North River Ranch Improvement Stewardship District

December 2025 Financial Package

December 31, 2025

PFM Group Consulting LLC
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North River Ranch Improvement SD
Statement of Financial Position
As of 12/31/2025

	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	$ 456,163.01										$ 456,163.01
Accounts Receivable	969.89										969.89
On-Roll Assessments Receivable	2,025,794.12										2,025,794.12
Off-Roll Assessments Receivable	772,494.13										772,494.13
Prepaid Expenses	721.28										721.28
Deposits	12,108.28										12,108.28
Assessments Receivable		$ 862,505.11									862,505.11
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		88,906.25									88,906.25
Revenue (Series 2019)		185,747.11									185,747.11
Revenue (Series 2019-MG)		83,780.89									83,780.89
Prepayment A1 (Series 2019)		1.73									1.73
Prepayment A1 (Series 2019-MG)		7,779.16									7,779.16
Assessments Receivable			$ 197,155.98								197,155.98
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			294,636.04								294,636.04
On-Roll Assessments Receivable				$ 590,917.97							590,917.97
Off-Roll Assessments Receivable				366,002.58							366,002.58
Due From Other Funds				101,273.90							101,273.90
Debt Service Reserve A1 (Series 2023-1)				738,150.00							738,150.00
Debt Service Reserve A2 (Series 2023-1)				769,062.50							769,062.50
Debt Service Reserve A (Series 2023-2)				637,827.50							637,827.50
Revenue (Series 2023-1)				404,630.03							404,630.03
Interest A2 (Series 2023-1)				14,210.24							14,210.24
Prepayment A1 (Series 2023-1)				8,655.14							8,655.14
Prepayment A2 (Series 2023-1)				1,456,940.24							1,456,940.24
Prepayment A (Series 2023-2)				16,992.40							16,992.40
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				0.12							0.12
Capitalized Interest A (Series 2023-2)				120,741.80							120,741.80
Debt Service Reserve (Series 2023B)					$ 778,514.68						778,514.68
Prepayment (Series 2023B)					389.17						389.17
Capitalized Interest (Series 2023B)					91,846.59						91,846.59
Accounts Receivable - Due from Developer						$ 798,090.24					798,090.24
Due From Other Funds						7,286.50					7,286.50
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							$ 42,939.96				42,939.96
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 38,109.26			38,109.26
Acquisition/Constr - Master Infrastructu								453.79			453.79
Acquisition/Constr (Series 2023-2)								1,501.62			1,501.62
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 709.72		709.72
Total Current Assets	$ 3,268,250.71	$ 1,394,777.13	$ 715,842.02	$ 5,225,404.51	$ 870,750.44	$ 805,602.50	$ 43,318.41	$ 40,617.44	$ 709.72	$ -	$ 12,365,272.88

North River Ranch Improvement SD
Statement of Financial Position
As of 12/31/2025

	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										$ 6,088,918.56	$ 6,088,918.56
Amount To Be Provided										57,896,081.44	57,896,081.44
Total Investments	$	$	$	$	$ -	$	$	$	$	$ 63,985,000.00	$ 63,985,000.00
Total Assets	$ 3,268,250.71	$ 1,394,777.13	$ 715,842.02	$ 5,225,404.51	$ 870,750.44	$ 805,602.50	$ 43,318.41	$ 40,617.44	$ 709.72	$ 63,985,000.00	$ 76,350,272.88
	-	-	-	-		-	-	-	-		
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	$ 283,622.32										$ 283,622.32
Due To Other Funds	7,286.50										7,286.50
Deferred Revenue	969.89										969.89
Deferred Revenue - On-Roll	2,025,794.12										2,025,794.12
Deferred Revenue - Off-Roll	772,494.13										772,494.13
Deferred Revenue		$ 862,505.11									862,505.11
Deferred Revenue			$ 197,155.98								197,155.98
Deferred Revenue				$ 956,920.55							956,920.55
Accounts Payable						$ 814,960.74					814,960.74
Retainage Payable						79,798.25					79,798.25
Deferred Revenue						798,090.24					798,090.24
Retainage Payable								$ 124,504.44			124,504.44
Retainage Payable									$ 206,437.53		206,437.53
Total Current Liabilities	$ 3,090,166.96	$ 862,505.11	$ 197,155.98	$ 956,920.55	$ -	$ 1,692,849.23	$	$ 124,504.44	$ 206,437.53	$ -	$ 7,130,539.80
Long Term Liabilities											
Revenue Bonds Payable - Long-Term							-			$ 63,985,000.00	$ 63,985,000.00
Total Long Term Liabilities	$	$	$	$	$ -	$	$	$	$	$ 63,985,000.00	$ 63,985,000.00
Total Liabilities	$ 3,090,166.96	$ 862,505.11	$ 197,155.98	$ 956,920.55	$ -	$ 1,692,849.23	$	$ 124,504.44	$ 206,437.53	$ 63,985,000.00	$ 71,115,539.80
	-	-	-	-		-	-	-	-		
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North River Ranch Improvement SD
Statement of Financial Position
As of 12/31/2025

	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	$ (225,686.80)										$ (225,686.80)
Current Year Net Assets, Unrestricted	403,770.55										403,770.55
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(309,366.09)									(309,366.09)
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(606,696.60)								(606,696.60)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,222,084.42)							(1,222,084.42)
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(386,517.87)						(386,517.87)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(710,401.30)					(710,401.30)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							14,850.69				14,850.69
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								6,642.08			6,642.08
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									(1,972.11)		(1,972.11)
Total Net Assets	$ 178,083.75	$ 532,272.02	$ 518,686.04	$ 4,268,483.96	$ 870,750.44	$ (887,246.73)	$ 43,318.41	$ (83,887.00)	$ (205,727.81)	$ -	$ 5,234,733.08
Total Liabilities and Net Assets	$ 3,268,250.71	$ 1,394,777.13	$ 715,842.02	$ 5,225,404.51	$ 870,750.44	$ 805,602.50	$ 43,318.41	$ 40,617.44	$ 709.72	$ 63,985,000.00	$ 76,350,272.88

North River Ranch Improvement SD
Statement of Activities
As of 12/31/2025

	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											
On-Roll Assessments	$ 534,825.68										$ 534,825.68
Off-Roll Assessments	794,015.29										794,015.29
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	13,136.83										13,136.83
Sales Tax Collection Allowance Revenue	0.18										0.18
On-Roll Assessments		$ 136,924.40									136,924.40
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			$ 247,151.37								247,151.37
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				$ 60,454.35							60,454.35
Off-Roll Assessments				366,002.53							366,002.53
Other Assessments				1,475,987.12							1,475,987.12
Developer Contributions						$ 1,126,200.45					1,126,200.45
Inter-Fund Transfers In						(3.29)					(3.29)
Other Income & Other Financing Sources							$ 3,327.75				3,327.75
Inter-Fund Group Transfers In							25,215.74				25,215.74
Other Income & Other Financing Sources								$ 36,080.23			36,080.23
Total Revenues	$ 1,341,978.04	$ 136,927.69	$ 221,935.63	$ 1,902,444.00	$ -	$ 1,126,197.16	$ 28,543.49	$ 36,080.23	$ -	$ -	$ 4,794,106.24
Expenses											
Supervisor Fees	$ 3,000.00										$ 3,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	19,185.96										19,185.96
District Management	20,124.99										20,124.99
Field Management	5,000.00										5,000.00
Engineering	22,757.05										22,757.05
Disclosure	7,500.00										7,500.00
District Counsel	6,338.90										6,338.90
Assessment Administration	25,000.00										25,000.00
Travel and Per Diem	910.27										910.27
Telephone	458.06										458.06
Postage & Shipping	705.14										705.14
Copies	391.46										391.46
Legal Advertising	833.68										833.68
Miscellaneous	9,101.06										9,101.06
Office Supplies	1,212.11										1,212.11
Property Taxes	177.31										177.31
Web Site Maintenance	600.00										600.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	240.00										240.00
Dues, Licenses, and Fees	175.00										175.00
Maintenance Staff	18,500.00										18,500.00
Lifestyle Staff	61,076.98										61,076.98
Resident Services	37,028.24										37,028.24
Electric	906.71										906.71
Clubhouse Electric	13,803.21										13,803.21
Clubhouse Water	7,280.19										7,280.19
Water Reclaimed	2,588.93										2,588.93

North River Ranch Improvement SD
Statement of Activities
As of 12/31/2025

	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
Wetlands Monitoring	$ 375.00										$ 375.00
Amenity - Cable TV / Internet / Wi-Fi	16,064.79										16,064.79
Amenity - Irrigation Repairs	2,187.15										2,187.15
Amenity - Pool Maintenance	16,822.80										16,822.80
Amenity - Janitorial	40,262.66										40,262.66
Amenity - Pest Control	2,505.00										2,505.00
Amenity - Fitness Equipment Leasing	11,304.25										11,304.25
Amenity - Security Monitoring	5,984.80										5,984.80
Amenity - Gate Access and Maintenance	9,511.16										9,511.16
Amenity - Miscellaneous	173.29										173.29
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	1,697.74										1,697.74
Amenity - Streetlight Leasing	28,277.62										28,277.62
Amenity - Canteen	1,398.49										1,398.49
Amenity - Repairs & Maintenance	1,495.18										1,495.18
Amenity - Operations	484.42										484.42
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	22,964.06										22,964.06
Lake Maintenance	25,303.00										25,303.00
Landscaping Maintenance & Material	249,566.89										249,566.89
Landscape Improvements	37,051.25										37,051.25
Contingency	10,859.48										10,859.48
Equipment Repair & Maintenance	2,194.14										2,194.14
Pest Control	205.00										205.00
Mulch	16,986.25										16,986.25
Monument Maintenance	14,991.15										14,991.15
Street, Sidewalk, Curb Maintenance	4,880.00										4,880.00
Streetlight Leasing	11,730.50										11,730.50
Dog Park	3,602.36										3,602.36
Principal Payments - Series 2019-MG A1		$ 90,000.00									90,000.00
Interest Payments - Series 2019		233,988.75									233,988.75
Interest Payments - Series 2019-MG A1		126,455.00									126,455.00
Principal Payments - Series 2020 A2			$ 675,000.00								675,000.00
Interest Payment - Series 2020 A1			144,362.50								144,362.50
Interest Payment - Series 2020 A2			14,175.00								14,175.00
Principal Payments - Series 2023 (1) A1				$ 10,000.00							10,000.00
Principal Payments - Series 2023 (1) A2				2,025,000.00							2,025,000.00
Principal Payments - Series 2023 (2) A				100,000.00							100,000.00
Interest Payments - Series 2023 (1) A1				301,295.00							301,295.00
Interest Payments - Series 2023 (1) A2				442,750.00							442,750.00
Interest Payments - Series 2023 (2) A				273,847.50							273,847.50
Principal Payment - Series 2023B					$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						$ 83,223.50					83,223.50
Contingency						1,753,374.97					1,753,374.97
Contingency							$ 13,863.73				13,863.73
Contingency								$ 29,569.60			29,569.60
Contingency									$ 1,976.67		1,976.67
Total Expenses	$ 940,932.68	$ 450,443.75	$ 833,537.50	$ 3,152,892.50	$ 393,520.00	$ 1,836,598.47	$ 13,863.73	$ 29,569.60	$ 1,976.67	$ -	$ 7,653,334.90

North River Ranch Improvement SD
Statement of Activities
As of 12/31/2025

	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
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 2,725.19										$ 2,725.19
Dividend Income		$ 4,149.97									4,149.97
Dividend Income			$ 4,905.27								4,905.27
Dividend Income				$ 28,364.08							28,364.08
Dividend Income					$ 7,002.13						7,002.13
Dividend Income						$ 0.01					0.01
Dividend Income							$ 170.93				170.93
Dividend Income								$ 131.45			131.45
Dividend Income									$ 4.56		4.56
Total Other Revenues (Expenses) & Gains (Losses)	$ 2,725.19	$ 4,149.97	$ 4,905.27	$ 28,364.08	$ 7,002.13	$ 0.01	$ 170.93	$ 131.45	$ 4.56	$ -	$ 47,453.59
Change In Net Assets	$ 403,770.55	$ (309,366.09)	$ (606,696.60)	$ (1,222,084.42)	$ (386,517.87)	$ (710,401.30)	$ 14,850.69	$ 6,642.08	$ (1,972.11)	$ -	$ (2,811,775.07)
Net Assets At Beginning Of Y	$ (225,686.80)	$ 841,638.11	$ 1,125,382.64	$ 5,490,568.38	$ 1,257,268.31	$ (176,845.43)	$ 28,467.72	$ (90,529.08)	$ (203,755.70)	$ -	$ 8,046,508.15
Net Assets At End Of Year	$ 178,083.75	$ 532,272.02	$ 518,686.04	$ 4,268,483.96	$ 870,750.44	$ (887,246.73)	$ 43,318.41	$ (83,887.00)	$ (205,727.81)	$ -	$ 5,234,733.08

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ 534,825.68	$ 640,154.84	$ (105,329.16)	$ 2,560,619.36	20.89%
Off-Roll Assessments	794,015.29	391,627.36	402,387.93	1,566,509.42	50.69%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	13,136.83	6,200.00	6,936.83	24,800.00	52.97%
Sales Tax Collection Allowance Revenue	0.18	-	0.18	-	
Net Revenues	**$ 1,341,978.04**	**$ 1,037,982.20**	**$ 303,995.84**	**$ 4,151,928.78**	**32.32%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 3,000.00	$ 3,000.00	$ -	$ 12,000.00	25.00%
Public Officials' Liability Insurance	11,203.00	2,485.73	8,717.27	9,942.90	112.67%
Trustee Services	19,185.96	7,813.75	11,372.21	31,255.00	61.39%
District Management	20,124.99	20,125.00	(0.01)	80,500.00	25.00%
Field Management	5,000.00	18,750.00	(13,750.00)	75,000.00	6.67%
Engineering	22,757.05	15,000.00	7,757.05	60,000.00	37.93%
Disclosure	7,500.00	7,500.00	-	30,000.00	25.00%
District Counsel	6,338.90	5,500.00	838.90	22,000.00	28.81%
Assessment Administration	25,000.00	6,250.00	18,750.00	25,000.00	100.00%
Reamortization Schedules	-	625.00	(625.00)	2,500.00	0.00%
Audit	-	1,875.00	(1,875.00)	7,500.00	0.00%
Arbitrage Calculation	-	750.00	(750.00)	3,000.00	0.00%
Tax Preparation	-	38.13	(38.13)	152.52	0.00%
Travel and Per Diem	910.27	325.00	585.27	1,300.00	70.02%
Telephone	458.06	400.00	58.06	1,600.00	28.63%
Postage & Shipping	705.14	1,000.00	(294.86)	4,000.00	17.63%
Copies	391.46	250.00	141.46	1,000.00	39.15%
Legal Advertising	833.68	1,250.00	(416.32)	5,000.00	16.67%
Miscellaneous	9,101.06	9,784.99	(683.93)	39,140.00	23.25%
Office Supplies	1,212.11	1,000.00	212.11	4,000.00	30.30%
Property Taxes	177.31	25.00	152.31	100.00	177.31%
Web Site Maintenance	600.00	900.00	(300.00)	3,600.00	16.67%
Holiday Decorations	36,600.00	10,000.00	26,600.00	40,000.00	91.50%
Help Desk	240.00	312.50	(72.50)	1,250.00	19.20%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Maintenance Staff	18,500.00	32,500.00	(14,000.00)	130,000.00	14.23%
Lifestyle Staff	61,076.98	68,625.54	(7,548.56)	274,502.15	22.25%
Resident Services	37,028.24	11,050.00	25,978.24	44,200.00	83.77%
Developer Loan Repayment	-	26,949.15	(26,949.15)	107,796.61	0.00%
Total General & Administrative Expenses	**$ 288,119.21**	**$ 254,128.54**	**$ 33,990.67**	**$ 1,016,514.18**	**28.34%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 906.71	$ 1,250.00	$ (343.29)	$ 5,000.00	18.13%
Water Reclaimed	2,588.93	5,250.00	(2,661.07)	21,000.00	12.33%
Wetland Monitoring	375.00	125.00	250.00	500.00	75.00%
Stormwater - Repair and Maintenance	-	3,125.00	(3,125.00)	12,500.00	0.00%
Equipment Rental	-	625.00	(625.00)	2,500.00	0.00%
General Insurance	11,203.00	3,038.59	8,164.41	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	20,353.85	52,349.15	81,415.40	89.30%
Other Insurance	500.00	500.00	-	2,000.00	25.00%
Irrigation	22,964.06	20,000.00	2,964.06	80,000.00	28.71%
Lake Maintenance	25,303.00	23,750.00	1,553.00	95,000.00	26.63%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	27,063.00	27,063.00	-	108,252.00	25.00%
Zone 2 - Riverfield SF - Yellowstone	39,150.00	36,750.00	2,400.00	147,000.00	26.63%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	51,693.57	67,043.00	(15,349.43)	268,172.00	19.28%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	35,365.69	31,140.68	4,225.01	124,562.70	28.39%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	19,548.96	19,548.99	(0.03)	78,195.95	25.00%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	27,475.67	21,275.75	6,199.92	85,103.00	32.29%
Zone 7 - Crescent Creek - Steadfast Alliance	39,720.00	39,720.00	-	158,880.00	25.00%
Zone 8 - Phase 2 - Southern Land Services	9,550.00	-	9,550.00	-	
Landscape Improvements / Replacement	37,051.25	50,000.00	(12,948.75)	200,000.00	18.53%
Contingency	10,859.48	25,000.00	(14,140.52)	100,000.00	10.86%
Equipment Repair and Maintenance	2,194.14	2,100.00	94.14	8,400.00	26.12%
Pest Control	205.00	1,500.00	(1,295.00)	6,000.00	3.42%
Mulch (Zones 1 - 7)	16,986.25	40,000.00	(23,013.75)	160,000.00	10.62%
Monument Maintenance	14,991.15	2,000.00	12,991.15	8,000.00	187.39%
Bridge and Boardwalk Maintenance	-	1,000.00	(1,000.00)	4,000.00	0.00%
Storm Cleanup	-	25,000.00	(25,000.00)	100,000.00	0.00%
Storm Landscape Replacement	-	50,000.00	(50,000.00)	200,000.00	0.00%
Capital Expenditures	-	18,750.00	(18,750.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	4,880.00	11,250.00	(6,370.00)	45,000.00	10.84%
Lighting	-	3,750.00	(3,750.00)	15,000.00	0.00%
Streetlight Leasing	11,730.50	10,000.00	1,730.50	40,000.00	29.33%
Shared Bike Maintenance	-	3,750.00	(3,750.00)	15,000.00	0.00%
Dog Park	3,602.36	3,750.00	(147.64)	15,000.00	24.02%
Parks Maintenance & Repairs	-	3,125.00	(3,125.00)	12,500.00	0.00%
Trail Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Trailhead Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Mailbox Maintenance	-	125.00	(125.00)	500.00	0.00%
Total Field Operations	**$ 488,610.72**	**$ 574,158.86**	**$ (85,548.14)**	**$ 2,296,635.40**	**21.28%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Clubhouse Electric	$ 3,273.79	$ 3,750.00	$ (476.21)	$ 15,000.00	21.83%
Clubhouse Water	4,321.30	17,500.00	(13,178.70)	70,000.00	6.17%
Amenity - Cable TV / Internet / Wi-Fi	2,144.63	2,500.00	(355.37)	10,000.00	21.45%
Amenity - Irrigation Repairs	348.93	2,250.00	(1,901.07)	9,000.00	3.88%
Amenity - Pool Maintenance	4,950.00	5,321.25	(371.25)	21,285.00	23.26%
Amenity - Cleaning	6,052.66	6,750.00	(697.34)	27,000.00	22.42%
Amenity - Pest Control	490.00	625.00	(135.00)	2,500.00	19.60%
Amenity - Fitness Equipment Leasing	11,304.25	6,848.55	4,455.70	27,394.20	41.27%
Amenity - Security Monitoring	1,628.33	1,350.00	278.33	5,400.00	30.15%
Amenity - Firepits	-	1,500.00	(1,500.00)	6,000.00	0.00%
Amenity - Capital outlay	-	16,250.00	(16,250.00)	65,000.00	0.00%
Amenity - Miscellaneous	-	3,750.00	(3,750.00)	15,000.00	0.00%
Amenity - Pool equipment	650.00	1,750.00	(1,100.00)	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	375.00	(375.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	2,500.00	(2,500.00)	10,000.00	0.00%
Amenity - Streetlight Leasing	15,959.22	17,500.00	(1,540.78)	70,000.00	22.80%
Amenity - Access Control Maintenance	-	375.00	(375.00)	1,500.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	**$ 51,123.11**	**$ 90,894.80**	**$ (39,771.69)**	**$ 363,579.20**	**14.06%**
Riverfield Verandah - Amenity					
Clubhouse Electric	$ 1,712.57	$ 2,250.00	$ (537.43)	$ 9,000.00	19.03%
Clubhouse Water	2,795.90	1,500.00	1,295.90	6,000.00	46.60%
Amenity - Cable TV / Internet / Wi-Fi	2,994.41	3,000.00	(5.59)	12,000.00	24.95%
Amenity - Irrigation Repairs	-	1,875.00	(1,875.00)	7,500.00	0.00%
Amenity - Pool Maintenance	3,847.80	4,137.50	(289.70)	16,550.00	23.25%
Amenity - Cleaning	5,441.17	5,750.00	(308.83)	23,000.00	23.66%
Amenity - Pest Control	560.00	500.00	60.00	2,000.00	28.00%
Amenity - Security Monitoring	1,628.33	2,600.00	(971.67)	10,400.00	15.66%
Amenity - Gate Access and Maintenance	9,511.16	1,500.00	8,011.16	6,000.00	158.52%
Amenity - Capital outlay	-	6,250.00	(6,250.00)	25,000.00	0.00%
Amenity - Miscellaneous	-	1,000.00	(1,000.00)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	1,500.00	2,800.00	6,000.00	71.67%
Amenity - Streetlight Leasing	9,475.41	10,250.00	(774.59)	41,000.00	23.11%
Amenity - Access Control Maintenance	-	250.00	(250.00)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	**$ 42,266.75**	**$ 42,362.50**	**$ (95.75)**	**$ 169,450.00**	**24.94%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Clubhouse Electric	$ 8,816.85	$ 7,500.00	$ 1,316.85	$ 30,000.00	29.39%
Clubhouse Water	162.99	5,000.00	(4,837.01)	20,000.00	0.81%
Amenity - Cable TV / Internet / Wi-Fi	10,925.75	6,500.00	4,425.75	26,000.00	42.02%
Amenity - Irrigation Repairs	1,838.22	5,000.00	(3,161.78)	20,000.00	9.19%
Amenity - Pool Maintenance	8,025.00	5,000.00	3,025.00	20,000.00	40.13%
Amenity - Cleaning	28,768.83	13,250.00	15,518.83	53,000.00	54.28%
Amenity - Pest Control	1,455.00	1,500.00	(45.00)	6,000.00	24.25%
Amenity - Security Monitoring	2,728.14	3,000.00	(271.86)	12,000.00	22.73%
Amenity - Fire Pits	-	750.00	(750.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	625.00	(625.00)	2,500.00	0.00%
Amenity - Capital Outlay	-	5,000.00	(5,000.00)	20,000.00	0.00%
Amenity - Miscellaneous	173.29	2,000.00	(1,826.71)	8,000.00	2.17%
Amenity - Pool Equipment	-	3,500.00	(3,500.00)	14,000.00	0.00%
Amenity - Office Equipment Leasing	1,697.74	3,000.00	(1,302.26)	12,000.00	14.15%
Amenity - Bike Pump Park Maintenance	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	312.50	(312.50)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	3,750.00	(3,750.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	2,842.99	2,500.00	342.99	10,000.00	28.43%
Amenity - Canteen	1,398.49	10,000.00	(8,601.51)	40,000.00	3.50%
Amenity - Repairs & Maintenance	1,495.18	250.00	1,245.18	1,000.00	149.52%
Amenity - Dumpster	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,250.00	(1,250.00)	5,000.00	0.00%
Amenity - Operations	484.42	3,750.00	(3,265.58)	15,000.00	3.23%
Total Camp Creek - Amenity Expenses	**$ 70,812.89**	**$ 83,937.50**	**$ (13,124.61)**	**$ 335,750.00**	**21.09%**
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	**$ 940,932.68**	**$ 1,045,482.20**	**$ (104,549.52)**	**$ 4,181,928.78**	**22.50%**
Other Income (Expenses)					
Interest Income	$ 2,725.19	$ 7,500.00	$ (4,774.81)	$ 30,000.00	9.08%
Total Other Income (Expenses)	**$ 2,725.19**	**$ 7,500.00**	**$ (4,774.81)**	**$ 30,000.00**	**9.08%**
Net Income (Loss)	**$ 403,770.55**	**$ -**	**$ 403,770.55**	**$ -**	