North River Ranch Improvement Stewardship District

March 2026 Financial Package

March 31, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2026

	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	$ 1,371,989.88										$ 1,371,989.88
Accounts Receivable	1,386.62										1,386.62
On-Roll Assessments Receivable	56,591.50										56,591.50
Off-Roll Assessments Receivable	484,490.04										484,490.04
Prepaid Expenses	2,302.27										2,302.27
Deposits	12,108.28										12,108.28
Assessments Receivable		$ 21,408.73									21,408.73
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		88,812.50									88,812.50
Revenue (Series 2019)		742,260.48									742,260.48
Revenue (Series 2019-MG)		376,245.24									376,245.24
Prepayment A1 (Series 2019)		1.75									1.75
Prepayment A1 (Series 2019-MG)		3,702.44									3,702.44
Assessments Receivable			$ 8,580.13								8,580.13
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			488,308.36								488,308.36
On-Roll Assessments Receivable				$ 16,466.93							16,466.93
Off-Roll Assessments Receivable				233,638.25							233,638.25
Debt Service Reserve A1 (Series 2023-1)				737,640.00							737,640.00
Debt Service Reserve A2 (Series 2023-1)				700,350.00							700,350.00
Debt Service Reserve A (Series 2023-2)				636,820.00							636,820.00
Revenue (Series 2023-1)				1,218,212.25							1,218,212.25
Interest A2 (Series 2023-1)				13,156.22							13,156.22
Prepayment A1 (Series 2023-1)				10,659.37							10,659.37
Prepayment A2 (Series 2023-1)				1,463,114.40							1,463,114.40
Prepayment A (Series 2023-2)				8,666.77							8,666.77
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				121,544.47							121,544.47
Debt Service Reserve (Series 2023B)					$ 766,360.00						766,360.00
Prepayment (Series 2023B)					19,330.70						19,330.70
Capitalized Interest (Series 2023B)					92,646.88						92,646.88
Accounts Receivable - Due from Developer						$ 201,782.90					201,782.90
Prepaid Expenses						2,545.46					2,545.46
Prepaid Expenses							$ 378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 405.80			405.80
Acquisition/Constr - Master Infrastructu								457.74			457.74
Acquisition/Constr (Series 2023-2)								15.00			15.00
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 715.90		715.90
Total Current Assets	$ 1,928,868.59	$ 1,398,488.02	$ 720,938.49	$ 5,160,268.75	$ 878,337.58	$ 204,328.36	$ 378.45	$ 1,431.31	$ 715.90	$ -	$ 10,293,755.45

North River Ranch Improvement SD

Statement of Financial Position

As of 3/31/2026

	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
Investments											
Amount Available in Debt Service Funds										$ 7,877,938.80	$ 7,877,938.80
Amount To Be Provided										54,887,061.20	54,887,061.20
Total Investments	$	$	$	$	$ -	$	$	$	$	$ 62,765,000.00	$ 62,765,000.00
Total Assets	$ 1,928,868.59	$ 1,398,488.02	$ 720,938.49	$ 5,160,268.75	$ 878,337.58	$ 204,328.36	$ 378.45	$ 1,431.31	$ 715.90	$ 62,765,000.00	$ 73,058,755.45
	-	-	-	-		-	-	-	-		

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	$ 19,884.00										$ 19,884.00
Deferred Revenue	1,386.62										1,386.62
Deferred Revenue - On-Roll	56,591.50										56,591.50
Deferred Revenue - Off-Roll	484,490.04										484,490.04
Deferred Revenue		$ 21,408.73									21,408.73
Deferred Revenue			$ 8,580.13								8,580.13
Deferred Revenue				$ 250,105.18							250,105.18
Accounts Payable						$ 201,782.90					201,782.90
Retainage Payable						119,121.27					119,121.27
Deferred Revenue						201,782.90					201,782.90
Retainage Payable								$ 127,547.94			127,547.94
Retainage Payable									$ 51,682.08		51,682.08
Total Current Liabilities	$ 562,352.16	$ 21,408.73	$ 8,580.13	$ 250,105.18	$ -	$ 522,687.07	$ -	$ 127,547.94	$ 51,682.08	$ -	$ 1,544,363.29
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										$ 62,765,000.00	$ 62,765,000.00
Total Long Term Liabilities	$	$	$	$	$ -	$	$	$	$	$ 62,765,000.00	$ 62,765,000.00
Total Liabilities	$ 562,352.16	$ 21,408.73	$ 8,580.13	$ 250,105.18	$ -	$ 522,687.07	$ -	$ 127,547.94	$ 51,682.08	$ 62,765,000.00	$ 64,309,363.29
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North River Ranch Improvement SD
Statement of Financial Position
As of 3/31/2026

	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	1,592,203.23										1,592,203.23
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		535,441.18									535,441.18
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(413,024.28)								(413,024.28)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(580,404.81)							(580,404.81)
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(378,930.73)						(378,930.73)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(141,513.28)					(141,513.28)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,089.27)				(28,089.27)
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								(35,587.55)			(35,587.55)
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,789.52		152,789.52
Total Net Assets	$ 1,366,516.43	$ 1,377,079.29	$ 712,358.36	$ 4,910,163.57	$ 878,337.58	$ (318,358.71)	$ 378.45	$ (126,116.63)	$ (50,966.18)	$ -	$ 8,749,392.16
Total Liabilities and Net Assets	$ 1,928,868.59	$ 1,398,488.02	$ 720,938.49	$ 5,160,268.75	$ 878,337.58	$ 204,328.36	$ 378.45	$ 1,431.31	$ 715.90	$ 62,765,000.00	$ 73,058,755.45

North River Ranch Improvement SD
Statement of Activities
As of 3/31/2026

	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	$ 2,504,028.30										$ 2,504,028.30
Off-Roll Assessments	1,082,019.38										1,082,019.38
Developer Contributions	0.19										0.19
Other Income & Other Financing Sources	94,485.00										94,485.00
Sales Tax Collection Allowance Revenue	0.26										0.26
On-Roll Assessments		$ 978,020.78									978,020.78
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			$ 435,727.22								435,727.22
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				$ 634,905.39							634,905.39
Off-Roll Assessments				498,366.86							498,366.86
Other Assessments				2,607,357.27							2,607,357.27
Developer Contributions						$ 3,615,075.86					3,615,075.86
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
Other Income & Other Financing Sources									$ 154,755.45		154,755.45
Total Revenues	$ 3,680,533.13	$ 978,024.07	$ 410,511.48	$ 3,740,629.52	$ -	$ 3,615,072.57	$ 28,543.49	$ 36,080.23	$ 154,755.45	$ -	$ 12,644,149.94
Expenses											
Supervisor Fees	$ 6,000.00										$ 6,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	27,064.97										27,064.97
District Management	40,249.98										40,249.98
Field Management	20,000.00										20,000.00
Engineering	38,453.35										38,453.35
Disclosure	7,500.00										7,500.00
District Counsel	9,729.40										9,729.40
Assessment Administration	25,000.00										25,000.00
Tax Preparation	96.30										96.30
Travel and Per Diem	1,970.42										1,970.42
Telephone	1,186.71										1,186.71
Postage & Shipping	2,388.85										2,388.85
Copies	909.71										909.71
Legal Advertising	1,102.82										1,102.82
Miscellaneous	2,030.09										2,030.09
Waste Holding Tank Rental	4,538.51										4,538.51
Trailer Rental	10,589.72										10,589.72
Office Supplies	2,683.73										2,683.73
Property Taxes	177.31										177.31
Web Site Maintenance	1,500.00										1,500.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	420.00										420.00
Dues, Licenses, and Fees	175.00										175.00
Security	9,566.89										9,566.89
Maintenance Staff	44,000.00										44,000.00
Lifestyle Staff	126,080.38										126,080.38
Resident Services	51,205.85										51,205.85
Electric	1,875.77										1,875.77
Amenity - Electric	27,140.22										27,140.22

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Amenity - Water	$ 21,069.63										$ 21,069.63
Water Reclaimed	15,014.88										15,014.88
Wetlands Monitoring	1,000.00										1,000.00
Amenity - Cable TV / Internet / Wi-Fi	28,176.60										28,176.60
Amenity - Irrigation Repairs	3,839.27										3,839.27
Amenity - Pool Maintenance	33,645.60										33,645.60
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	89,955.73										89,955.73
Amenity - Pest Control	5,230.00										5,230.00
Amenity - Fitness Equipment Leasing	18,460.80										18,460.80
Amenity - Security Monitoring	16,034.20										16,034.20
Amenity - Firepits	1,195.09										1,195.09
Amenity - Gate Access and Maintenance	20,860.38										20,860.38
Amenity - Capital Outlay	25,378.84										25,378.84
Amenity - Miscellaneous	3,035.51										3,035.51
Amenity - Pool Equipment	6,448.00										6,448.00
Amenity - AC Maintenance and Equipment	2,903.78										2,903.78
Amenity - Office Equipment Leasing	3,374.17										3,374.17
Amenity - Streetlight Leasing	50,041.68										50,041.68
Amenity - Canteen	3,942.22										3,942.22
Amenity - Repairs & Maintenance	3,752.64										3,752.64
Amenity - Operations	1,695.40										1,695.40
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	49,946.69										49,946.69
Lake Maintenance	49,937.00										49,937.00
Landscaping Maintenance & Material	496,333.78										496,333.78
Landscape Improvements	170,217.85										170,217.85
Contingency	21,166.67										21,166.67
Equipment Repair & Maintenance	5,567.59										5,567.59
Pest Control	615.00										615.00
Mulch	198,898.75										198,898.75
Monument Maintenance	15,250.02										15,250.02
Capital Expenditures	497.32										497.32
Street, Sidewalk, Curb Maintenance	14,880.00										14,880.00
Streetlight Leasing	23,737.96										23,737.96
Dog Park	7,459.65										7,459.65
Trailhead Maintenance	320.00										320.00
Developer Loan Repayment	107,796.61										107,796.61
Principal Payments - Series 2019-MG A1		$ 95,000.00									95,000.00
Interest Payments - Series 2019		233,988.75									233,988.75
Interest Payments - Series 2019-MG A1		126,517.50									126,517.50
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				$ 15,000.00							15,000.00
Principal Payments - Series 2023 (1) A2				3,220,000.00							3,220,000.00
Principal Payments - Series 2023 (2) A				115,000.00							115,000.00
Interest Payments - Series 2023 (1) A1				301,370.00							301,370.00
Interest Payments - Series 2023 (1) A2				459,928.13							459,928.13
Interest Payments - Series 2023 (2) A				274,096.25							274,096.25
Principal Payment - Series 2023B					$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						$ 234,906.76					234,906.76
Contingency						3,521,679.10					3,521,679.10

North River Ranch Improvement SD
Statement of Activities
As of 3/31/2026

	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
Engineering							$ 852.50				$ 852.50
Contingency							56,293.33				56,293.33
Engineering								$ 4,462.00			4,462.00
Contingency								67,523.13			67,523.13
Contingency									$ 1,976.67		1,976.67
Total Expenses	$ 2,114,322.29	$ 455,506.25	$ 833,537.50	$ 4,385,394.38	$ 393,520.00	$ 3,756,585.86	$ 57,145.83	$ 71,985.13	$ 1,976.67	$ -	$ 12,069,973.91
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 25,992.39										$ 25,992.39
Dividend Income		$ 12,923.36									12,923.36
Dividend Income			$ 10,001.74								10,001.74
Dividend Income				$ 64,360.05							64,360.05
Dividend Income					$ 14,589.27						14,589.27
Dividend Income						$ 0.01					0.01
Dividend Income							$ 513.07				513.07
Dividend Income								$ 317.35			317.35
Dividend Income									$ 10.74		10.74
Total Other Revenues (Expenses) & Gains (Losses)	$ 25,992.39	$ 12,923.36	$ 10,001.74	$ 64,360.05	$ 14,589.27	$ 0.01	$ 513.07	$ 317.35	$ 10.74	$ -	$ 128,707.98
Change In Net Assets	$ 1,592,203.23	$ 535,441.18	$ (413,024.28)	$ (580,404.81)	$ (378,930.73)	$ (141,513.28)	$ (28,089.27)	$ (35,587.55)	$ 152,789.52	$ -	$ 702,884.01
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	$ 1,366,516.43	$ 1,377,079.29	$ 712,358.36	$ 4,910,163.57	$ 878,337.58	$ (318,358.71)	$ 378.45	$ (126,116.63)	$ (50,966.18)	$ -	$ 8,749,392.16

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ 2,504,028.30	$ 1,280,309.68	$ 1,223,718.62	$ 2,560,619.36	97.79%
Off-Roll Assessments	1,082,019.38	783,254.71	298,764.67	1,566,509.42	69.07%
Developer Contributions	0.19	-	0.19	-	
Other Income & Other Financing Sources	94,485.00	12,400.00	82,085.00	24,800.00	380.99%
Sales Tax Collection Allowance Revenue	0.26	-	0.26	-	
Net Revenues	**$ 3,680,533.13**	**$ 2,075,964.39**	**$ 1,604,568.74**	**$ 4,151,928.78**	**88.65%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 6,000.00	$ 6,000.00	$ -	$ 12,000.00	50.00%
Public Officials' Liability Insurance	11,203.00	5,601.50	5,601.50	11,203.00	100.00%
Trustee Services	27,064.97	15,627.50	11,437.47	31,255.00	86.59%
District Management	40,249.98	40,250.00	(0.02)	80,500.00	50.00%
Field Management	20,000.00	37,500.00	(17,500.00)	75,000.00	26.67%
Engineering	38,453.35	30,000.00	8,453.35	60,000.00	64.09%
Disclosure	7,500.00	15,000.00	(7,500.00)	30,000.00	25.00%
District Counsel	9,729.40	11,000.00	(1,270.60)	22,000.00	44.22%
Assessment Administration	25,000.00	12,500.00	12,500.00	25,000.00	100.00%
Reamortization Schedules	-	1,250.00	(1,250.00)	2,500.00	0.00%
Audit	-	3,750.00	(3,750.00)	7,500.00	0.00%
Arbitrage Calculation	-	1,500.00	(1,500.00)	3,000.00	0.00%
Tax Preparation	96.30	76.26	20.04	152.52	63.14%
Travel and Per Diem	1,970.42	1,500.00	470.42	3,000.00	65.68%
Telephone	1,186.71	1,000.00	186.71	2,000.00	59.34%
Postage & Shipping	2,388.85	1,500.00	888.85	3,000.00	79.63%
Copies	909.71	500.00	409.71	1,000.00	90.97%
Legal Advertising	1,102.82	2,500.00	(1,397.18)	5,000.00	22.06%
Miscellaneous	2,030.09	19,569.98	(17,539.89)	39,140.00	5.19%
Waste Holding Tank Rental	4,538.51	-	4,538.51	-	
Trailer Rental	10,589.72	-	10,589.72	-	
Office Supplies	2,683.73	1,500.00	1,183.73	3,000.00	89.46%
Property Taxes	177.31	150.00	27.31	300.00	59.10%
Web Site Maintenance	1,500.00	1,800.00	(300.00)	3,600.00	41.67%
Holiday Decorations	36,600.00	20,000.00	16,600.00	40,000.00	91.50%
Help Desk	420.00	625.00	(205.00)	1,250.00	33.60%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
Security	9,566.89	1,000.00	8,566.89	2,000.00	478.34%
Maintenance Staff	44,000.00	65,000.00	(21,000.00)	130,000.00	33.85%
Lifestyle Staff	126,080.38	137,251.08	(11,170.70)	274,502.15	45.93%
Resident Services	51,205.85	40,000.00	11,205.85	80,000.00	64.01%
Developer Loan Repayment	107,796.61	53,898.31	53,898.30	107,796.61	100.00%
Total General & Administrative Expenses	**$ 590,219.60**	**$ 527,937.13**	**$ 62,282.47**	**$ 1,055,874.28**	**55.90%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 1,875.77	$ 2,500.00	$ (624.23)	$ 5,000.00	37.52%
Water Reclaimed	15,014.88	20,000.00	(4,985.12)	40,000.00	37.54%
Wetland Monitoring	1,000.00	250.00	750.00	500.00	200.00%
Stormwater - Repair and Maintenance	-	3,125.00	(3,125.00)	6,250.00	0.00%
Equipment Rental	-	1,250.00	(1,250.00)	2,500.00	0.00%
General Insurance	11,203.00	5,601.50	5,601.50	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	36,351.50	36,351.50	72,703.00	100.00%
Other Insurance	500.00	250.00	250.00	500.00	100.00%
Irrigation	49,946.69	47,500.00	2,446.69	95,000.00	52.58%
Lake Maintenance	49,937.00	50,000.00	(63.00)	100,000.00	49.94%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	54,126.00	54,126.00	-	108,252.00	50.00%
Zone 2 - Riverfield SF - Yellowstone	75,900.00	77,100.00	(1,200.00)	154,200.00	49.22%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	103,387.14	107,500.00	(4,112.86)	215,000.00	48.09%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	80,381.38	85,000.00	(4,618.62)	170,000.00	47.28%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	39,097.92	39,097.98	(0.06)	78,195.95	50.00%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	48,751.34	52,500.00	(3,748.66)	105,000.00	46.43%
Zone 7 - Crescent Creek - Steadfast Alliance	79,440.00	79,440.00	-	158,880.00	50.00%
Zone 8 - Phase 2 - Southern Land Services	15,250.00	20,000.00	(4,750.00)	40,000.00	38.13%
Landscape Improvements / Replacement	170,217.85	100,000.00	70,217.85	200,000.00	85.11%
Contingency	21,166.67	30,000.00	(8,833.33)	60,000.00	35.28%
Equipment Repair and Maintenance	5,567.59	4,200.00	1,367.59	8,400.00	66.28%
Pest Control	615.00	1,500.00	(885.00)	3,000.00	20.50%
Mulch (Zones 1 - 7)	198,898.75	150,000.00	48,898.75	300,000.00	66.30%
Monument Maintenance	15,250.02	12,500.00	2,750.02	25,000.00	61.00%
Bridge and Boardwalk Maintenance	-	2,000.00	(2,000.00)	4,000.00	0.00%
Storm Cleanup	-	25,000.00	(25,000.00)	50,000.00	0.00%
Storm Landscape Replacement	-	50,000.00	(50,000.00)	100,000.00	0.00%
Capital Expenditures	497.32	17,875.00	(17,377.68)	35,750.00	1.39%
Street, Sidewalk, and Curb Maintenance	14,880.00	15,000.00	(120.00)	30,000.00	49.60%
Streetlight Leasing	23,737.96	25,500.00	(1,762.04)	51,000.00	46.55%
Shared Bike Maintenance	-	7,500.00	(7,500.00)	15,000.00	0.00%
Dog Park	7,459.65	7,500.00	(40.35)	15,000.00	49.73%
Parks Maintenance & Repairs	-	6,250.00	(6,250.00)	12,500.00	0.00%
Trail Maintenance	320.00	2,500.00	(2,180.00)	5,000.00	6.40%
Trailhead Maintenance	-	2,500.00	(2,500.00)	5,000.00	0.00%
Mailbox Maintenance	-	250.00	(250.00)	500.00	0.00%
Total Field Operations	**$ 1,157,124.93**	**$ 1,141,666.98**	**$ 15,457.95**	**$ 2,283,333.95**	**50.68%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Amenity - Electric	$ 5,766.39	$ 7,500.00	$ (1,733.61)	$ 15,000.00	38.44%
Amenity - Water	12,050.57	17,500.00	(5,449.43)	35,000.00	34.43%
Amenity - Cable TV / Internet / Wi-Fi	5,339.14	6,000.00	(660.86)	12,000.00	44.49%
Amenity - Irrigation Repairs	617.40	3,500.00	(2,882.60)	7,000.00	8.82%
Amenity - Pool Maintenance	9,900.00	10,642.50	(742.50)	21,285.00	46.51%
Amenity - Cleaning	12,705.45	13,500.00	(794.55)	27,000.00	47.06%
Amenity - Pest Control	1,405.00	1,250.00	155.00	2,500.00	56.20%
Amenity - Fitness Equipment Leasing	18,460.80	13,697.10	4,763.70	27,394.20	67.39%
Amenity - Security Monitoring	2,978.33	3,250.00	(271.67)	6,500.00	45.82%
Amenity - Firepits	1,195.09	3,000.00	(1,804.91)	6,000.00	19.92%
Amenity - Capital outlay	6,000.00	10,770.68	(4,770.68)	21,541.35	27.85%
Amenity - Miscellaneous	2,237.53	2,500.00	(262.47)	5,000.00	44.75%
Amenity - Pool equipment	2,148.00	1,500.00	648.00	3,000.00	71.60%
Amenity - A/C Maintenance and Equipment	2,903.78	750.00	2,153.78	1,500.00	193.59%
Amenity - Playground Maintenance	-	3,500.00	(3,500.00)	7,000.00	0.00%
Amenity - Streetlight Leasing	28,238.42	33,500.00	(5,261.58)	67,000.00	42.15%
Amenity - Access Control Maintenance	266.00	750.00	(484.00)	1,500.00	17.73%
Amenity - Repairs & Maintenance	172.25	-	172.25	-	
Total Brightwood Pavilion - Amenity Expenses	**$ 112,384.15**	**$ 133,110.28**	**$ (20,726.13)**	**$ 266,220.55**	**42.21%**
Riverfield Verandah - Amenity					
Amenity - Electric	$ 3,105.13	$ 4,000.00	$ (894.87)	$ 8,000.00	38.81%
Amenity - Water	8,445.86	11,000.00	(2,554.14)	22,000.00	38.39%
Amenity - Cable TV / Internet / Wi-Fi	5,995.26	6,000.00	(4.74)	12,000.00	49.96%
Amenity - Irrigation Repairs	-	2,500.00	(2,500.00)	5,000.00	0.00%
Amenity - Pool Maintenance	7,695.60	8,275.00	(579.40)	16,550.00	46.50%
Amenity - Cleaning	11,031.63	11,500.00	(468.37)	23,000.00	47.96%
Amenity - Pest Control	935.00	1,100.00	(165.00)	2,200.00	42.50%
Amenity - Security Monitoring	2,978.33	3,500.00	(521.67)	7,000.00	42.55%
Amenity - Gate Access and Maintenance	20,860.38	20,000.00	860.38	40,000.00	52.15%
Amenity - Capital outlay	8,863.00	7,500.00	1,363.00	15,000.00	59.09%
Amenity - Miscellaneous	469.26	1,500.00	(1,030.74)	3,000.00	15.64%
Amenity - Pool Equipment	4,300.00	3,000.00	1,300.00	6,000.00	71.67%
Amenity - Streetlight Leasing	16,770.25	20,500.00	(3,729.75)	41,000.00	40.90%
Amenity - Access Control Maintenance	266.00	500.00	(234.00)	1,000.00	26.60%
Total Riverfield Verandah - Amenity Expenses	**$ 91,715.70**	**$ 100,875.00**	**$ (9,159.30)**	**$ 201,750.00**	**45.46%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 3/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Amenity - Electric	$ 18,268.70	$ 20,000.00	$ (1,731.30)	$ 40,000.00	45.67%
Amenity - Water	573.20	2,500.00	(1,926.80)	5,000.00	11.46%
Amenity - Cable TV / Internet / Wi-Fi	16,842.20	20,000.00	(3,157.80)	40,000.00	42.11%
Amenity - Irrigation Repairs	3,221.87	5,000.00	(1,778.13)	10,000.00	32.22%
Amenity - Pool Maintenance	16,050.00	16,500.00	(450.00)	33,000.00	48.64%
Amenity - Cleaning	66,218.65	62,500.00	3,718.65	125,000.00	52.97%
Amenity - Pest Control	2,890.00	3,000.00	(110.00)	6,000.00	48.17%
Amenity - Security Monitoring	10,077.54	8,000.00	2,077.54	16,000.00	62.98%
Amenity - Fire Pits	-	1,500.00	(1,500.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	1,250.00	(1,250.00)	2,500.00	0.00%
Amenity - Capital Outlay	10,515.84	5,000.00	5,515.84	10,000.00	105.16%
Amenity - Miscellaneous	328.72	2,500.00	(2,171.28)	5,000.00	6.57%
Amenity - Pool Equipment	-	5,000.00	(5,000.00)	10,000.00	0.00%
Amenity - Office Equipment Leasing	3,374.17	3,750.00	(375.83)	7,500.00	44.99%
Amenity - Bike Pump Park Maintenance	-	500.00	(500.00)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	625.00	(625.00)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	7,000.00	(7,000.00)	14,000.00	0.00%
Amenity - Streetlight Leasing	5,033.01	6,000.00	(966.99)	12,000.00	41.94%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Canteen	3,942.22	5,000.00	(1,057.78)	10,000.00	39.42%
Amenity - Repairs & Maintenance	3,580.39	5,000.00	(1,419.61)	10,000.00	35.80%
Amenity - Dumpster	-	500.00	(500.00)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,250.00	(1,250.00)	2,500.00	0.00%
Amenity - Operations	1,695.40	5,000.00	(3,304.60)	10,000.00	16.95%
Total Camp Creek - Amenity Expenses	**$ 162,877.91**	**$ 187,375.00**	**$ (24,497.09)**	**$ 374,750.00**	**43.46%**
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	**$ 2,114,322.29**	**$ 2,090,964.39**	**$ 23,357.90**	**$ 4,181,928.78**	**50.56%**
Other Income (Expenses)					
Interest Income	$ 25,992.39	$ 15,000.00	$ 10,992.39	$ 30,000.00	86.64%
Total Other Income (Expenses)	**$ 25,992.39**	**$ 15,000.00**	**$ 10,992.39**	**$ 30,000.00**	**86.64%**
Net Income (Loss)	**$ 1,592,203.23**	**$ -**	**$ 1,592,203.23**	**$ -**	