



**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.

Vivian Carvalho

District Manager

PFM Group Consulting, LLC

Phone 407-723-5900 | Fax 407-723-5901

Carvalhov@pfm.com