



**North River Ranch Improvement Stewardship District  
FY 2027 Adopted Assessments**

| <b>Phase</b>                                  | <b>Unit Type</b>   | <b>Builder</b>          | <b>O&amp;M*<br/>Assessment<br/>(Gross)</b> | <b>Debt<br/>Assessment<br/>(Gross)</b> | <b>Total (Gross)</b> |
|-----------------------------------------------|--------------------|-------------------------|--------------------------------------------|----------------------------------------|----------------------|
| <b>Series 2019 (Brightwood)</b>               |                    |                         |                                            |                                        |                      |
| 1A                                            | SF 40'             | Centex                  | 1,520.76                                   | 1,042.60                               | \$ 2,563.36          |
| 1A                                            | SF 50'             | Centex                  | 1,900.96                                   | 1,211.10                               | \$ 3,112.06          |
| 1B                                            | SF 40'             | KB Home                 | 1,520.76                                   | 1,000.47                               | \$ 2,521.23          |
| 1B                                            | SF 50'             | Park Square             | 1,900.96                                   | 1,128.56                               | \$ 3,029.52          |
| 1C                                            | SF 40'             | KB Home, Pulte          | 1,520.76                                   | 1,000.47                               | \$ 2,521.23          |
| 1C                                            | SF 50'             | Park Square, Pulte      | 1,900.96                                   | 1,128.56                               | \$ 3,029.52          |
| 1D (West)                                     | SF 60'             | Homes by WestBay        | 2,281.15                                   | 1,421.72                               | \$ 3,702.87          |
| 1D (East)                                     | SF 60'             | Homes by WestBay        | 2,281.15                                   | 1,421.72                               | \$ 3,702.87          |
| <b>Series 2019-Morgan's Glen (Riverfield)</b> |                    |                         |                                            |                                        |                      |
| 1                                             | SF 50'             | David Weekley, Cardel   | 1,900.96                                   | 1,129.03                               | \$ 3,029.99          |
| 2                                             | SF 40'/45'/50'     | David Weekley           | 1,900.96                                   | 1,021.51                               | \$ 2,922.47          |
| 3                                             | Townhome           | Neal Communities        | 1,330.67                                   | 930.11                                 | \$ 2,260.78          |
| <b>Series 2020 (Wildleaf)</b>                 |                    |                         |                                            |                                        |                      |
| 4A - 4B                                       | Attached Villa 35' | Neal Communities        | 1,330.67                                   | 1,005.33                               | \$ 2,336.00          |
| 4A - 4B                                       | SF 45'             | Neal Communities, Pulte | 1,710.86                                   | 1,170.92                               | \$ 2,881.78          |
| 4A - 4B                                       | SF 50'             | Neal Communities, Pulte | 1,900.96                                   | 1,348.34                               | \$ 3,249.30          |
| 4A - 4B                                       | SF 57'             | Neal Communities, Pulte | 2,167.09                                   | 1,596.71                               | \$ 3,763.80          |
| <b>Series 2023 (1) (Longmeadow)</b>           |                    |                         |                                            |                                        |                      |
| 4C-1                                          | SF 40'             | Pulte                   | 1,691.85                                   | 1,319.59                               | \$ 3,011.44          |
| 4C-1                                          | SF 50'             | Pulte, Cardel           | 2,110.06                                   | 1,649.49                               | \$ 3,759.55          |
| 4C-1                                          | SF 60'             | Homes by WestBay        | 2,528.27                                   | 1,979.38                               | \$ 4,507.65          |
| <b>Series 2023 (1) (Crescent Creek)</b>       |                    |                         |                                            |                                        |                      |
| 4E                                            | Paired Villa       | Cardel                  | 1,501.76                                   | 1,259.28                               | \$ 2,761.04          |
| 4E                                            | Townhome (24')     | David Weekley           | 1,007.51                                   | 851.34                                 | \$ 1,858.85          |
| 4F                                            | SF 45'             | David Weekley           | 1,900.96                                   | 1,596.28                               | \$ 3,497.24          |
| <b>Series 2023 (1) (Highview)</b>             |                    |                         |                                            |                                        |                      |
| 3 (TH)                                        | Townhome (20')     | Neal Communities        | 836.42                                     | 659.80                                 | \$ 1,496.22          |
| <b>Series 2023 (2) (Del Webb)</b>             |                    |                         |                                            |                                        |                      |
| 1                                             | Villa 33           | Del Webb Explore NRR    | 747.34                                     | 408.58                                 | \$ 1,155.92          |
| 1                                             | Single Family 40   | Del Webb Explore NRR    | 905.86                                     | 495.25                                 | \$ 1,401.11          |
| 1                                             | Single Family 50   | Del Webb Explore NRR    | 1,132.33                                   | 619.05                                 | \$ 1,751.38          |
| 1                                             | Single Family 64   | Del Webb Explore NRR    | 1,449.38                                   | 792.39                                 | \$ 2,241.77          |
| 2                                             | Villa 33           | Del Webb Explore NRR    | 747.34                                     | 556.49                                 | \$ 1,303.83          |
| 2                                             | Single Family 40   | Del Webb Explore NRR    | 905.86                                     | 674.53                                 | \$ 1,580.39          |
| 2                                             | Single Family 50   | Del Webb Explore NRR    | 1,132.33                                   | 843.17                                 | \$ 1,975.50          |
| 2                                             | Single Family 64   | Del Webb Explore NRR    | 1,449.38                                   | 1,079.27                               | \$ 2,528.65          |
| 3                                             | Villa 33           | Del Webb Explore NRR    | 747.34                                     | 556.49                                 | \$ 1,303.83          |
| 3                                             | Single Family 40   | Del Webb Explore NRR    | 905.86                                     | 674.53                                 | \$ 1,580.39          |
| 3                                             | Single Family 50   | Del Webb Explore NRR    | 1,132.33                                   | 843.17                                 | \$ 1,975.50          |
| 3                                             | Single Family 64   | Del Webb Explore NRR    | 1,449.38                                   | 1,080.10                               | \$ 2,529.48          |
| <b>Series 2023 A (2) (Phases I,II)</b>        |                    |                         |                                            |                                        |                      |
| Pulte 1                                       | Villa 33           | Del Webb Explore NRR    | 695.02                                     | 379.98                                 | \$ 1,075.00          |
| Pulte 1                                       | Single Family 40   | Del Webb Explore NRR    | 842.45                                     | 460.58                                 | \$ 1,303.03          |
| Pulte 1                                       | Single Family 50   | Del Webb Explore NRR    | 1,053.07                                   | 575.72                                 | \$ 1,628.79          |
| Pulte 1                                       | Single Family 64   | Del Webb Explore NRR    | 1,347.93                                   | 736.92                                 | \$ 2,084.85          |
| I,II                                          | Villa 33           | Del Webb Explore NRR    | 695.02                                     | 517.54                                 | \$ 1,212.56          |
| I,II                                          | Single Family 40   | Del Webb Explore NRR    | 842.45                                     | 627.31                                 | \$ 1,469.76          |
| I,II                                          | Single Family 50   | Del Webb Explore NRR    | 1,053.07                                   | 784.15                                 | \$ 1,837.22          |
| I,II                                          | Single Family 64   | Del Webb Explore NRR    | 1,347.93                                   | 1,003.72                               | \$ 2,351.65          |
| <b>Commercial Development</b>                 |                    |                         |                                            |                                        |                      |
| 2                                             | Unplatted Acres    |                         | 1,019.10                                   | -                                      | \$ 1,019.10          |
| <b>Future Development</b>                     |                    |                         |                                            |                                        |                      |
| 1, 2, 3, 4, Amenity                           | Unplatted Acres    |                         | 160.60                                     | -                                      | \$ 160.60            |