North River Ranch Improvement Stewardship District

January 2026 Financial Package

January 31, 2026

PFM Group Consulting LLC
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North River Ranch Improvement SD
Statement of Financial Position
As of 1/31/2026

	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	$ 1,360,214.76										$ 1,360,214.76
Accounts Receivable	396.55										396.55
On-Roll Assessments Receivable	449,195.09										449,195.09
Off-Roll Assessments Receivable	744,213.50										744,213.50
Prepaid Expenses	2,302.27										2,302.27
Deposits	12,108.28										12,108.28
Assessments Receivable		$ 35,955.61									35,955.61
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,183.11									89,183.11
Revenue (Series 2019)		728,284.29									728,284.29
Revenue (Series 2019-MG)		368,931.75									368,931.75
Prepayment A1 (Series 2019)		1.74									1.74
Prepayment A1 (Series 2019-MG)		7,796.00									7,796.00
Assessments Receivable			$ 14,378.95								14,378.95
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			478,606.50								478,606.50
On-Roll Assessments Receivable				$ 356,825.27							356,825.27
Off-Roll Assessments Receivable				344,212.55							344,212.55
Debt Service Reserve A1 (Series 2023-1)				740,410.72							740,410.72
Debt Service Reserve A2 (Series 2023-1)				771,684.91							771,684.91
Debt Service Reserve A (Series 2023-2)				639,798.07							639,798.07
Revenue (Series 2023-1)				762,925.29							762,925.29
Interest A2 (Series 2023-1)				23,558.48							23,558.48
Prepayment A1 (Series 2023-1)				8,662.98							8,662.98
Prepayment A2 (Series 2023-1)				2,108,391.05							2,108,391.05
Prepayment A (Series 2023-2)				17,010.97							17,010.97
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)				121,108.58							121,108.58
Debt Service Reserve (Series 2023B)					$ 780,879.57						780,879.57
Prepayment (Series 2023B)					390.35						390.35
Capitalized Interest (Series 2023B)					92,125.59						92,125.59
Accounts Receivable - Due from Developer						$ 645,114.21					645,114.21
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							$ 41,561.14				41,561.14
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 20,156.01			20,156.01
Acquisition/Constr - Master Infrastructu								455.17			455.17
Acquisition/Constr (Series 2023-2)								1,508.04			1,508.04
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 711.88		711.88
Total Current Assets	$ 2,568,430.45	$ 1,396,209.38	$ 717,035.45	$ 5,894,589.08	$ 873,395.51	$ 645,339.97	$ 41,939.59	$ 22,671.99	$ 711.88	$ -	$ 12,160,323.30

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	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										$ 8,129,857.04	$ 8,129,857.04
Amount To Be Provided										55,855,142.96	55,855,142.96
Total Investments	$	$	$	$	$ -	$	$	$	$	$ 63,985,000.00	$ 63,985,000.00
Total Assets	$ 2,568,430.45	$ 1,396,209.38	$ 717,035.45	$ 5,894,589.08	$ 873,395.51	$ 645,339.97	$ 41,939.59	$ 22,671.99	$ 711.88	$ 63,985,000.00	$ 76,145,323.30

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	$ 76,573.26										$ 76,573.26
Deferred Revenue	396.55										396.55
Deferred Revenue - On-Roll	449,195.09										449,195.09
Deferred Revenue - Off-Roll	744,213.50										744,213.50
Deferred Revenue		$ 35,955.61									35,955.61
Deferred Revenue			$ 14,378.95								14,378.95
Deferred Revenue				$ 701,037.82							701,037.82
Accounts Payable						$ 645,114.21					645,114.21
Retainage Payable						105,362.39					105,362.39
Deferred Revenue						645,114.21					645,114.21
Accounts Payable								$ 18,052.36			18,052.36
Retainage Payable								124,504.44			124,504.44
Retainage Payable									$ 51,682.08		51,682.08
Total Current Liabilities	$ 1,270,378.40	$ 35,955.61	$ 14,378.95	$ 701,037.82	$ -	$ 1,395,590.81	$	$ 142,556.80	$ 51,682.08	$ -	$ 3,611,580.47
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	$ 1,270,378.40	$ 35,955.61	$ 14,378.95	$ 701,037.82	$ -	$ 1,395,590.81	$	$ 142,556.80	$ 51,682.08	$ 63,985,000.00	$ 67,596,580.47

North River Ranch Improvement SD
Statement of Financial Position
As of 1/31/2026

	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	1,523,738.85										1,523,738.85
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		518,615.66									518,615.66
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(422,726.14)								(422,726.14)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(297,017.12)							(297,017.12)
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(383,872.80)						(383,872.80)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(573,405.41)					(573,405.41)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							13,471.87				13,471.87
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								(29,355.73)			(29,355.73)
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,785.50		152,785.50
Total Net Assets	$ 1,298,052.05	$ 1,360,253.77	$ 702,656.50	$ 5,193,551.26	$ 873,395.51	$ (750,250.84)	$ 41,939.59	$ (119,884.81)	$ (50,970.20)	$ -	$ 8,548,742.83
Total Liabilities and Net Assets	$ 2,568,430.45	$ 1,396,209.38	$ 717,035.45	$ 5,894,589.08	$ 873,395.51	$ 645,339.97	$ 41,939.59	$ 22,671.99	$ 711.88	$ 63,985,000.00	$ 76,145,323.30

North River Ranch Improvement SD

Statement of Activities

As of 1/31/2026

	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	$ 2,111,424.71										$ 2,111,424.71
Off-Roll Assessments	822,295.92										822,295.92
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	18,782.42										18,782.42
Sales Tax Collection Allowance Revenue	$0.18										0.18
Inter-Fund Transfers In	(9,584.00)										(9,584.00)
On-Roll Assessments		$ 963,473.90									963,473.90
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			$ 429,928.40								429,928.40
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				$ 294,547.05							294,547.05
Off-Roll Assessments				387,792.56							387,792.56
Other Assessments				2,133,909.09							2,133,909.09
Developer Contributions						$ 2,057,522.38					2,057,522.38
Inter-Fund Transfers In						9,580.71					9,580.71
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
Other Income & Other Financing Sources									$ 154,755.45		154,755.45
Total Revenues	$ 2,942,919.29	$ 963,477.19	$ 404,712.66	$ 2,816,248.70	$ -	$ 2,067,103.09	$ 28,543.49	$ 36,080.23	$ 154,755.45	$ -	$ 9,413,840.10
Expenses											
Supervisor Fees	$ 4,000.00										$ 4,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	27,064.97										27,064.97
District Management	26,833.32										26,833.32
Field Management	5,000.00										5,000.00
Engineering	30,977.55										30,977.55
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	1,237.60										1,237.60
Telephone	930.89										930.89
Postage & Shipping	924.63										924.63
Copies	456.79										456.79
Legal Advertising	939.41										939.41
Miscellaneous	11,452.49										11,452.49
Office Supplies	1,087.62										1,087.62
Property Taxes	177.31										177.31
Web Site Maintenance	1,100.00										1,100.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	420.00										420.00
Dues, Licenses, and Fees	175.00										175.00
Security	938.89										938.89
Maintenance Staff	18,500.00										18,500.00
Lifestyle Staff	89,534.00										89,534.00
Resident Services	40,322.31										40,322.31
Electric	1,203.41										1,203.41
Clubhouse Electric	20,140.39										20,140.39
Clubhouse Water	17,326.42										17,326.42

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	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
Water Reclaimed	$ 13,244.48										$ 13,244.48
Wetlands Monitoring	500.00										500.00
Amenity - Cable TV / Internet / Wi-Fi	20,651.41										20,651.41
Amenity - Irrigation Repairs	2,922.48										2,922.48
Amenity - Pool Maintenance	22,430.40										22,430.40
Amenity - Janitorial	56,859.69										56,859.69
Amenity - Pest Control	3,550.00										3,550.00
Amenity - Fitness Equipment Leasing	14,005.10										14,005.10
Amenity - Security Monitoring	9,334.60										9,334.60
Amenity - Gate Access and Maintenance	12,909.51										12,909.51
Amenity - Miscellaneous	393.58										393.58
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	2,114.04										2,114.04
Amenity - Streetlight Leasing	39,159.65										39,159.65
Amenity - Canteen	1,756.98										1,756.98
Amenity - Repairs & Maintenance	2,977.10										2,977.10
Amenity - Operations	1,094.12										1,094.12
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	31,580.56										31,580.56
Lake Maintenance	33,379.00										33,379.00
Landscaping Maintenance & Material	339,047.52										339,047.52
Landscape Improvements	62,985.25										62,985.25
Contingency	13,280.33										13,280.33
Equipment Repair & Maintenance	2,945.05										2,945.05
Pest Control	410.00										410.00
Mulch	118,023.75										118,023.75
Monument Maintenance	15,128.02										15,128.02
Street, Sidewalk, Curb Maintenance	9,790.00										9,790.00
Streetlight Leasing	16,866.50										16,866.50
Dog Park	4,722.99										4,722.99
Developer Loan Repayment	107,796.61										107,796.61
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

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	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
Principal Payment - Series 2023B					$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						$ 89,502.50					89,502.50
Contingency						2,551,006.01					2,551,006.01
Contingency							$ 15,363.73				15,363.73
Engineering								$ 3,042.00			3,042.00
Contingency								62,604.63			62,604.63
Contingency									$ 1,976.67		1,976.67
Total Expenses	$ 1,436,599.62	$ 450,443.75	$ 833,537.50	$ 3,152,892.50	$ 393,520.00	$ 2,640,508.51	$ 15,363.73	$ 65,646.63	$ 1,976.67	$ -	$ 8,990,488.91
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 17,419.18										$ 17,419.18
Dividend Income		$ 5,582.22									5,582.22
Dividend Income			$ 6,098.70								6,098.70
Dividend Income				$ 39,626.68							39,626.68
Dividend Income					$ 9,647.20						9,647.20
Dividend Income						$ 0.01					0.01
Dividend Income							$ 292.11				292.11
Dividend Income								$ 210.67			210.67
Dividend Income									$ 6.72		6.72
Total Other Revenues (Expenses) & Gains (Losses)	$ 17,419.18	$ 5,582.22	$ 6,098.70	$ 39,626.68	$ 9,647.20	$ 0.01	$ 292.11	$ 210.67	$ 6.72	$ -	$ 78,883.49
Change In Net Assets	$ 1,523,738.85	$ 518,615.66	$ (422,726.14)	$ (297,017.12)	$ (383,872.80)	$ (573,405.41)	$ 13,471.87	$ (29,355.73)	$ 152,785.50	$ -	$ 502,234.68
Net Assets At Beginning Of Year	$ (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	$ 1,298,052.05	$ 1,360,253.77	$ 702,656.50	$ 5,193,551.26	$ 873,395.51	$ (750,250.84)	$ 41,939.59	$ (119,884.81)	$ (50,970.20)	$ -	$ 8,548,742.83

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ 2,111,424.71	$ 853,539.79	$ 1,257,884.92	$ 2,560,619.36	82.46%
Off-Roll Assessments	822,295.92	522,169.81	300,126.11	1,566,509.42	52.49%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	18,782.42	8,266.67	10,515.75	24,800.00	75.74%
Sales Tax Collection Allowance Revenue	0.18	-	0.18	-	
Net Revenues	**$ 2,952,503.29**	**$ 1,383,976.27**	**$ 1,568,527.02**	**$ 4,151,928.78**	**71.11%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 4,000.00	$ 4,000.00	$ -	$ 12,000.00	33.33%
Public Officials' Liability Insurance	11,203.00	3,314.30	7,888.70	9,942.90	112.67%
Trustee Services	27,064.97	10,418.33	16,646.64	31,255.00	86.59%
District Management	26,833.32	26,833.33	(0.01)	80,500.00	33.33%
Field Management	5,000.00	25,000.00	(20,000.00)	75,000.00	6.67%
Engineering	30,977.55	20,000.00	10,977.55	60,000.00	51.63%
Disclosure	7,500.00	10,000.00	(2,500.00)	30,000.00	25.00%
District Counsel	6,338.90	7,333.33	(994.43)	22,000.00	28.81%
Assessment Administration	25,000.00	8,333.33	16,666.67	25,000.00	100.00%
Reamortization Schedules	-	833.33	(833.33)	2,500.00	0.00%
Audit	-	2,500.00	(2,500.00)	7,500.00	0.00%
Arbitrage Calculation	-	1,000.00	(1,000.00)	3,000.00	0.00%
Tax Preparation	-	50.84	(50.84)	152.52	0.00%
Travel and Per Diem	1,237.60	433.33	804.27	1,300.00	95.20%
Telephone	930.89	533.33	397.56	1,600.00	58.18%
Postage & Shipping	924.63	1,333.33	(408.70)	4,000.00	23.12%
Copies	456.79	333.33	123.46	1,000.00	45.68%
Legal Advertising	939.41	1,666.67	(727.26)	5,000.00	18.79%
Miscellaneous	11,452.49	13,046.68	(1,594.19)	39,140.00	29.26%
Office Supplies	1,087.62	1,333.33	(245.71)	4,000.00	27.19%
Property Taxes	177.31	33.33	143.98	100.00	177.31%
Web Site Maintenance	1,100.00	1,200.00	(100.00)	3,600.00	30.56%
Holiday Decorations	36,600.00	13,333.33	23,266.67	40,000.00	91.50%
Help Desk	420.00	416.67	3.33	1,250.00	33.60%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Security	938.89	-	938.89	-	
Maintenance Staff	18,500.00	43,333.33	(24,833.33)	130,000.00	14.23%
Lifestyle Staff	89,534.00	91,500.72	(1,966.72)	274,502.15	32.62%
Resident Services	40,322.31	14,733.33	25,588.98	44,200.00	91.23%
Developer Loan Repayment	107,796.61	35,932.20	71,864.41	107,796.61	100.00%
Total General & Administrative Expenses	**$ 456,511.29**	**$ 338,838.03**	**$ 117,673.26**	**$ 1,016,514.18**	**44.91%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 1,203.41	$ 1,666.67	$ (463.26)	$ 5,000.00	24.07%
Water Reclaimed	13,244.48	7,000.00	6,244.48	21,000.00	63.07%
Wetland Monitoring	500.00	166.67	333.33	500.00	100.00%
Stormwater - Repair and Maintenance	-	4,166.67	(4,166.67)	12,500.00	0.00%
Equipment Rental	-	833.33	(833.33)	2,500.00	0.00%
General Insurance	11,203.00	4,051.45	7,151.55	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	27,138.47	45,564.53	81,415.40	89.30%
Other Insurance	500.00	666.67	(166.67)	2,000.00	25.00%
Irrigation	31,580.56	26,666.67	4,913.89	80,000.00	39.48%
Lake Maintenance	33,379.00	31,666.67	1,712.33	95,000.00	35.14%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	36,084.00	36,084.00	-	108,252.00	33.33%
Zone 2 - Riverfield SF - Yellowstone	51,400.00	49,000.00	2,400.00	147,000.00	34.97%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	68,924.76	89,390.67	(20,465.91)	268,172.00	25.70%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	55,695.92	41,520.90	14,175.02	124,562.70	44.71%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	26,065.28	26,065.32	(0.04)	78,195.95	33.33%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	34,567.56	28,367.67	6,199.89	85,103.00	40.62%
Zone 7 - Crescent Creek - Steadfast Alliance	52,960.00	52,960.00	-	158,880.00	33.33%
Zone 8 - Phase 2 - Southern Land Services	13,350.00	-	13,350.00	-	
Landscape Improvements / Replacement	62,985.25	66,666.67	(3,681.42)	200,000.00	31.49%
Contingency	13,280.33	33,333.33	(20,053.00)	100,000.00	13.28%
Equipment Repair and Maintenance	2,945.05	2,800.00	145.05	8,400.00	35.06%
Pest Control	410.00	2,000.00	(1,590.00)	6,000.00	6.83%
Mulch (Zones 1 - 7)	118,023.75	53,333.33	64,690.42	160,000.00	73.76%
Monument Maintenance	15,128.02	2,666.67	12,461.35	8,000.00	189.10%
Bridge and Boardwalk Maintenance	-	1,333.33	(1,333.33)	4,000.00	0.00%
Storm Cleanup	-	33,333.33	(33,333.33)	100,000.00	0.00%
Storm Landscape Replacement	-	66,666.67	(66,666.67)	200,000.00	0.00%
Capital Expenditures	-	25,000.00	(25,000.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	9,790.00	15,000.00	(5,210.00)	45,000.00	21.76%
Lighting	-	5,000.00	(5,000.00)	15,000.00	0.00%
Streetlight Leasing	16,866.50	13,333.33	3,533.17	40,000.00	42.17%
Shared Bike Maintenance	-	5,000.00	(5,000.00)	15,000.00	0.00%
Dog Park	4,722.99	5,000.00	(277.01)	15,000.00	31.49%
Parks Maintenance & Repairs	-	4,166.67	(4,166.67)	12,500.00	0.00%
Trail Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Trailhead Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Mailbox Maintenance	-	166.67	(166.67)	500.00	0.00%
Total Field Operations	**$ 747,512.86**	**$ 765,545.17**	**$ (18,032.31)**	**$ 2,296,635.40**	**32.55%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Clubhouse Electric	$ 4,522.63	$ 5,000.00	$ (477.37)	$ 15,000.00	30.15%
Clubhouse Water	9,803.70	23,333.33	(13,529.63)	70,000.00	14.01%
Amenity - Cable TV / Internet / Wi-Fi	3,719.34	3,333.33	386.01	10,000.00	37.19%
Amenity - Irrigation Repairs	487.18	3,000.00	(2,512.82)	9,000.00	5.41%
Amenity - Pool Maintenance	6,600.00	7,095.00	(495.00)	21,285.00	31.01%
Amenity - Cleaning	8,289.98	9,000.00	(710.02)	27,000.00	30.70%
Amenity - Pest Control	835.00	833.33	1.67	2,500.00	33.40%
Amenity - Fitness Equipment Leasing	14,005.10	9,131.40	4,873.70	27,394.20	51.12%
Amenity - Security Monitoring	2,078.33	1,800.00	278.33	5,400.00	38.49%
Amenity - Firepits	-	2,000.00	(2,000.00)	6,000.00	0.00%
Amenity - Capital outlay	-	21,666.67	(21,666.67)	65,000.00	0.00%
Amenity - Miscellaneous	64.86	5,000.00	(4,935.14)	15,000.00	0.43%
Amenity - Pool equipment	650.00	2,333.33	(1,683.33)	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	500.00	(500.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	3,333.33	(3,333.33)	10,000.00	0.00%
Amenity - Streetlight Leasing	22,098.82	23,333.33	(1,234.51)	70,000.00	31.57%
Amenity - Access Control Maintenance	-	500.00	(500.00)	1,500.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	**$ 73,154.94**	**$ 121,193.05**	**$ (48,038.11)**	**$ 363,579.20**	**20.12%**
Riverfield Verandah - Amenity					
Clubhouse Electric	$ 2,392.11	$ 3,000.00	$ (607.89)	$ 9,000.00	26.58%
Clubhouse Water	7,085.68	2,000.00	5,085.68	6,000.00	118.09%
Amenity - Cable TV / Internet / Wi-Fi	3,832.16	4,000.00	(167.84)	12,000.00	31.93%
Amenity - Irrigation Repairs	-	2,500.00	(2,500.00)	7,500.00	0.00%
Amenity - Pool Maintenance	5,130.40	5,516.67	(386.27)	16,550.00	31.00%
Amenity - Cleaning	7,292.61	7,666.67	(374.06)	23,000.00	31.71%
Amenity - Pest Control	730.00	666.67	63.33	2,000.00	36.50%
Amenity - Security Monitoring	2,078.33	3,466.67	(1,388.34)	10,400.00	19.98%
Amenity - Gate Access and Maintenance	12,909.51	2,000.00	10,909.51	6,000.00	215.16%
Amenity - Capital outlay	-	8,333.33	(8,333.33)	25,000.00	0.00%
Amenity - Miscellaneous	-	1,333.33	(1,333.33)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	2,000.00	2,300.00	6,000.00	71.67%
Amenity - Streetlight Leasing	13,122.83	13,666.67	(543.84)	41,000.00	32.01%
Amenity - Access Control Maintenance	-	333.33	(333.33)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	**$ 58,873.63**	**$ 56,483.34**	**$ 2,390.29**	**$ 169,450.00**	**34.74%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Clubhouse Electric	$ 13,225.65	$ 10,000.00	$ 3,225.65	$ 30,000.00	44.09%
Clubhouse Water	437.04	6,666.67	(6,229.63)	20,000.00	2.19%
Amenity - Cable TV / Internet / Wi-Fi	13,099.91	8,666.67	4,433.24	26,000.00	50.38%
Amenity - Irrigation Repairs	2,435.30	6,666.67	(4,231.37)	20,000.00	12.18%
Amenity - Pool Maintenance	10,700.00	6,666.67	4,033.33	20,000.00	53.50%
Amenity - Cleaning	41,277.10	17,666.67	23,610.43	53,000.00	77.88%
Amenity - Pest Control	1,985.00	2,000.00	(15.00)	6,000.00	33.08%
Amenity - Security Monitoring	5,177.94	4,000.00	1,177.94	12,000.00	43.15%
Amenity - Fire Pits	-	1,000.00	(1,000.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	833.33	(833.33)	2,500.00	0.00%
Amenity - Capital Outlay	-	6,666.67	(6,666.67)	20,000.00	0.00%
Amenity - Miscellaneous	328.72	2,666.67	(2,337.95)	8,000.00	4.11%
Amenity - Pool Equipment	-	4,666.67	(4,666.67)	14,000.00	0.00%
Amenity - Office Equipment Leasing	2,114.04	4,000.00	(1,885.96)	12,000.00	17.62%
Amenity - Bike Pump Park Maintenance	-	333.33	(333.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	416.67	(416.67)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	5,000.00	(5,000.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	3,938.00	3,333.33	604.67	10,000.00	39.38%
Amenity - Canteen	1,756.98	13,333.33	(11,576.35)	40,000.00	4.39%
Amenity - Repairs & Maintenance	2,977.10	333.33	2,643.77	1,000.00	297.71%
Amenity - Dumpster	-	333.33	(333.33)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,666.67	(1,666.67)	5,000.00	0.00%
Amenity - Operations	1,094.12	5,000.00	(3,905.88)	15,000.00	7.29%
Total Camp Creek - Amenity Expenses	**$ 100,546.90**	**$ 111,916.68**	**$ (11,369.78)**	**$ 335,750.00**	**29.95%**
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	**$ 1,436,599.62**	**$ 1,393,976.27**	**$ 42,623.35**	**$ 4,181,928.78**	**34.35%**
Other Income (Expenses)					
Interest Income	$ 17,419.18	$ 10,000.00	$ 7,419.18	$ 30,000.00	58.06%
Total Other Income (Expenses)	**$ 17,419.18**	**$ 10,000.00**	**$ 7,419.18**	**$ 30,000.00**	**58.06%**
Net Income (Loss)	**$ 1,533,322.85**	**$ -**	**$ 1,533,322.85**	**$ -**	