4,215,000.00
05/01/24		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/24			100,106.25	100,106.25	4,215,000.00
05/01/25		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/25			100,106.25	100,106.25	4,215,000.00
05/01/26		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/26			100,106.25	100,106.25	4,215,000.00
05/01/27		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/27			100,106.25	100,106.25	4,215,000.00
05/01/28		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/28			100,106.25	100,106.25	4,215,000.00
05/01/29		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/29			100,106.25	100,106.25	4,215,000.00
05/01/30		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/30			100,106.25	100,106.25	4,215,000.00
05/01/31		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/31			100,106.25	100,106.25	4,215,000.00
05/01/32		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/32			100,106.25	100,106.25	4,215,000.00
05/01/33		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/33			100,106.25	100,106.25	4,215,000.00
05/01/34		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/34			100,106.25	100,106.25	4,215,000.00
05/01/35		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/35			100,106.25	100,106.25	4,215,000.00
05/01/36		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/36			100,106.25	100,106.25	4,215,000.00
05/01/37		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/37			100,106.25	100,106.25	4,215,000.00
05/01/38		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/38			100,106.25	100,106.25	4,215,000.00
05/01/39		4.750%	100,106.25	100,106.25	4,215,000.00
11/01/39			100,106.25	100,106.25	4,215,000.00
05/01/40	4,215,000.00	4.750%	100,106.25	4,315,106.25	-
Total	-		1,801,912.50	1,801,912.50	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - FIELDSTONE CDD SERIES 2021B
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023
	Actual through 5/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES				
Special assessment: off-roll	\$ 397,028	\$ 16,387	\$ 413,415	\$ 26,600
Assessment prepayments	2,309,862	545,197	2,855,059	-
Lot closing	24,428	-	24,428	-
Interest	20	-	20	-
Total revenues	<u>2,731,338</u>	<u>561,584</u>	<u>3,292,922</u>	<u>26,600</u>
EXPENDITURES				
Debt service				
Principal prepayment	1,855,000	1,535,000	3,390,000	75,000
Interest	146,249	15,350	161,599	28,100
Total debt service	<u>2,001,249</u>	<u>1,550,350</u>	<u>3,551,599</u>	<u>103,100</u>
Total expenditures	<u>2,001,249</u>	<u>1,550,350</u>	<u>3,551,599</u>	<u>103,100</u>
Excess/(deficiency) of revenues over/(under) expenditures	730,089	(988,766)	(258,677)	(76,500)
Fund balance:				
Net increase/(decrease) in fund balance	730,089	(988,766)	(258,677)	(76,500)
Beginning fund balance (unaudited)	348,477	1,078,566	348,477	89,800
Ending fund balance (projected)	<u>\$ 1,078,566</u>	<u>\$ 89,800</u>	<u>\$ 89,800</u>	<u>13,300</u>
Use of fund balance:				
Debt service reserve account balance (required)				-
Principal and Interest expense - November 1, 2023				(13,300)
Projected fund balance surplus/(deficit) as of September 30, 2023				<u>\$ -</u>

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
FIELDSTONE CDD SERIES 2021B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
					4,130,000.00
11/01/21	270,000.00		74,798.89	344,798.89	3,860,000.00
02/01/22	575,000.00		5,750.00	580,750.00	3,285,000.00
05/01/22	1,010,000.00	4.000%	65,700.00	1,075,700.00	2,275,000.00
08/01/22	1,535,000.00		15,350.00	1,550,350.00	740,000.00
11/01/22	75,000.00		14,800.00	89,800.00	665,000.00
05/01/23		4.000%	13,300.00	13,300.00	665,000.00
11/01/23			13,300.00	13,300.00	665,000.00
05/01/24		4.000%	13,300.00	13,300.00	665,000.00
11/01/24			13,300.00	13,300.00	665,000.00
05/01/25		4.000%	13,300.00	13,300.00	665,000.00
11/01/25			13,300.00	13,300.00	665,000.00
05/01/26		4.000%	13,300.00	13,300.00	665,000.00
11/01/26			13,300.00	13,300.00	665,000.00
05/01/27		4.000%	13,300.00	13,300.00	665,000.00
11/01/27			13,300.00	13,300.00	665,000.00
05/01/28		4.000%	13,300.00	13,300.00	665,000.00
11/01/28			13,300.00	13,300.00	665,000.00
05/01/29		4.000%	13,300.00	13,300.00	665,000.00
11/01/29			13,300.00	13,300.00	665,000.00
05/01/30		4.000%	13,300.00	13,300.00	665,000.00
11/01/30			13,300.00	13,300.00	665,000.00
05/01/31	665,000.00	4.000%	13,300.00	678,300.00	-
Total	740,000.00		240,900.00	980,900.00	

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll - Fieldstone CDD Phase 1 (Series 2019A-1)* - Brightwood

<u>Product</u>	<u>Phase</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
SF 40'	1A	119	\$ 983.02	\$ 1,064.52	\$ 2,047.54	\$ 2,047.54
SF 50'	1A	81	1,228.77	1,236.56	2,465.33	2,465.33
SF 40'	1B	77	983.02	1,021.51	2,004.53	2,004.53
SF 50'	1B	59	1,228.77	1,152.69	2,381.46	2,381.07
SF 40'	1C	99	983.02	1,021.51	2,004.53	2,004.53
SF 50'	1C	75	1,228.77	1,152.69	2,381.46	2,381.07
SF 60'	1D (West)	56	1,474.53	1,451.61	2,926.14	2,926.14
SF 60'	1D (East)	54	1,474.53	1,451.61	2,926.14	2,926.14
Total		620				

On-Roll - Fieldstone CDD Morgan's Glen (Series 2019A-1 Morgan's Glen) - Morgan's Glen**

<u>Product</u>	<u>Phase</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
SF 50'	1	169	\$ 1,228.77	\$ 1,129.03	\$ 2,357.80	\$ 2,357.81
SF 40'/45'/50'	2	61	1,228.77	1,021.51	2,250.28	2,250.28
Townhome	3	150	860.14	930.11	1,790.25	1,790.25
Total		380				

Off-Roll - Fieldstone CDD Phase 2 - Future Development

<u>Product</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Unplatted Acres	231	\$ 209.78	\$ -	\$ 209.78	n/a
	231				

* Please note that the Fieldstone CDD Phase 1 Units are also subject to the Series 2020A-2 Bonds (1B and 1D East) and Series 2021B (1C and 1S West)

** Please note that the Fieldstone CDD Phase 2 Units are also subject to the Series 2019A-2 Morgan's Glen Bonds

**NORTH RIVER RANCH
IMPROVEMENT STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll - North River Ranch CDD, Phases IVA - IVB (Series 2020A-1)* - Wildleaf**

<u>Product</u>	<u>Phase</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Attached Villa 35'	4A - 4B	118	\$ 581.13	\$ 934.96	\$ 1,516.09	n/a
SF 45'	4A - 4B	99	747.17	1,088.96	1,836.13	n/a
SF 50'	4A - 4B	33	830.19	1,253.96	2,084.15	n/a
SF 57'	4A - 4B	127	946.42	1,484.94	2,431.36	n/a
Total		377				

Off-Roll - North River Ranch CDD, Phases I, II, III, IVC - IVF - Future Development

<u>Product</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Unplatted Acres	1,269	\$ 209.78	\$ -	\$ 209.78	n/a
Total	1,269				

*** Please note that the North River Ranch CDD Phases IVA - IVB Units are also subject to the Series 2020A-2 Bonds