North River Ranch Improvement Stewardship District

October 2025 Financial Package

October 31, 2025

PFM Group Consulting LLC
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North River Ranch Improvement SD
Statement of Financial Position
As of 10/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Assets											
Current Assets											
General Checking Account	$ 138,578.77										$ 138,578.77
Accounts Receivable	16,354.70										16,354.70
On-Roll Assessments Receivable	2,560,619.80										2,560,619.80
Off-Roll Assessments Receivable	1,352,276.94										1,352,276.94
Deposits	12,108.28										12,108.28
Assessments Receivable		$ 999,429.51									999,429.51
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		91,304.14									91,304.14
Revenue (Series 2019)		333,924.35									333,924.35
Revenue (Series 2019-MG)		155,915.91									155,915.91
Interest A1 (Series 2019)		0.02									0.02
Interest A1 (Series 2019-MG)		0.01									0.01
Prepayment A1 (Series 2019)		1.71									1.71
Prepayment A1 (Series 2019-MG)		94,438.38									94,438.38
Assessments Receivable			$ 444,307.35								444,307.35
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Debt Service Reserve A2 (Series 2020)			21,525.00								21,525.00
Revenue A1, A2 (Series 2020)			189,447.94								189,447.94
Interest A2 (Series 2020)			14,175.00								14,175.00
Prepayment A2 (Series 2020)			676,184.70								676,184.70
On-Roll Assessments Receivable				$ 651,372.32							651,372.32
Off-Roll Assessments Receivable				732,005.11							732,005.11
Debt Service Reserve A1 (Series 2023-1)				741,475.33							741,475.33
Debt Service Reserve A2 (Series 2023-1)				889,322.69							889,322.69
Debt Service Reserve A (Series 2023-2)				648,182.70							648,182.70
Revenue (Series 2023-1)				791,640.07							791,640.07
Interest A2 (Series 2023-1)				29,914.98							29,914.98
Prepayment A1 (Series 2023-1)				10,494.23							10,494.23
Prepayment A2 (Series 2023-1)				2,365,389.07							2,365,389.07
Prepayment A (Series 2023-2)				102,071.33							102,071.33
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				33.80							33.80
Capitalized Interest A (Series 2023-2)				392,835.08							392,835.08
Debt Service Reserve (Series 2023B)					$ 773,511.02						773,511.02
Prepayment (Series 2023B)					10,350.95						10,350.95
Capitalized Interest (Series 2023B)					473,406.34						473,406.34
Accounts Receivable - Due from Developer						$ 2,048,947.07					2,048,947.07
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							$ 25,696.54				25,696.54
Acquisition/Constr - Neighborhood Infras								$ 9,187.89			9,187.89
Acquisition/Constr - Master Infrastructu								450.88			450.88
Acquisition/Constr (Series 2023-2)								7,857.47			7,857.47
Prepaid Expenses								196.23			196.23
Acquisition/Constr (Series 2023B)									$ 705.16		705.16
Total Current Assets	$ 4,079,938.49	$ 1,841,070.91	$ 1,569,689.99	$ 7,354,736.80	$ 1,257,268.31	$ 2,049,172.83	$ 25,696.54	$ 17,692.47	$ 705.16	$ -	$ 18,195,971.50

North River Ranch Improvement SD
Statement of Financial Position
As of 10/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Investments											
Amount Available in Debt Service Funds										$ 9,195,651.72	$ 9,195,651.72
Amount To Be Provided										57,699,348.28	57,699,348.28
Total Investments	$	$	$	$	$	$	$	$	$	$ 66,895,000.00	$ 66,895,000.00
Total Assets	$ 4,079,938.49	$ 1,841,070.91	$ 1,569,689.99	$ 7,354,736.80	$ 1,257,268.31	$ 2,049,172.83	$ 25,696.54	$ 17,692.47	$ 705.16	$ 66,895,000.00	$ 85,090,971.50

Liabilities and Net Assets

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Current Liabilities											
Accounts Payable	$ 509,209.52										$ 509,209.52
Due to Developer	259,999.99										259,999.99
Deferred Revenue	3,913,303.33										3,913,303.33
Deferred Revenue		$ 999,429.51									999,429.51
Deferred Revenue			$ 444,307.35								444,307.35
Deferred Revenue				$ 1,383,377.43							1,383,377.43
Accounts Payable						$ 2,048,947.07					2,048,947.07
Retainage Payable						194,948.25					194,948.25
Deferred Revenue						747,572.04					747,572.04
Accounts Payable							$ 375.00				375.00
Accounts Payable								$ 8,815.00			8,815.00
Retainage Payable								108,458.39			108,458.39
Retainage Payable									$ 206,437.53		206,437.53
Total Current Liabilities	$ 4,682,512.84	$ 999,429.51	$ 444,307.35	$ 1,383,377.43	$ -	$ 2,991,467.36	$ 375.00	$ 117,273.39	$ 206,437.53	$	$ 10,825,180.41
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										$ 66,895,000.00	$ 66,895,000.00
Total Long Term Liabilities	$	$	$	$	$	$	$	$	$	$ 66,895,000.00	$ 66,895,000.00
Total Liabilities	$ 4,682,512.84	$ 999,429.51	$ 444,307.35	$ 1,383,377.43	$ -	$ 2,991,467.36	$ 375.00	$ 117,273.39	$ 206,437.53	$ 66,895,000.00	$ 77,720,180.41

North River Ranch Improvement SD
Statement of Financial Position
As of 10/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Net Assets											
Net Assets, Unrestricted	$ (485,686.79)										$ (485,686.79)
Current Year Net Assets, Unrestricted	(116,887.56)										(116,887.56)
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		3.29									3.29
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			-								-
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				480,790.99							480,790.99
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					-						-
Net Assets, Unrestricted						$ (172,835.43)					(172,835.43)
Current Year Net Assets, Unrestricted						(769,459.10)					(769,459.10)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(3,146.18)				(3,146.18)
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								(9,051.84)			(9,051.84)
Net Assets, Unrestricted									$ 24,663.62		24,663.62
Current Year Net Assets, Unrestricted									(230,395.99)		(230,395.99)
Total Net Assets	$ (602,574.35)	$ 841,641.40	$ 1,125,382.64	$ 5,971,359.37	$ 1,257,268.31	$ (942,294.53)	$ 25,321.54	$ (99,580.92)	$ (205,732.37)	$	$ 7,370,791.09
Total Liabilities and Net Assets	$ 4,079,938.49	$ 1,841,070.91	$ 1,569,689.99	$ 7,354,736.80	$ 1,257,268.31	$ 2,049,172.83	$ 25,696.54	$ 17,692.47	$ 705.16	$ 66,895,000.00	$ 85,090,971.50
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North River Ranch Improvement SD
Statement of Activities
As of 10/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Revenues											
Off-Roll Assessments	$ 214,232.48										214,232.48
Other Income & Other Financing Sources	9,953.00										9,953.00
Inter-Fund Group Transfers In		$ 3.29									3.29
Other Assessments				$ 480,790.99							480,790.99
Inter-Fund Transfers In						(3.29)					(3.29)
Total Revenues	$ 224,185.48	$ 3.29	$ -	$ 480,790.99	$ -	$ (3.29)	$ -	$ -	$ -	$ -	$ 704,976.47
Expenses											
Supervisor Fees	$ 1,000.00										$ 1,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	11,414.74										11,414.74
District Management	6,708.33										6,708.33
Telephone	176.30										176.30
Postage & Shipping	107.88										107.88
Copies	27.48										27.48
Miscellaneous	3,692.84										3,692.84
Office Supplies	49.27										49.27
Web Site Maintenance	200.00										200.00
Holiday Decorations	36,600.00										36,600.00
Dues, Licenses, and Fees	175.00										175.00
Maintenance Staff	5,000.00										5,000.00
Lifestyle Staff	11,424.65										11,424.65
Resident Services	3,295.66										3,295.66
Electric	295.11										295.11
Clubhouse Electric	2,408.55										2,408.55
Clubhouse Water	2,779.94										$ 2,779.94
Water Reclaimed	961.35										961.35
Wetlands Monitoring	125.00										125.00
Amenity - Cable TV / Internet / Wi-Fi	4,521.28										4,521.28
Amenity - Irrigation Repairs	550.50										550.50
Amenity - Pool Maintenance	5,607.60										5,607.60
Amenity - Janitorial	7,301.19										7,301.19
Amenity - Pest Control	380.00										380.00
Amenity - Fitness Equipment Leasing	6,683.55										6,683.55
Amenity - Security Monitoring	900.00										900.00
Amenity - Gate Access and Maintenance	3,170.56										3,170.56
Amenity - Miscellaneous	87.29										87.29
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	475.15										475.15
Amenity - Streetlight Leasing	6,367.14										6,367.14
Amenity - Canteen	403.23										403.23
Amenity - Repairs & Maintenance	121.96										121.96
Amenity - Operations	112.34										112.34

North River Ranch Improvement SD
Statement of Activities
As of 10/31/2025

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
General Insurance	$ 11,203.00										$ 11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	913.06										913.06
Lake Maintenance	8,576.00										8,576.00
Landscaping Maintenance & Material	84,455.63										84,455.63
Landscape Improvements	5,296.00										5,296.00
Contingency	1,820.00										1,820.00
Mulch	1,546.25										1,546.25
Monument Maintenance	10,693.42										10,693.42
Street, Sidewalk, Curb Maintenance	800.00										800.00
Streetlight Leasing	2,638.49										2,638.49
Dog Park	1,102.42										1,102.42
Contingency						$ 769,455.82					769,455.82
Contingency							$ 3,146.18				3,146.18
Contingency								$ 9,051.84			9,051.84
Contingency									$ 230,395.99		230,395.99
Total Expenses	$ 341,524.16	$ -	$ -	$ -	$ -	$ 769,455.82	$ 3,146.18	$ 9,051.84	$ 230,395.99	$ -	$ 1,353,573.99

Other Revenues (Expenses) & Gains (Losses)

	General	S19, S19-MG Debt Service	S20 Debt Service	S23(1), S23(2) Debt Service	S23B Debt Service	S19, S19-MG Capital Projects	S20 Capital Projects	S23(1), S23(2) Capital Projects	S23B Capital Projects	Long-Term Debt	Total
Interest Income	$ 451.12										$ 451.12
Dividend Income						$ 0.01					0.01
Total Other Revenues (Expenses) & Gains (Losses)	$ 451.12	$ -	$ -	$ -	$ -	$ 0.01	$ -	$ -	$ -	$ -	$ 451.13
Change In Net Assets	$ (116,887.56)	$ 3.29	$ -	$ 480,790.99	$ -	$ (769,459.10)	$ (3,146.18)	$ (9,051.84)	$ (230,395.99)	$ -	$ (648,146.39)
Net Assets At Beginning Of Year	$ (485,686.79)	$ 841,638.11	$ 1,125,382.64	$ 5,490,568.38	$ 1,257,268.31	$ (172,835.43)	$ 28,467.72	$ (90,529.08)	$ 24,663.62	$ -	$ 8,018,937.48
Net Assets At End Of Year	$ (602,574.35)	$ 841,641.40	$ 1,125,382.64	$ 5,971,359.37	$ 1,257,268.31	$ (942,294.53)	$ 25,321.54	$ (99,580.92)	$ (205,732.37)	$ -	$ 7,370,791.09

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ -	$ 213,384.95	$ (213,384.95)	$ 2,560,619.36	0.00%
Off-Roll Assessments	214,232.48	130,542.45	83,690.03	1,566,509.42	13.68%
Other Income & Other Financing Sources	9,953.00	2,066.67	7,886.33	24,800.00	40.13%
Net Revenues	**$ 224,185.48**	**$ 345,994.07**	**$ (121,808.59)**	**$ 4,151,928.78**	**5.40%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 1,000.00	$ 1,000.00	$ -	$ 12,000.00	8.33%
Public Officials' Liability Insurance	11,203.00	828.58	10,374.42	9,942.90	112.67%
Trustee Services	11,414.74	2,604.58	8,810.16	31,255.00	36.52%
District Management	6,708.33	6,708.33	-	80,500.00	8.33%
Field Management	-	6,250.00	(6,250.00)	75,000.00	0.00%
Engineering	-	5,000.00	(5,000.00)	60,000.00	0.00%
Disclosure	-	2,500.00	(2,500.00)	30,000.00	0.00%
District Counsel	-	1,833.33	(1,833.33)	22,000.00	0.00%
Assessment Administration	-	2,083.33	(2,083.33)	25,000.00	0.00%
Reamortization Schedules	-	208.33	(208.33)	2,500.00	0.00%
Audit	-	625.00	(625.00)	7,500.00	0.00%
Arbitrage Calculation	-	250.00	(250.00)	3,000.00	0.00%
Tax Preparation	-	12.71	(12.71)	152.52	0.00%
Travel and Per Diem	-	108.33	(108.33)	1,300.00	0.00%
Telephone	176.30	133.33	42.97	1,600.00	11.02%
Postage & Shipping	107.88	333.33	(225.45)	4,000.00	2.70%
Copies	27.48	83.33	(55.85)	1,000.00	2.75%
Legal Advertising	-	416.67	(416.67)	5,000.00	0.00%
Miscellaneous	3,692.84	3,261.67	431.17	39,140.00	9.43%
Office Supplies	49.27	333.33	(284.06)	4,000.00	1.23%
Property Taxes	-	8.33	(8.33)	100.00	0.00%
Web Site Maintenance	200.00	300.00	(100.00)	3,600.00	5.56%
Holiday Decorations	36,600.00	3,333.33	33,266.67	40,000.00	91.50%
Help Desk	-	104.17	(104.17)	1,250.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Maintenance Staff	5,000.00	10,833.33	(5,833.33)	130,000.00	3.85%
Lifestyle Staff	11,424.65	22,875.18	(11,450.53)	274,502.15	4.16%
Resident Services	3,295.66	3,683.33	(387.67)	44,200.00	7.46%
Developer Loan Repayment	-	8,983.05	(8,983.05)	107,796.61	0.00%
Total General & Administrative Expenses	**$ 91,075.15**	**$ 84,709.48**	**$ 6,365.67**	**$ 1,016,514.18**	**8.96%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 295.11	$ 416.67	$ (121.56)	$ 5,000.00	5.90%
Water Reclaimed	961.35	1,750.00	(788.65)	21,000.00	4.58%
Wetland Monitoring	125.00	41.67	83.33	500.00	25.00%
Stormwater - Repair and Maintenance	-	1,041.67	(1,041.67)	12,500.00	0.00%
Equipment Rental	-	208.33	(208.33)	2,500.00	0.00%
General Insurance	11,203.00	1,012.86	10,190.14	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	6,784.62	65,918.38	81,415.40	89.30%
Other Insurance	500.00	166.67	333.33	2,000.00	25.00%
Irrigation	913.06	6,666.67	(5,753.61)	80,000.00	1.14%
Lake Maintenance	8,576.00	7,916.67	659.33	95,000.00	9.03%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	11,421.00	9,021.00	2,400.00	108,252.00	10.55%
Zone 2 - Riverfield SF - Yellowstone	14,575.00	12,250.00	2,325.00	147,000.00	9.91%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	17,231.19	22,347.67	(5,116.48)	268,172.00	6.43%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	11,280.23	10,380.23	900.00	124,562.70	9.06%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	6,516.32	6,516.33	(0.01)	78,195.95	8.33%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	10,191.89	7,091.92	3,099.97	85,103.00	11.98%
Zone 7 - Crescent Creek - Steadfast Alliance	13,240.00	13,240.00	-	158,880.00	8.33%
Landscape Improvements / Replacement	5,296.00	16,666.67	(11,370.67)	200,000.00	2.65%
Contingency	1,820.00	8,333.33	(6,513.33)	100,000.00	1.82%
Equipment Repair and Maintenance	-	700.00	(700.00)	8,400.00	0.00%
Pest Control	-	500.00	(500.00)	6,000.00	0.00%
Mulch (Zones 1 - 7)	1,546.25	13,333.33	(11,787.08)	160,000.00	0.97%
Monument Maintenance	10,693.42	666.67	10,026.75	8,000.00	133.67%
Bridge and Boardwalk Maintenance	-	333.33	(333.33)	4,000.00	0.00%
Storm Cleanup	-	8,333.33	(8,333.33)	100,000.00	0.00%
Storm Landscape Replacement	-	16,666.67	(16,666.67)	200,000.00	0.00%
Capital Expenditures	-	6,250.00	(6,250.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	800.00	3,750.00	(2,950.00)	45,000.00	1.78%
Lighting	-	1,250.00	(1,250.00)	15,000.00	0.00%
Streetlight Leasing	2,638.49	3,333.33	(694.84)	40,000.00	6.60%
Shared Bike Maintenance	-	1,250.00	(1,250.00)	15,000.00	0.00%
Dog Park	1,102.42	1,250.00	(147.58)	15,000.00	7.35%
Parks Maintenance & Repairs	-	1,041.67	(1,041.67)	12,500.00	0.00%
Trail Maintenance	-	416.67	(416.67)	5,000.00	0.00%
Trailhead Maintenance	-	416.67	(416.67)	5,000.00	0.00%
Mailbox Maintenance	-	41.67	(41.67)	500.00	0.00%
Total Field Operations	**$ 203,628.73**	**$ 191,386.32**	**$ 12,242.41**	**$ 2,296,635.40**	**8.87%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Clubhouse Electric	$ 747.97	$ 1,250.00	$ (502.03)	$ 15,000.00	4.99%
Clubhouse Water	1,686.34	5,833.33	(4,146.99)	70,000.00	2.41%
Amenity - Cable TV / Internet / Wi-Fi	1,357.24	833.33	523.91	10,000.00	13.57%
Amenity - Irrigation Repairs	72.95	750.00	(677.05)	9,000.00	0.81%
Amenity - Pool Maintenance	1,650.00	1,773.75	(123.75)	21,285.00	7.75%
Amenity - Cleaning	1,814.84	2,250.00	(435.16)	27,000.00	6.72%
Amenity - Pest Control	-	208.33	(208.33)	2,500.00	0.00%
Amenity - Fitness Equipment Leasing	6,683.55	2,282.85	4,400.70	27,394.20	24.40%
Amenity - Security Monitoring	450.00	450.00	-	5,400.00	8.33%
Amenity - Firepits	-	500.00	(500.00)	6,000.00	0.00%
Amenity - Capital outlay	-	5,416.67	(5,416.67)	65,000.00	0.00%
Amenity - Miscellaneous	-	1,250.00	(1,250.00)	15,000.00	0.00%
Amenity - Pool equipment	650.00	583.33	66.67	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	125.00	(125.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	833.33	(833.33)	10,000.00	0.00%
Amenity - Streetlight Leasing	3,597.20	5,833.33	(2,236.13)	70,000.00	5.14%
Amenity - Access Control Maintenance	-	125.00	(125.00)	1,500.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	**$ 18,710.09**	**$ 30,298.25**	**$ (11,588.16)**	**$ 363,579.20**	**5.15%**
Riverfield Verandah - Amenity					
Clubhouse Electric	$ 327.09	$ 750.00	$ (422.91)	$ 9,000.00	3.63%
Clubhouse Water	1,030.49	500.00	530.49	6,000.00	17.17%
Amenity - Cable TV / Internet / Wi-Fi	1,041.27	1,000.00	41.27	12,000.00	8.68%
Amenity - Irrigation Repairs	-	625.00	(625.00)	7,500.00	0.00%
Amenity - Pool Maintenance	1,282.60	1,379.17	(96.57)	16,550.00	7.75%
Amenity - Cleaning	1,766.35	1,916.67	(150.32)	23,000.00	7.68%
Amenity - Pest Control	150.00	166.67	(16.67)	2,000.00	7.50%
Amenity - Security Monitoring	450.00	866.67	(416.67)	10,400.00	4.33%
Amenity - Gate Access and Maintenance	3,170.56	500.00	2,670.56	6,000.00	52.84%
Amenity - Capital outlay	-	2,083.33	(2,083.33)	25,000.00	0.00%
Amenity - Miscellaneous	-	333.33	(333.33)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	500.00	3,800.00	6,000.00	71.67%
Amenity - Streetlight Leasing	2,130.95	3,416.67	(1,285.72)	41,000.00	5.20%
Amenity - Access Control Maintenance	-	83.33	(83.33)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	**$ 15,649.31**	**$ 14,120.84**	**$ 1,528.47**	**$ 169,450.00**	**9.24%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Clubhouse Electric	$ 1,333.49	$ 2,500.00	$ (1,166.51)	$ 30,000.00	4.44%
Clubhouse Water	63.11	1,666.67	(1,603.56)	20,000.00	0.32%
Amenity - Cable TV / Internet / Wi-Fi	2,122.77	2,166.67	(43.90)	26,000.00	8.16%
Amenity - Irrigation Repairs	477.55	1,666.67	(1,189.12)	20,000.00	2.39%
Amenity - Pool Maintenance	2,675.00	1,666.67	1,008.33	20,000.00	13.38%
Amenity - Cleaning	3,720.00	4,416.67	(696.67)	53,000.00	7.02%
Amenity - Pest Control	230.00	500.00	(270.00)	6,000.00	3.83%
Amenity - Security Monitoring	-	1,000.00	(1,000.00)	12,000.00	0.00%
Amenity - Fire Pits	-	250.00	(250.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	208.33	(208.33)	2,500.00	0.00%
Amenity - Capital Outlay	-	1,666.67	(1,666.67)	20,000.00	0.00%
Amenity - Miscellaneous	87.29	666.67	(579.38)	8,000.00	1.09%
Amenity - Pool Equipment	-	1,166.67	(1,166.67)	14,000.00	0.00%
Amenity - Office Equipment Leasing	475.15	1,000.00	(524.85)	12,000.00	3.96%
Amenity - Bike Pump Park Maintenance	-	83.33	(83.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	104.17	(104.17)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	1,250.00	(1,250.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	638.99	833.33	(194.34)	10,000.00	6.39%
Amenity - Canteen	403.23	3,333.33	(2,930.10)	40,000.00	1.01%
Amenity - Repairs & Maintenance	121.96	83.33	38.63	1,000.00	12.20%
Amenity - Dumpster	-	83.33	(83.33)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	416.67	(416.67)	5,000.00	0.00%
Amenity - Operations	112.34	1,250.00	(1,137.66)	15,000.00	0.75%
Total Camp Creek - Amenity Expenses	**$ 12,460.88**	**$ 27,979.18**	**$ (15,518.30)**	**$ 335,750.00**	**3.71%**
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	**$ 341,524.16**	**$ 348,494.07**	**$ (6,969.91)**	**$ 4,181,928.78**	**8.17%**
Other Income (Expenses)					
Interest Income	$ 451.12	$ 2,500.00	$ (2,048.88)	$ 30,000.00	1.50%
Total Other Income (Expenses)	**$ 451.12**	**$ 2,500.00**	**$ (2,048.88)**	**$ 30,000.00**	**1.50%**
Net Income (Loss)	**$ (116,887.56)**	**$ -**	**$ (116,887.56)**	**$ -**	