



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

Table with columns for item names and FY 2026 Adopted Revised Budget. Includes sections for Revenues (On-Roll Assessments, Off-Roll Assessments, Other Income) and Expenditures (General & Administrative Expenses like Supervisor Fees, POL Insurance, etc.).

* "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	40,000.00
Wetland Monitoring	500.00
Stormwater - Repair and Maintenance	6,250.00
Equipment Rental	2,500.00
General Insurance	11,203.00
Property & Casualty Insurance	72,703.00
Other Insurance	500.00
Irrigation (Includes Irrigation Electric)	95,000.00
Lake Maintenance	100,000.00
Landscape Maintenance, Irrigation, & Material	
Zone 1 - Riverfield TH - Yellowstone	108,252.00
Zone 2 - Riverfield SF - Yellowstone	154,200.00
Zone 3 - Brightwood - Sunrise Landscape	215,000.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	170,000.00
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	78,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	105,000.00
Zone 7 - Crescent Creek - Steadfast Alliance	158,880.00
Zone 8 - Phase 2 - Southern Land Services	40,000.00
Landscape Improvements / Replacement	200,000.00
Contingency	60,000.00
Equipment Repair and Maintenance	8,400.00
Pest Control	3,000.00
Mulch (Zones 1 - 7)	300,000.00
Monument Maintenance	25,000.00
Bridge and Boardwalk Maintenance	4,000.00
Storm Cleanup	50,000.00
Storm Landscape Replacement	100,000.00
Capital Expenditures	35,750.00
Street, Sidewalk, and Curb Maintenance	30,000.00
Streetlight Leasing	51,000.00
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	\$ 2,283,333.95

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Brightwood Pavilion - Amenity	
Clubhouse Electric	\$ 15,000.00
Clubhouse Water	35,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,000.00
Amenity - Irrigation Repairs	7,000.00
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	6,500.00
Amenity - Firepits	6,000.00
Amenity - Capital Outlay	21,541.35
Amenity - Miscellaneous	5,000.00
Amenity - Pool Equipment	3,000.00
Amenity - A/C Maintenance and Equipment	1,500.00
Amenity - Playground Maintenance	7,000.00
Amenity - Streetlight Leasing	67,000.00
Amenity - Access Control Maintenance	1,500.00
	\$ 266,220.55
Total Brightwood Pavilion - Amenity Expenses	
Riverfield Verandah - Amenity	
Clubhouse Electric	\$ 8,000.00
Clubhouse Water	22,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,000.00
Amenity - Irrigation Repairs	5,000.00
Amenity - Pool Maintenance	16,550.00
Amenity - Cleaning	23,000.00
Amenity - Pest Control	2,200.00
Amenity - Security Monitoring	7,000.00
Amenity - Gate Access and Maintenance	40,000.00
Amenity - Capital Outlay	15,000.00
Amenity - Miscellaneous	3,000.00
Amenity - Pool Equipment	6,000.00
Amenity - Streetlight Leasing	41,000.00
Amenity - Access Control Maintenance	1,000.00
	\$ 201,750.00
Total Riverfield Verandah - Amenity Expenses	

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Camp Creek - Amenity	
Clubhouse Electric	\$ 40,000.00
Clubhouse Water	5,000.00
Amenity - Cable TV / Internet / Wi-Fi	40,000.00
Amenity - Irrigation Repairs	10,000.00
Amenity - Pool Maintenance	33,000.00
Amenity - Cleaning	125,000.00
Amenity - Pest Control	6,000.00
Amenity - Security Monitoring	16,000.00
Amenity - Fire Pits	3,000.00
Amenity - Gate Access and Maintenance	2,500.00
Amenity - Capital Outlay	10,000.00
Amenity - Miscellaneous	5,000.00
Amenity - Pool Equipment & Geothermal	10,000.00
Amenity - Office Equipment Leasing	7,500.00
Amenity - Bike Pump Park Maintenance	1,000.00
Amenity - Pickleball Maintenance	1,250.00
Amenity - Cost of Goods Sold	14,000.00
Amenity - Streetlight Leasing	12,000.00
Amenity - Canteen	10,000.00
Amenity - Repairs & Maintenance	10,000.00
Amenity - Dumpster	1,000.00
Amenity - Water Slide Preventative Maintenance	2,500.00
Amenity - Operations	10,000.00
Total Camp Creek - Amenity Expenses	\$ 374,750.00
Non-County Maintained Roads	
Total Non-County Maintained Roads	\$ -
Total Expenses	\$ 4,181,928.78
Other Income (Expenses)	
Interest Income	\$ 30,000.00
Total Other Income (Expenses)	\$ 30,000.00
Net Income (Loss)	\$ -

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