



North River Ranch Improvement SD
FY 2026 Adopted O&M Budget

	FY 2026 Adopted Budget
<u>Revenues</u>	
On-Roll Assessments	\$ 2,560,619.36
Off-Roll Assessments	1,566,509.42
Other Income & Other Financing Sources	24,800.00
Net Revenues	\$ 4,151,928.78
<u>Expenditures</u>	
General & Administrative Expenses	
Supervisor Fees	\$ 12,000.00
POL Insurance	9,942.90
Trustee Services	31,255.00
District Management	80,500.00
Field Management	75,000.00
Engineering	60,000.00
Disclosure	30,000.00
District Counsel	22,000.00
Assessment Administration	25,000.00
Reamortization Schedules	2,500.00
Audit	7,500.00
Arbitrage Calculation	3,000.00
Tax Preparation	152.52
Travel and Per Diem	1,300.00
Telephone	1,600.00
Postage & Shipping	4,000.00
Copies	1,000.00
Legal Advertising	5,000.00
Miscellaneous	39,140.00
Help Desk	1,250.00
Office Supplies	4,000.00
Property Taxes	100.00
Web Site Maintenance	3,600.00
Holiday Decorations	40,000.00
Dues, Licenses, and Fees	175.00
Maintenance Staff	130,000.00
Lifestyle Staff	274,502.15 *
Resident Services	44,200.00 *
Developer Loan Repayment	107,796.61
Total General & Administrative Expenses	\$ 1,016,514.18

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$490,311. The remaining 35% is paid by the developer.



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Field Operations	
Electric	\$ 5,000.00
Water Reclaimed	21,000.00
Wetland Monitoring	500.00
Stormwater - Repair and Maintenance	12,500.00
Equipment Rental	2,500.00
General Insurance	12,154.35
Property & Casualty Insurance	81,415.40
Other Insurance	2,000.00
Irrigation (Includes Irrigation Electric)	80,000.00
Lake Maintenance	95,000.00
Landscape Maintenance, Irrigation, & Material	-
Zone 1 - Riverfield TH - Yellowstone	108,252.00
Zone 2 - Riverfield SF - Yellowstone	147,000.00
Zone 3 - Brightwood - Sunrise Landscape	268,172.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	124,562.70
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	78,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	85,103.00
Zone 7 - Crescent Creek - Steadfast Alliance	158,880.00
Landscape Improvements / Replacement	200,000.00
Contingency	100,000.00
Equipment Repair and Maintenance	8,400.00
Pest Control	6,000.00
Mulch (Zones 1 - 7)	160,000.00
Monument Maintenance	8,000.00
Bridge and Boardwalk Maintenance	4,000.00
Storm Cleanup	100,000.00
Storm Landscape Replacement	200,000.00
Capital Expenditures	75,000.00
Street, Sidewalk, and Curb Maintenance	45,000.00
Lighting	15,000.00
Streetlight Leasing	40,000.00
Shared Bike Maintenance	15,000.00
Dog Park	15,000.00
Parks Maintenance & Repairs	12,500.00
Trail Maintenance	5,000.00
Trailhead Maintenance	5,000.00
Mailbox Maintenance	500.00
Total Field Operations	\$ 2,296,635.40

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Brightwood Pavilion - Amenity	
Clubhouse Electric	\$ 15,000.00
Clubhouse Water	70,000.00
Amenity - Cable TV / Internet / Wi-Fi	10,000.00
Amenity - Irrigation Repairs	9,000.00
Amenity - Pool Maintenance	21,285.00
Amenity - Cleaning	27,000.00
Amenity - Pest Control	2,500.00
Amenity - Fitness Equipment Leasing	27,394.20
Amenity - Security Monitoring	5,400.00
Amenity - Firepits	6,000.00
Amenity - Capital Outlay	65,000.00
Amenity - Miscellaneous	15,000.00
Amenity - Pool Equipment	7,000.00
Amenity - A/C Maintenance and Equipment	1,500.00
Amenity - Playground Maintenance	10,000.00
Amenity - Streetlight Leasing	70,000.00
Amenity - Access Control Maintenance	1,500.00
Total Brightwood Pavilion - Amenity Expenses	\$ 363,579.20
Riverfield Verandah - Amenity	
Clubhouse Electric	\$ 9,000.00
Clubhouse Water	6,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,000.00
Amenity - Irrigation Repairs	7,500.00
Amenity - Pool Maintenance	16,550.00
Amenity - Cleaning	23,000.00
Amenity - Pest Control	2,000.00
Amenity - Security Monitoring	10,400.00
Amenity - Gate Access and Maintenance	6,000.00
Amenity - Capital Outlay	25,000.00
Amenity - Miscellaneous	4,000.00
Amenity - Pool Equipment	6,000.00
Amenity - Streetlight Leasing	41,000.00
Amenity - Access Control Maintenance	1,000.00
Total Riverfield Verandah - Amenity Expenses	\$ 169,450.00

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Camp Creek - Amenity	
Clubhouse Electric	\$ 30,000.00
Clubhouse Water	20,000.00
Amenity - Cable TV / Internet / Wi-Fi	26,000.00
Amenity - Irrigation Repairs	20,000.00
Amenity - Pool Maintenance	20,000.00
Amenity - Cleaning	53,000.00
Amenity - Pest Control	6,000.00
Amenity - Security Monitoring	12,000.00
Amenity - Fire Pits	3,000.00
Amenity - Gate Access and Maintenance	2,500.00
Amenity - Capital Outlay	20,000.00
Amenity - Miscellaneous	8,000.00
Amenity - Pool Equipment & Geothermal	14,000.00
Amenity - Office Equipment Leasing	12,000.00
Amenity - Bike Pump Park Maintenance	1,000.00
Amenity - Pickleball Maintenance	1,250.00
Amenity - Cost of Goods Sold	15,000.00
Amenity - Streetlight Leasing	10,000.00
Amenity - Canteen	40,000.00
Amenity - Repairs & Maintenance	1,000.00
Amenity - Dumpster	1,000.00
Amenity - Water Slide Preventative Maintenance	5,000.00
Amenity - Operations	15,000.00
Total Camp Creek - Amenity Expenses	\$ 335,750.00
Non-County Maintained Roads	
Highview Non-County Maintained Roads	-
Crescent Creek (4E only) Non-County Maintained Roads	-
Riverfield Non-County Maintained Roads	-
Total Non-County Maintained Roads	\$ -
 Total Expenses	 \$ 4,181,928.78
 <u>Other Income (Expenses)</u>	
Interest Income	\$ 30,000.00
Total Other Income (Expenses)	\$ 30,000.00
Net Income (Loss)	\$ -

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