

THIS IS NOT A BILL – DO NOT PAY

July 7, 2023

VIA FIRST CLASS MAIL

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206
PARCEL IDS: SEE ATTACHED

RE: North River Ranch Improvement Stewardship District
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapter 2020-191, *Laws of Florida*, and Chapter 197, *Florida Statutes*, the North River Ranch Stewardship District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on Wednesday, August 9, 2023, at 1:00 p.m., and at 8141 Lakewood Main Street, Bradenton, FL 34202. The District is a special purpose unit of local government established under Chapter 2020-191, *Laws of Florida*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting PFM Group Consulting LLC, at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

Vivian Carvalho
District Manager

4. Proposed O&M Assessments for Your Property.

Land Use	Phase	Total # of Units / Acres	EAU Factor	Current Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Increase / (Decrease) in Annual Dollar Amount
SF 40'	1A	119	0.80	\$983.02	\$1,049.28	\$66.26
SF 50'	1A	81	1.00	\$1,228.77	\$1,311.60	\$82.83
SF 40'	1B	77	0.80	\$983.02	\$1,049.28	\$66.26
SF 50'	1B	59	1.00	\$1,228.77	\$1,311.60	\$82.83
SF 40'	1C	99	0.80	\$983.02	\$1,049.28	\$66.26
SF 50'	1C	75	1.00	\$1,228.77	\$1,311.60	\$82.83
SF 60'	1D (West)	56	1.20	\$1,474.53	\$1,573.92	\$99.39
SF 60'	1D (East)	54	1.20	\$1,474.53	\$1,573.92	\$99.39
SF 50'	1	169	1.00	\$1,228.77	\$1,311.60	\$82.83
SF 40'/45'/50'	2	61	1.00	\$1,228.77	\$1,311.60	\$82.83
Townhome	3	150	0.70	\$860.14	\$918.12	\$57.98
Attached Villa 35'	4A - 4B	118	0.70	\$581.13	\$918.12	\$336.99
SF 45'	4A - 4B	99	0.90	\$747.17	\$1,180.44	\$433.27
SF 50'	4A - 4B	33	1.00	\$830.19	\$1,311.60	\$481.41
SF 57'	4A - 4B	127	1.14	\$946.42	\$1,495.22	\$548.80
Unplatted Acres		231	1.00	\$209.78	\$ 172.35	\$(37.43)
SF 40'	4C-1	78	0.89	\$209.78	\$ 825.36	\$615.58
SF 50'	4C-1	122	1.11	\$209.78	\$1,029.38	\$819.60
SF 60'	4C-1	56	1.33	\$209.78	\$1,233.41	\$1,023.63
Paired Villa	4E	58	0.79	\$209.78	\$ 732.62	\$522.84
Townhome (24')	4E	62	0.53	\$209.78	\$ 491.51	\$281.73
SF 45'	4F	117	1.00	\$209.78	\$927.37	\$717.59
Townhome (20')	3 (TH)	144	0.44	\$209.78	\$ 408.04	\$198.26
Future Dev.		992	1.00	\$209.78	\$172.35	\$(37.43)

5. **Collection.** By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

North River Ranch Improvement Stewardship District
FY 2024 Approved Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Approved Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 1,047,425.62	\$ 35,466.38	\$ 1,082,892.00	\$ 1,082,892.00	\$ 1,546,054.65
Off-Roll Assessments	454,684.74	150,120.26	604,805.00	604,805.00	710,041.45
Developer Contribution	155,299.47	-	155,299.47	-	-
Other Income & Other Financing Sources	53,679.65	-	53,679.65	-	45,920.00
Carryforward Cash	-	-	-	-	60,000.00
Net Revenues	\$ 1,711,089.48	\$ 185,586.64	\$ 1,896,676.12	\$ 1,687,697.00	\$ 2,362,016.10
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 8,000.00	\$ 5,000.00	\$ 13,000.00	\$ 12,000.00	\$ 12,000.00
POL Insurance	7,807.00	-	7,807.00	14,448.00	14,448.00
Trustee Services	22,150.03	-	22,150.03	22,500.00	26,015.00
District Management	40,833.31	29,166.69	70,000.00	70,000.00	77,000.00
Field Management	2,083.33	10,416.65	12,499.98	25,000.00	25,000.00
Engineering	33,037.91	23,598.50	56,636.41	35,000.00	60,000.00
Disclosure	3,750.00	18,750.00	22,500.00	20,000.00	20,000.00
Property Appraiser	-	-	-	33,840.00	-
District Counsel	12,364.78	8,832.00	21,196.78	20,000.00	22,000.00
Assessment Administration	-	11,000.00	11,000.00	11,000.00	20,000.00
Reamortization Schedules	-	1,250.00	1,250.00	-	2,500.00
Audit	-	17,000.00	17,000.00	17,000.00	17,000.00
Arbitrage Calculation	1,000.00	2,000.00	3,000.00	3,000.00	3,000.00
Travel and Per Diem	2,157.70	1,541.20	3,698.90	-	4,000.00
Telephone	127.36	90.95	218.31	200.00	600.00
Postage & Shipping	2,527.89	1,805.65	4,333.54	500.00	5,000.00
Copies	1,915.83	1,368.45	3,284.28	-	3,000.00
Legal Advertising	1,008.67	720.50	1,729.17	5,000.00	5,000.00
Bank Fees	15.00	-	15.00	-	-
Miscellaneous	4,707.98	3,362.85	8,070.83	20,000.00	10,000.00
Office Supplies	370.00	245.00	615.00	-	2,500.00
Property Taxes	245.13	-	245.13	100.00	300.00
Web Site Maintenance	3,200.00	1,350.00	4,550.00	915.00	3,000.00
Dues, Licenses, and Fees	205.00	-	205.00	775.00	775.00
Holiday Decorations	-	-	-	-	15,000.00
Maintenance Staff	-	24,375.00	24,375.00	58,500.00	60,000.00
Lifestyle Staff	23,303.62	16,645.45	39,949.07	138,517.00	158,818.00
Resident Services	27,429.73	19,592.65	47,022.38	22,000.00	60,977.00
Total General & Administrative Expenses	\$ 198,240.27	\$ 198,111.54	\$ 396,351.81	\$ 530,295.00	\$ 627,933.00

North River Ranch Improvement Stewardship District
FY 2024 Approved Proposed O&M Budget

	Actual Through 04/30/2023	Anticipated 05/2023 - 09/2023	Anticipated FY 2023 Total	FY 2023 Adopted Revised Budget	FY 2024 Approved Proposed Budget
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 4,813.07	\$ 3,437.90	\$ 8,250.97	\$ 6,500.00	\$ 9,000.00
Clubhouse Water	2,371.47	1,693.90	4,065.37	270.00	5,000.00
Clubhouse Phone	-	-	-	-	200.00
Amenity - Cable TV / Internet / Wi-Fi	5,870.44	4,193.15	10,063.59	9,000.00	11,000.00
Amenity - Landscape Maintenance	7,396.13	5,282.95	12,679.08	4,500.00	13,000.00
Amenity - Irrigation Repairs	636.93	454.95	1,091.88	-	2,000.00
Amenity - Pool Maintenance	4,900.00	3,500.00	8,400.00	8,400.00	8,400.00
Pool Equipment Repair/Replacement	-	625.00	625.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	3,435.00	3,435.00	8,244.00	8,244.00
Amenity - Interior Cleaning	5,988.85	4,277.75	10,266.60	9,848.00	11,000.00
Amenity - Pest Control	160.00	114.30	274.30	-	500.00
Amenity - Security Monitoring	13,131.53	1,802.50	14,934.03	5,400.00	4,326.00
Gate monitoring	-	13,749.15	13,749.15	32,998.00	32,998.00
Capital outlay	-	875.00	875.00	2,100.00	2,100.00
Miscellaneous	-	416.65	416.65	1,000.00	4,000.00
Total Riverfield Verandah - Amenity Expenses	\$ 45,268.42	\$ 43,858.20	\$ 89,126.62	\$ 89,760.00	\$ 113,268.00
Camp Creek - Amenity					
Clubhouse Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,750.00
Clubhouse Water	-	-	-	-	5,000.00
Clubhouse Phones (x4)	-	-	-	-	400.00
Amenity - Cable TV / Internet / Wi-Fi	-	-	-	-	3,250.00
Amenity - Landscape Maintenance	-	-	-	-	12,500.00
Amenity - Irrigation Repairs	-	-	-	-	5,000.00
Amenity - Pool Maintenance	-	-	-	-	2,700.00
Pool Equipment Repair/Replacement	-	-	-	-	375.00
Amenity - Exterior Cleaning	-	-	-	-	3,750.00
Amenity - Interior Cleaning	-	-	-	-	5,000.00
Amenity - Pest Control	-	-	-	-	250.00
Amenity - Security Monitoring	-	-	-	-	2,602.77
Firepits	-	-	-	-	1,500.00
Capital outlay	-	-	-	-	3,500.00
Miscellaneous	-	-	-	-	256.25
Total Camp Creek - Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 49,834.02
Total Expenses	\$ 914,093.95	\$ 735,696.04	\$ 1,649,789.99	\$ 1,687,697.00	\$ 2,362,016.10
Other Income (Expenses)					
Interest Income	\$ 3.54	\$ -	\$ 3.54	\$ -	\$ -
Total Other Income (Expenses)	\$ 3.54	\$ -	\$ 3.54	\$ -	\$ -
Net Income (Loss)	\$ 796,999.07	\$ (550,109.40)	\$ 246,889.67	\$ -	\$ -