North River Ranch Improvement Stewardship District
Fiscal Year 2026
ADOPTED Assessment Schedule

Phase	Unit Type (Neighborhood)	Builder	O&M* Assessment (Gross) FY 2026	Debt** Assessment (Gross) FY 2026	Total (Gross) Assessments FY 2026
	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	1,649.48	$ 3,400.51
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) (TBD)				
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

NOTES:
Effective 10/1/2025 - 9/30/2026
All fees include applicable County Property Appraiser and Tax Collection statutory costs.
* The Developer is responsible for unplatted ^ portions and any units when under their ownership.
* Operations & Maintenance Assessments may fluctuate each year depending on the Budget adopted by the Board.
** The Gross Debt Service Assessment for Series 2019 A1, Series 2019 Morgan's Glen A1, Series 2020 A1, and Series 2023 A1 Bonds are 30-Year Bond Assessments.

** This Assessment is assessed at the same rate for that period of the bond.
> Operations & Maintenance Assessments may fluctuate each year depending on the Budget adopted by the Board.

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Issued: 8/14/2025 Eff: 10/1/2025

NORTH RIVER RANCH

NORTH RIVER RANCH NEIGHBORHOOD ASSOCIATION - 2025 ADOPTED BUDGET
JANUARY 1, 2025 - DECEMBER 31, 2025

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET	VARIANCE COMPARED TO PRIOR BUDGET
REVENUE			
Master Assessments	$340,000.44	$324,897.00	$15,103.44
Bad Debt	$0.00	$0.00	$0.00
Riverfield Townhome Assessments	$227,250.00	$227,250.00	$0.00
Wildleaf Villa Assessments	$132,120.00	$165,880.00	-$33,760.00
Crescent Creek Townhome Assessments	$0.00	$99,820.00	-$99,820.00
Crescent Creek Villa Assessments	$0.00	$90,160.00	-$90,160.00
Fines	$0.00	$0.00	$0.00
Application Fees	$0.00	$0.00	$0.00
Late Fees	$0.00	$0.00	$0.00
Interest Income	$0.00	$0.00	$0.00
Interest - Cash Accounts	$0.00	$0.00	$0.00
Capital Contributions	$0.00	$0.00	$0.00
Miscellaneous Income	$0.00	$0.00	$0.00
TOTAL INCOME	**$699,370.44**	**$908,007.00**	**-$208,636.56**
MASTER COMMON EXPENSES			
Insurance	$70,000.00	$70,000.00	$0.00
Copies & Printing	$13,800.00	$5,262.70	$8,537.30
Postage & Mail	$12,500.00	$20,000.00	-$7,500.00
Website & Software	$2,700.00	$3,540.00	-$840.00
Miscellaneous	$3,000.00	$2,714.36	$285.64
Accounting Fees	$5,500.00	$5,250.00	$250.00
Legal Fees - General	$15,000.00	$10,000.00	$5,000.00
Legal Fees - Collections	$10,000.00	$15,000.00	-$5,000.00
Annual Report	$62.00	$162.00	-$100.00
Management Services Contract	$55,000.00	$45,500.00	$9,500.00
TOTAL ADMINISTRATIVE EXPENSES	$187,562.00	$177,429.06	$10,132.94
RESIDENT SERVICES EXPENSES			
Resident Services Liasion/Rep	$126,222.26	$147,467.94	-$21,245.68
TOTAL RESIDENT SERVICES EXPENSES	$126,222.26	$147,467.94	-$21,245.68
TOTAL SHARED EXPENSES	**$313,784.26**	**$324,897.00**	**-$11,112.74**
RIVERFIELD TOWNHOMES EXPENSES (150)			
Legal Fees - General	$0.00	$750.00	-$750.00
Legal Fees - Collections	$2,500.00	$8,400.00	-$5,900.00
Townhomes Management Fee	$10,800.00	$0.00	$10,800.00
Printing & Production	$800.00	$0.00	$800.00
Postage & Mail	$800.00	$0.00	$800.00
Building Repairs	$20,350.00	$20,350.00	$0.00
Pressure Washing	$20,000.00	$22,000.00	-$2,000.00
Sidewalk Repairs	$5,000.00	$0.00	$5,000.00
Landscape Contract - TH Unit Area	$68,000.00	$68,000.00	$0.00
Irrigation Repairs - TH Unit Area	$29,300.00	$29,300.00	$0.00
Mulch - TH Unit Area	$18,500.00	$19,000.00	-$500.00
Landscape /Plant Replacement - TH Unit Area	$15,000.00	$19,750.00	-$4,750.00
Tree Trimming & Removal - TH Unit Area	$10,000.00	$13,500.00	-$3,500.00
Water Irrigation	$5,200.00	$5,200.00	$0.00
Deferred Maintenance	$21,000.00	$21,000.00	$0.00
TOTAL RIVERFIELD TH EXPENSES	$227,250.00	$227,250.00	$0.00
WILDLEAF VILLAS EXPENSES (116)			
Legal Fees - General	$0.00	$750.00	-$750.00
Legal Fees - Collections	$0.00	$3,500.00	-$3,500.00
Pressure Washing	$5,000.00	$18,790.00	-$13,790.00
Sidewalk Repairs	$2,500.00	$0.00	$2,500.00
Landscape Contract - Villas	$58,440.00	$71,200.00	-$12,760.00
Irrigation Repairs - Unit Areas	$19,384.00	$19,384.00	$0.00
Mulch - Unit Area	$4,800.00	$18,506.00	-$13,706.00
Landscape/Plant Replacement - Unit Areas	$5,000.00	$0.00	$5,000.00
Tree Trimming & Removal	$5,000.00	$12,750.00	-$7,750.00
Deferred Maintenance	$21,000.00	$21,000.00	$0.00
TOTAL WILDLEAF VILLAS EXPENSES	$121,124.00	$165,880.00	-$44,756.00

NORTH RIVER RANCH

NORTH RIVER RANCH NEIGHBORHOOD ASSOCIATION - 2025 ADOPTED BUDGET
JANUARY 1, 2025 - DECEMBER 31, 2025

CRESCENT CREEK TOWNHOME EXPENSES (62)			
Legal Fees - General	$0.00	$750.00	-$750.00
Legal Fees - Collections	$0.00	$1,200.00	-$1,200.00
Building Repairs	$0.00	$3,300.00	-$3,300.00
Pressure Washing	$0.00	$4,500.00	-$4,500.00
Landscape Contract - TH Unit Areas	$0.00	$56,560.00	-$56,560.00
Irrigation Repairs - TH Unit Areas	$0.00	$4,600.00	-$4,600.00
Mulch - TH Unit Areas	$0.00	$6,500.00	-$6,500.00
Landscape/Plant Replacement - TH Unit Areas	$0.00	$5,500.00	-$5,500.00
Tree Trimming & Removal	$0.00	$3,500.00	-$3,500.00
Water Irrigation	$0.00	$2,410.00	-$2,410.00
Deferred Maintenance	$0.00	$11,000.00	-$11,000.00
TOTAL CRESCENT CREEK TH EXPENSES	$0.00	$99,820.00	-$99,820.00
CRESCENT CREEK VILLA EXPENSES (56)			
Legal Fees - General	$0.00	$750.00	-$750.00
Legal Fees - Collections	$0.00	$1,200.00	-$1,200.00
Pressure Washing	$0.00	$7,450.00	-$7,450.00
Landscape Contract - Villas	$0.00	$50,000.00	-$50,000.00
Irrigation Repairs - Unit Areas	$0.00	$5,250.00	-$5,250.00
Mulch - Unit Area	$0.00	$9,660.00	-$9,660.00
Tree Trimming & Removal	$0.00	$4,850.00	-$4,850.00
Deferred Maintenance	$0.00	$11,000.00	-$11,000.00
TOTAL CRESCENT CREEK VILLAS EXPENSES	$0.00	$90,160.00	-$90,160.00
TOTAL EXPENSES	**$662,158.26**	**$908,007.00**	**-$245,848.74**
NET INCOME (LOSS)			

TOTAL HOMES: 2,927	Quarterly Amount	Annual Amount
Master Assessment		$111.00
Riverfield TH (150)	$406.50	$1,626.00
Wildleaf Villas (116)	$385.25	$1,541.00
Crescent Creek Townhomes (62)	$430.25	$1,721.00
Crescent Creek Villas (56)	$430.25	$1,721.00

*For the lots that have quarterly assessments, the 2025 annual master assessment is paid in the amount of $27.75 per quarter.

FOR PURPOSES OF THIS BUDGET, IT IS ASSUMED THAT **THERE WILL BE A TOTAL OF 2,927 LOTS (2,543 SINGLE FAMILY LOTS, 150 RIVERFIELD TOWNHOME LOTS, 116 WILDLEAF VILLA LOTS, 62 CRESCENT CREEK TOWNHOME LOTS, and 56 CRESCENT CREEK VILLA LOTS)** AND THAT EACH LOT WILL PAY THE FULL REGULAR ASSESSMENTS WITHOUT PRORATION. THE NUMBER OF LOTS USED IN CALCULATING THIS BUDGET ARE ESTIMATES AND ARE SUBJECT TO CHANGE BASED ON THE ACTUAL NUMBER OF LOTS INCLUDED WITHIN THE NORTH RIVER RANCH COMMUNITY.

THE REGULAR ASSESSMENTS ARE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH RIVER RANCH, INCLUDING PROVISIONS CONCERNING THE DEVELOPER'S ASSESSMENT OBLIGATIONS. AS FURTHER STATED IN THE DECLARATION, DEVELOPER SHALL NEVER BE RESPONSIBLE FOR THE PAYMENT OF RESERVES, SPECIAL ASSESSMENTS, LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, CAPITAL EXPENDITURES, OR DEFERRED MAINTENANCE. THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN THE DECLARATION. BECAUSE THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

Signature: Janice [signature]

Date: 11/20/2024