

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

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Field Operations					
Electric	\$ 146.86	\$ 104.90	\$ 251.76	\$ 50,000.00	\$ 10,000.00
Water Reclaimed	-	8,750.00	8,750.00	21,000.00	21,000.00
Wetland Monitoring	-	4,166.65	4,166.65	10,000.00	10,000.00
Stormwater - Repair and Maintenance	-	10,416.65	10,416.65	25,000.00	25,000.00
Wetland Mitigation	-	500.00	500.00	1,200.00	1,200.00
Equipment Rental	-	3,475.00	3,475.00	8,340.00	8,340.00
General Insurance	9,544.00	-	9,544.00	-	10,000.00
Property & Casualty Insurance	22,782.00	-	22,782.00	37,414.00	25,000.00
Other Insurance	1,752.00	-	1,752.00	-	2,000.00
Irrigation	25,735.58	18,382.55	44,118.13	18,000.00	55,000.00
Lake Maintenance	37,956.00	19,000.00	56,956.00	134,113.00	68,400.00
Landscape Maintenance & Material	206,589.76	147,564.10	354,153.86	270,000.00	500,000.00
Landscape Improvements / Replacement	65,504.95	46,789.25	112,294.20	120,000.00	150,000.00
Fertilizer / Pesticides	20,533.58	14,666.85	35,200.43	-	50,000.00
Flower & Plant Replacement	875.00	625.00	1,500.00	-	-
Miscellaneous	-	-	-	-	21,940.00
Contingency	41,988.32	29,991.65	71,979.97	10,000.00	150,000.00
Equipment Repair and Maintenance	3,150.02	2,250.00	5,400.02	8,400.00	8,400.00
Pest Control	-	14,583.35	14,583.35	35,000.00	-
Capital Expenditures	63,100.00	45,071.45	108,171.45	30,000.00	96,000.00
Street and Road Maintenance	14,791.00	10,565.00	25,356.00	26,000.00	26,000.00
Lighting	7,848.71	5,606.20	13,454.91	1,000.00	1,000.00
Streetlight Leasing	46,794.82	33,424.85	80,219.67	50,000.00	109,175.00
Shared Bike Maintenance	-	6,250.00	6,250.00	15,000.00	15,000.00
Total Field Operations	\$ 569,092.60	\$ 422,183.45	\$ 991,276.05	\$ 870,467.00	\$ 1,363,455.00
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 8,019.18	\$ 5,728.00	\$ 13,747.18	\$ 12,000.00	\$ 15,000.00
Clubhouse Water	13,452.66	9,609.05	23,061.71	2,500.00	20,000.00
Clubhouse Phone	-	-	-	250.00	250.00
Amenity - Cable TV / Internet / Wi-Fi	6,082.68	4,344.75	10,427.43	13,000.00	13,000.00
Amenity - Landscape Maintenance	24,344.61	17,389.00	41,733.61	50,000.00	50,000.00
Amenity - Irrigation Repairs	2,957.50	2,112.50	5,070.00	20,000.00	20,000.00
Amenity - Pool Maintenance	6,300.00	4,500.00	10,800.00	10,800.00	10,800.00
Pool Equipment Repair/Replacement	-	625.00	625.00	1,500.00	1,500.00
Amenity - Exterior Cleaning	-	6,250.00	6,250.00	15,000.00	15,000.00
Amenity - Interior Cleaning	10,907.75	7,791.25	18,699.00	17,110.00	20,000.00
Amenity - Pest Control	235.00	167.85	402.85	32,000.00	1,000.00
Amenity - Fitness Equipment Leasing	5,212.50	3,723.20	8,935.70	8,340.00	9,540.00
Amenity - Security Monitoring	17,030.79	4,337.95	21,368.74	5,400.00	10,411.08
Firepits	1,125.24	803.75	1,928.99	6,000.00	6,000.00
Capital outlay	2,234.75	1,596.25	3,831.00	2,250.00	14,000.00
Miscellaneous	3,590.00	2,564.30	6,154.30	1,025.00	1,025.00
Total Brightwood Pavilion - Amenity Expenses	\$ 101,492.66	\$ 71,542.85	\$ 173,035.51	\$ 197,175.00	\$ 207,526.08

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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	\$ -	\$ -