



**North River Ranch Improvement SD**  
FY 2027 Proposed O&M Budget

	<b>FY 2027 Proposed Budget</b>
<b><u>Revenues</u></b>	
On-Roll Assessments	\$ 3,085,655.78
Off-Roll Assessments	1,456,957.40
Other Income & Other Financing Sources	36,000.00
<b>Net Revenues</b>	<b>\$ 4,578,613.18</b>
<b><u>Expenditures</u></b>	
<b>General &amp; Administrative Expenses</b>	
Supervisor Fees	\$ 12,000.00
POL Insurance	12,883.45
Trustee Services	31,255.00
District Management	80,500.00
Field Management	60,000.00
Engineering	60,000.00
Disclosure	30,000.00
District Counsel	22,000.00
Assessment Administration	25,000.00
Reamortization Schedules	2,500.00
Audit	11,950.00
Arbitrage Calculation	3,000.00
Tax Preparation	152.52
Travel and Per Diem	3,500.00
Telephone	2,500.00
Postage & Shipping	3,000.00
Copies	1,500.00
Legal Advertising	5,000.00
Miscellaneous	5,000.00
Waste Holding Tank Rental	8,423.52
Trailer Rental	18,996.00
Property Taxes	300.00
Web Site Maintenance	3,600.00
Holiday Decorations	45,000.00
Dues, Licenses, and Fees	175.00
Security	20,000.00
Maintenance Staff	102,000.00
General Insurance	12,883.45
Other Insurance	575.00
Developer Loan Repayment	107,796.61
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 691,490.55</b>

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<b>Field Operations</b>	
Electric	\$ 6,000.00
Water Reclaimed	50,000.00
Wetland Monitoring	18,950.00
Stormwater - Repair and Maintenance	5,000.00
Equipment Rental	1,500.00
Irrigation	95,000.00
Lake Maintenance	120,000.00
Landscape Maintenance, Irrigation, & Material	
Zone 1 - Riverfield TH - Yellowstone	108,252.00
Zone 2 - Riverfield SF - Yellowstone	149,700.00
Zone 3 - Brightwood - Impact Landscaping & Irrigatio	209,000.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	170,000.00
Zone 5 - Camp Creek - Impact Landscaping & Irrigati	68,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigat	105,000.00
Zone 7 - Crescent Creek - Steadfast Alliance	158,880.00
Zone 8 - Phase 2 - Southern Land Services	40,000.00
Zone 9 - NRR Trail East of Ft Hamer roundabout	153,237.00
Landscape Improvements / Replacement	200,000.00
Tree Trimming	50,000.00
Contingency	60,000.00
Equipment Repair and Maintenance	9,000.00
Pest Control	2,000.00
Mulch (Zones 1 - 7)	315,000.00
Monument Maintenance	25,000.00
Bridge and Boardwalk Maintenance	4,000.00
Storm Cleanup	50,000.00
Storm Landscape Replacement	75,000.00
Capital Expenditures	25,000.00
Street, Sidewalk, and Curb Maintenance	35,000.00
Streetlight Leasing	51,000.00
Shared Bike Maintenance	15,000.00
Dog Park	15,000.00
Trail Maintenance	15,000.00
Trailhead Maintenance	5,000.00
BW, RF, Wildleaf Playground Maintenance	10,000.00
BW Fire Pits	6,000.00
CC Fire Pits	3,000.00
<b>Total Field Operations</b>	<b>\$ 2,428,714.95</b>

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	<b>FY 2027 Proposed Budget</b>
<b>Brightwood Pavilion - Amenity</b>	
Amenity - Electric	\$ 15,000.00
Amenity - Water	27,500.00
Amenity - Cable TV / Internet / Wi-Fi	12,000.00
Amenity - Landscape Maintenance	6,000.00
Amenity - Irrigation Repairs	5,000.00
Amenity - Pool Maintenance	19,800.00
Amenity - Cleaning	27,000.00
Amenity - Pest Control	2,500.00
Amenity - Fitness Equipment Leasing	30,000.00
Amenity - Security Monitoring	6,500.00
Amenity - Capital Outlay	10,000.00
Amenity - Miscellaneous	5,000.00
Amenity - Pool Equipment	4,000.00
Amenity - A/C Maintenance and Equipment	5,000.00
Amenity - Streetlight Leasing	60,000.00
Amenity - Access Control Maintenance	4,000.00
Amenity - Property & Casualty Insurance	27,869.48
Amenity - Lifestyle Staff	143,265.48
Amenity - Resident Services	16,044.93
<b>Total Brightwood Pavilion - Amenity Expenses</b>	<b>\$ 426,479.89</b>
<b>Riverfield Verandah - Amenity</b>	
Amenity - Electric	\$ 8,000.00
Amenity - Water	20,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,000.00
Amenity - Landscape Maintenance	4,500.00
Amenity - Irrigation Repairs	5,000.00
Amenity - Pool Maintenance	16,000.00
Amenity - Cleaning	23,000.00
Amenity - Pest Control	2,200.00
Amenity - Security Monitoring	7,000.00
Amenity - Gate Access and Maintenance	51,768.00
Amenity - Capital Outlay	15,000.00
Amenity - Miscellaneous	3,000.00
Amenity - Pool Equipment	6,000.00
Amenity - Streetlight Leasing	35,000.00
Amenity - Access Control Maintenance	4,000.00
Amenity - Property & Casualty Insurance	27,869.48
Amenity - Lifestyle Staff	143,265.48
Amenity - Resident Services	16,044.93
<b>Total Riverfield Verandah - Amenity Expenses</b>	<b>\$ 399,647.89</b>

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	<b>FY 2027 Proposed Budget</b>
<b>Camp Creek - Amenity</b>	
Amenity - Electric	\$ 40,000.00
Amenity - Water	5,000.00
Amenity - Cable TV / Internet / Wi-Fi	40,000.00
Amenity - Landscape Maintenance	10,000.00
Amenity - Irrigation Repairs	10,000.00
Amenity - Pool Maintenance	33,000.00
Amenity - Cleaning	140,000.00
Amenity - Window Cleaning	9,600.00
Amenity - Pest Control	6,000.00
Amenity - Security Monitoring	35,000.00
Amenity - Gate Access and Maintenance	2,500.00
Amenity - Capital Outlay	25,000.00
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 - Streetlight Leasing	12,000.00
Amenity - Access Control Maintenance	4,000.00
Amenity - Canteen	45,000.00
Amenity - Repairs & Maintenance	10,000.00
Amenity - Dumpster	1,000.00
Amenity - Water Slide Preventative Maintenance	2,500.00
Amenity - Operations	10,000.00
Amenity - Property & Casualty Insurance	27,869.48
Amenity - Office Supplies	3,500.00
Amenity - Help Desk	1,250.00
Amenity - Lifestyle Staff	143,265.48
Amenity - Resident Services	16,044.93
<b>Total Camp Creek - Amenity Expenses</b>	<b>\$ 657,279.89</b>

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	<b>FY 2027 Proposed Budget</b>
<b>Total Expenses</b>	<b>\$ 4,603,613.18</b>
<b><u>Other Income (Expenses)</u></b>	
Interest Income	\$ 25,000.00
<b>Total Other Income (Expenses)</b>	<b>\$ 25,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ -</b>

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