



North River Ranch Improvement Stewardship District
FY 2026 Adopted Assessments

Phase	Unit Type	Builder	O&M* Assessment (Gross)	Debt Assessment (Gross)	Total (Gross)
Series 2019 (Brightwood)					
1A	SF 40'	Centex	1,262.00	1,042.60	\$ 2,304.60
1A	SF 50'	Centex	1,577.50	1,211.10	\$ 2,788.60
1B	SF 40'	KB Home	1,262.00	1,000.47	\$ 2,262.47
1B	SF 50'	Park Square	1,577.50	1,128.56	\$ 2,706.06
1C	SF 40'	KB Home, Pulte	1,262.00	1,000.47	\$ 2,262.47
1C	SF 50'	Park Square, Pulte	1,577.50	1,128.56	\$ 2,706.06
1D (West)	SF 60'	Homes by WestBay	1,893.00	1,421.72	\$ 3,314.72
1D (East)	SF 60'	Homes by WestBay	1,893.00	1,421.72	\$ 3,314.72
Series 2019-Morgan's Glen (Riverfield)					
1	SF 50'	David Weekley, Cardel	1,577.50	1,129.03	\$ 2,706.53
2	SF 40'/45'/50'	David Weekley	1,577.50	1,021.51	\$ 2,599.01
3	Townhome	Neal Communities	1,104.25	930.11	\$ 2,034.36
Series 2020 (Wildleaf)					
4A - 4B	Attached Villa 35'	Neal Communities	1,104.25	1,005.33	\$ 2,109.58
4A - 4B	SF 45'	Neal Communities, Pulte	1,419.75	1,170.92	\$ 2,590.67
4A - 4B	SF 50'	Neal Communities, Pulte	1,577.50	1,348.34	\$ 2,925.84
4A - 4B	SF 57'	Neal Communities, Pulte	1,798.35	1,596.71	\$ 3,395.06
Series 2023 (1) (Longmeadow)					
4C-1	SF 40'	Pulte	1,403.98	1,319.59	\$ 2,723.57
4C-1	SF 50'	Pulte, Cardel	1,751.03	1,649.49	\$ 3,400.52
4C-1	SF 60'	Homes by WestBay	2,098.08	1,979.38	\$ 4,077.46
Series 2023 (1) (Crescent Creek)					
4E	Paired Villa	Cardel	1,340.03	1,259.28	\$ 2,599.31
4E	Townhome (24')	David Weekley	899.01	851.34	\$ 1,750.35
4F	SF 45'	David Weekley	1,696.24	1,596.28	\$ 3,292.52
Series 2023 (1) (Highview)					
3 (TH)	Townhome (20')	Neal Communities	694.10	659.80	\$ 1,353.90
Series 2023 (2) (Del Webb)					
1	Villa 33	Del Webb Explore NRR	778.09	601.09	\$ 1,379.18
1	Single Family 40	Del Webb Explore NRR	943.14	728.58	\$ 1,671.72
1	Single Family 50	Del Webb Explore NRR	1,178.92	910.73	\$ 2,089.65
1	Single Family 64	Del Webb Explore NRR	1,509.02	1,165.74	\$ 2,674.76
2	Villa 33	Del Webb Explore NRR	778.09	601.09	\$ 1,379.18
2	Single Family 40	Del Webb Explore NRR	943.14	728.58	\$ 1,671.72
2	Single Family 50	Del Webb Explore NRR	1,178.92	910.73	\$ 2,089.65
2	Single Family 64	Del Webb Explore NRR	1,509.02	1,165.74	\$ 2,674.76
3	Villa 33	Del Webb Explore NRR	778.09	601.09	\$ 1,379.18
3	Single Family 40	Del Webb Explore NRR	943.14	728.58	\$ 1,671.72
3	Single Family 50	Del Webb Explore NRR	1,178.92	910.73	\$ 2,089.65
3	Single Family 64	Del Webb Explore NRR	1,509.02	1,165.74	\$ 2,674.76
Commercial Development					
2	Unplatted Acres		1,061.03	-	\$ 1,061.03
Future Development					
1, 2, 3, 4, Amenity	Unplatted Acres		249.27	-	\$ 249.27