

**North River Ranch Improvement SD**  
 FY 2025 Approved Proposed O&M Budget

	FY 2024 Adopted Budget	FY 2025 Approved Proposed Budget
<b><u>Revenues</u></b>		
On-Roll Assessments	\$ 1,546,054.65	\$ 1,718,953.61
Off-Roll Assessments	710,041.45	1,365,402.91
Developer Contribution	-	5,000.00
Other Income & Other Financing Sources	45,920.00	24,800.00
Carryforward Cash	60,000.00	60,000.00
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<b>Net Revenues</b>	<b>\$ 2,362,016.10</b>	<b>\$ 3,174,156.52</b>
 <b><u>Expenditures</u></b>		
<b>General &amp; Administrative Expenses</b>		
Supervisor Fees	\$ 12,000.00	\$ 12,000.00
POL Insurance	8,588.00	9,292.00
Trustee Services	26,015.00	26,015.00
District Management	77,000.00	77,000.00
Field Management	25,000.00	25,000.00
Engineering	60,000.00	60,000.00
Disclosure	20,000.00	25,000.00
District Counsel	22,000.00	22,000.00
Assessment Administration	20,000.00	25,000.00
Reamortization Schedules	2,500.00	2,500.00
Audit	17,000.00	5,000.00
Arbitrage Calculation	3,000.00	3,000.00
Travel and Per Diem	4,000.00	-
Telephone	600.00	1,100.00
Postage & Shipping	5,000.00	4,000.00
Copies	3,000.00	4,000.00
Legal Advertising	5,000.00	5,000.00
Miscellaneous	15,860.00	50,000.00
Office Supplies	2,500.00	2,500.00
Property Taxes	300.00	300.00
Web Site Maintenance	3,000.00	3,000.00
Holiday Decorations	15,000.00	40,000.00
Dues, Licenses, and Fees	775.00	175.00
Maintenance Staff	60,000.00	118,000.00
Lifestyle Staff	158,818.00	208,642.20 *
Resident Services	60,977.00	45,344.20 *
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<b>Total General &amp; Administrative Expenses</b>	<b>\$ 627,933.00</b>	<b>\$ 773,868.40</b>

\* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$427,505. The remaining 35% is paid by the developer.

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<b>Field Operations</b>		
Electric	\$ 10,000.00	\$ 10,000.00
Water Reclaimed	21,000.00	21,000.00
Wetland Monitoring	10,000.00	10,000.00
Stormwater - Repair and Maintenance	25,000.00	25,000.00
Wetland Mitigation	1,200.00	1,200.00
Equipment Rental	8,340.00	2,500.00
General Insurance	10,498.00	12,347.50
Property & Casualty Insurance	36,801.00	45,081.25
Other Insurance	2,000.00	2,000.00
Irrigation	55,000.00	70,000.00
Lake Maintenance	68,400.00	68,400.00
Landscape Maintenance & Material	500,000.00	550,000.00
Landscape Improvements / Replacement	150,000.00	200,000.00
Fertilizer / Pesticides	50,000.00	60,000.00
Contingency	159,641.00	200,000.00
Equipment Repair and Maintenance	8,400.00	8,400.00
Pest Control	-	6,000.00
Capital Expenditures	96,000.00	96,000.00
Street, Sidewalk, and Curb Maintenance	26,000.00	33,500.00
Lighting	1,000.00	6,000.00
Streetlight Leasing	109,175.00	175,175.00
Shared Bike Maintenance	15,000.00	15,000.00
Dog Park	-	15,000.00
Monument Maintenance	-	8,000.00
Bridge and Boardwalk Maintenance	-	2,500.00
<b>Total Field Operations</b>	<b>\$ 1,363,455.00</b>	<b>\$ 1,643,103.75</b>
<b>Brightwood Pavilion - Amenity</b>		
Clubhouse Electric	\$ 15,000.00	\$ 15,000.00
Clubhouse Water	20,000.00	20,000.00
Clubhouse Phone	250.00	-
Amenity - Cable TV / Internet / Wi-Fi	13,000.00	13,000.00
Amenity - Landscape Maintenance	50,000.00	50,000.00
Amenity - Irrigation Repairs	20,000.00	20,000.00
Amenity - Pool Maintenance	10,800.00	21,285.00
Pool Equipment Repair/Replacement	1,500.00	7,000.00
Amenity - Exterior Cleaning	15,000.00	-
Amenity - Interior Cleaning	20,000.00	-
Amenity - Cleaning	-	18,510.00
Amenity - Pest Control	1,000.00	2,500.00
Amenity - Fitness Equipment Leasing	9,540.00	25,107.72
Amenity - Security Monitoring	10,411.08	10,400.00
Firepits	6,000.00	6,000.00
Capital outlay	14,000.00	40,000.00
Miscellaneous	1,025.00	1,025.00
A/C Maintenance and Equipment	-	1,500.00
Playground Maintenance	-	2,500.00
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 207,526.08</b>	<b>\$ 253,827.72</b>

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<b>Riverfield Verandah - Amenity</b>		
Clubhouse Electric	\$ 9,000.00	\$ 9,000.00
Clubhouse Water	5,000.00	5,000.00
Clubhouse Phone	200.00	-
Amenity - Cable TV / Internet / Wi-Fi	11,000.00	12,000.00
Amenity - Landscape Maintenance	13,000.00	13,000.00
Amenity - Irrigation Repairs	2,000.00	10,000.00
Amenity - Pool Maintenance	8,400.00	16,550.00
Pool Equipment Repair/Replacement	1,500.00	6,000.00
Amenity - Exterior Cleaning	8,244.00	-
Amenity - Interior Cleaning	11,000.00	-
Amenity - Cleaning	-	12,848.40
Amenity - Pest Control	500.00	2,000.00
Amenity - Security Monitoring	4,326.00	10,400.00
Gate Access and Maintenance	32,998.00	35,498.00
Capital outlay	2,100.00	25,000.00
Miscellaneous	4,000.00	4,000.00
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 113,268.00</b>	<b>\$ 161,296.40</b>
<b>Camp Creek - Amenity</b>		
Clubhouse Electric	\$ 3,750.00	\$ 30,000.00
Clubhouse Water	5,000.00	40,000.00
Clubhouse Phones (x4)	400.00	-
Amenity - Cable TV / Internet / Wi-Fi	3,250.00	26,000.00
Amenity - Landscape Maintenance	12,500.00	100,000.00
Amenity - Irrigation Repairs	5,000.00	40,000.00
Amenity - Pool Maintenance	2,700.00	42,570.00
Pool Equipment Repair/Replacement	375.00	14,000.00
Amenity - Exterior Cleaning	3,750.00	-
Amenity - Interior Cleaning	5,000.00	-
Amenity - Cleaning	-	37,020.00
Amenity - Pest Control	250.00	5,000.00
Amenity - Security Monitoring	2,602.77	20,800.00
Firepits	1,500.00	-
Capital outlay	3,500.00	10,000.00
Miscellaneous	256.25	256.25
Office Equipment Leasing	-	12,000.00
Bike Pump Park Maintenance	-	1,000.00
Pickleball Maintenance	-	1,250.00
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 49,834.02</b>	<b>\$ 379,896.25</b>
<b>Total Expenses</b>	<b>\$ 2,362,016.10</b>	<b>\$ 3,211,992.52</b>
<b>Other Income (Expenses)</b>		
Interest Income	\$ -	\$ 37,836.00
<b>Total Other Income (Expenses)</b>	<b>\$ -</b>	<b>\$ 37,836.00</b>
<b>Net Income (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>

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