North River Ranch Improvement Stewardship District

April 2026 Financial Package

April 30, 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 4/30/2026

	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	$ 1,186,970.14										$ 1,186,970.14
Accounts Receivable	8,529.61										8,529.61
On-Roll Assessments Receivable	3,204.06										3,204.06
Off-Roll Assessments Receivable	450,123.43										450,123.43
Prepaid Expenses	2,302.27										2,302.27
Deposits	12,108.28										12,108.28
Assessments Receivable		$ 8,506.90									8,506.90
Due From Other Funds		12,901.83									12,901.83
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,077.60									89,077.60
Revenue (Series 2019)		744,938.17									744,938.17
Revenue (Series 2019-MG)		377,355.22									377,355.22
Prepayment A1 (Series 2019)		1.76									1.76
Prepayment A1 (Series 2019-MG)		3,712.01									3,712.01
Assessments Receivable			$ 381.19								381.19
Due From Other Funds			8,198.94								8,198.94
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			490,419.75								490,419.75
Off-Roll Assessments Receivable				$ 211,848.22							211,848.22
Due From Other Funds				24,602.21							24,602.21
Debt Service Reserve A1 (Series 2023-1)				739,849.35							739,849.35
Debt Service Reserve A2 (Series 2023-1)				702,639.56							702,639.56
Debt Service Reserve A (Series 2023-2)				636,480.00							636,480.00
Revenue (Series 2023-1)				1,147,569.60							1,147,569.60
Revenue (Series 2023-2)				432,996.78							432,996.78
Interest A2 (Series 2023-1)				15,840.67							15,840.67
Prepayment A1 (Series 2023-1)				10,671.69							10,671.69
Prepayment A2 (Series 2023-1)				1,651,274.97							1,651,274.97
Prepayment A (Series 2023-2)				10,923.19							10,923.19
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				121,905.33							121,905.33
Debt Service Reserve (Series 2023B)					$ 768,687.88						768,687.88
Revenue (Series 2023B)					290,258.06						290,258.06
Prepayment (Series 2023B)					19,335.49						19,335.49
Capitalized Interest (Series 2023B)					92,921.94						92,921.94
Accounts Receivable - Due from Developer						$ 270,778.56					270,778.56
Due From Other Funds						45,312.36					45,312.36
Prepaid Expenses						4,973.20					4,973.20
Acquisition/Constr A1, A2 (Series 2020)							$ 53.81				53.81
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 31,252.61			31,252.61
Acquisition/Constr - Master Infrastructu								459.10			459.10
Acquisition/Constr (Series 2023-2)								15.04			15.04
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 718.03		718.03
Total Current Assets	$ 1,663,237.79	$ 1,402,550.37	$ 723,049.88	$ 5,706,601.66	$ 1,171,203.37	$ 321,064.12	$ 432.26	$ 32,279.52	$ 718.03	$ -	$ 11,021,137.00

North River Ranch Improvement SD
Statement of Financial Position
As of 4/30/2026

	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										$ 8,736,965.99	$ 8,736,965.99
Amount To Be Provided										54,028,034.01	54,028,034.01
Total Investments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,765,000.00	$ 62,765,000.00
Total Assets	$ 1,663,237.79	$ 1,402,550.37	$ 723,049.88	$ 5,706,601.66	$ 1,171,203.37	$ 321,064.12	$ 432.26	$ 32,279.52	$ 718.03	$ 62,765,000.00	$ 73,786,137.00
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	$ 61,628.17										$ 61,628.17
Due To Other Funds	45,312.36										45,312.36
Sales Tax Payable	2.59										2.59
Deferred Revenue	8,529.61										8,529.61
Deferred Revenue - On-Roll	3,204.06										3,204.06
Deferred Revenue - Off-Roll	450,123.43										450,123.43
Deferred Revenue		$ 8,506.90									8,506.90
Deferred Revenue			$ 381.19								381.19
Deferred Revenue				$ 211,848.22							211,848.22
Accounts Payable						$ 316,090.92					316,090.92
Retainage Payable						121,506.14					121,506.14
Deferred Revenue						270,778.56					270,778.56
Retainage Payable								$ 85,356.10			85,356.10
Retainage Payable									$ 51,682.08		51,682.08
Total Current Liabilities	$ 568,800.22	$ 8,506.90	$ 381.19	$ 211,848.22	$ -	$ 708,375.62	$ -	$ 85,356.10	$ 51,682.08	$ -	$ 1,634,950.33
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	$ 568,800.22	$ 8,506.90	$ 381.19	$ 211,848.22	$ -	$ 708,375.62	$ -	$ 85,356.10	$ 51,682.08	$ 62,765,000.00	$ 64,399,950.33

North River Ranch Improvement SD
Statement of Financial Position
As of 4/30/2026

	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	1,320,124.37										1,320,124.37
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		552,405.36									552,405.36
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(402,713.95)								(402,713.95)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				4,185.06							4,185.06
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(86,064.94)						(86,064.94)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(210,466.07)					(210,466.07)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,035.46)				(28,035.46)
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								37,452.50			37,452.50
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,791.65		152,791.65
Total Net Assets	$ 1,094,437.57	$ 1,394,043.47	$ 722,668.69	$ 5,494,753.44	$ 1,171,203.37	$ (387,311.50)	$ 432.26	$ (53,076.58)	$ (50,964.05)	$ -	$ 9,386,186.67
Total Liabilities and Net Assets	$ 1,663,237.79	$ 1,402,550.37	$ 723,049.88	$ 5,706,601.66	$ 1,171,203.37	$ 321,064.12	$ 432.26	$ 32,279.52	$ 718.03	$ 62,765,000.00	$ 73,786,137.00

North River Ranch Improvement SD
Statement of Activities
As of 4/30/2026

	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	$ 2,557,415.74										$ 2,557,415.74
Off-Roll Assessments	1,116,385.99										1,116,385.99
Developer Contributions	0.19										0.19
Other Income & Other Financing Sources	96,573.30										96,573.30
Sales Tax Collection Allowance Revenue	0.26										0.26
On-Roll Assessments		$ 990,922.61									990,922.61
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			$ 443,926.16								443,926.16
Inter-Fund Group Transfers In			(25,215.74)								(25,215.74)
On-Roll Assessments				$ 659,507.60							659,507.60
Off-Roll Assessments				520,156.89							520,156.89
Other Assessments				3,132,012.74							3,132,012.74
Other Assessments					$ 290,258.06						290,258.06
Developer Contributions						$ 3,700,260.67					3,700,260.67
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								$ 66,925.84			66,925.84
Other Income & Other Financing Sources									$ 154,755.45		154,755.45
Total Revenues	$ 3,770,375.48	$ 990,925.90	$ 418,710.42	$ 4,311,677.23	$ 290,258.06	$ 3,700,257.38	$ 28,543.49	$ 66,925.84	$ 154,755.45	$ -	$ 13,732,429.25
Expenses											
Supervisor Fees	$ 7,000.00										$ 7,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	27,064.97										27,064.97
District Management	46,958.31										46,958.31
Field Management	25,000.00										25,000.00
Engineering	38,703.35										38,703.35
Disclosure	15,000.00										15,000.00
District Counsel	14,907.50										14,907.50
Assessment Administration	25,000.00										25,000.00
Tax Preparation	96.30										96.30
Travel and Per Diem	1,994.92										1,994.92
Telephone	1,416.63										1,416.63
Postage & Shipping	2,737.56										2,737.56
Copies	1,122.63										1,122.63
Legal Advertising	1,508.04										1,508.04
Miscellaneous	5,201.37										5,201.37
Office Supplies	3,234.20										3,234.20
Property Taxes	177.31										177.31
Web Site Maintenance	2,000.00										2,000.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	420.00										420.00
Waste Holding Tank Rental	4,538.51										4,538.51
Trailer Rental	10,589.72										10,589.72
Dues, Licenses, and Fees	175.00										175.00
Security	17,260.89										17,260.89
Maintenance Staff	52,500.00										52,500.00
Lifestyle Staff	159,141.57										159,141.57
Resident Services	55,510.36										55,510.36
Electric	2,275.88										2,275.88
Amenity - Electric	33,035.78										33,035.78

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Amenity - Water	$ 25,240.90										$ 25,240.90
Water Reclaimed	19,959.78										19,959.78
Wetlands Monitoring	1,250.00										1,250.00
Amenity - Cable TV / Internet / Wi-Fi	31,156.13										31,156.13
Amenity - Landscape Maintenance	6,915.00										6,915.00
Amenity - Irrigation Repairs	5,224.50										5,224.50
Amenity - Pool Maintenance	39,253.20										39,253.20
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	97,709.55										97,709.55
Amenity - Pest Control	5,230.00										5,230.00
Amenity - Fitness Equipment Leasing	20,863.65										20,863.65
Amenity - Security Monitoring	23,884.00										23,884.00
Amenity - Firepits	2,687.23										2,687.23
Amenity - Gate Access and Maintenance	25,203.20										25,203.20
Amenity - Capital Outlay	33,334.83										33,334.83
Amenity - Miscellaneous	3,035.51										3,035.51
Amenity - Pool Equipment	9,243.00										9,243.00
Amenity - AC Maintenance and Equipment	2,903.78										2,903.78
Amenity - Office Equipment Leasing	3,790.47										3,790.47
Amenity - Streetlight Leasing	61,014.96										61,014.96
Amenity - Canteen	4,284.03										4,284.03
Amenity - Repairs & Maintenance	3,825.11										3,825.11
Amenity - Operations	2,005.75										2,005.75
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	55,774.84										55,774.84
Lake Maintenance	58,216.00										58,216.00
Landscaping Maintenance & Material	584,314.41										584,314.41
Landscape Improvements	177,683.85										177,683.85
Contingency	23,667.51										23,667.51
Equipment Repair & Maintenance	7,421.06										7,421.06
Pest Control	615.00										615.00
Mulch	266,308.75										266,308.75
Monument Maintenance	15,322.33										15,322.33
Storm Landscape Replacement	5,674.00										5,674.00
Capital Expenditures	720.24										720.24
Street, Sidewalk, Curb Maintenance	20,425.00										20,425.00
Streetlight Leasing	29,353.49										29,353.49
Dog Park	10,440.81										10,440.81
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

North River Ranch Improvement SD
Statement of Activities
As of 4/30/2026

	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						$ 285,095.04					$ 285,095.04
Contingency						3,625,628.42					3,625,628.42
Engineering							$ 852.50				852.50
Contingency							56,293.33				56,293.33
Engineering								$ 4,462.00			4,462.00
Contingency								25,331.29			25,331.29
Contingency									$ 1,976.67		1,976.67
Total Expenses	$ 2,479,646.28	$ 455,506.25	$ 833,537.50	$ 4,385,394.38	$ 393,520.00	$ 3,910,723.46	$ 57,145.83	$ 29,793.29	$ 1,976.67	$ -	$ 12,547,243.66
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 29,395.17										$ 29,395.17
Dividend Income		$ 16,985.71									16,985.71
Dividend Income			$ 12,113.13								12,113.13
Dividend Income				$ 77,902.21							77,902.21
Dividend Income					$ 17,197.00						17,197.00
Dividend Income						$ 0.01					0.01
Dividend Income							$ 566.88				566.88
Dividend Income								$ 319.95			319.95
Dividend Income									$ 12.87		12.87
Total Other Revenues (Expenses) & Gains (Losses)	$ 29,395.17	$ 16,985.71	$ 12,113.13	$ 77,902.21	$ 17,197.00	$ 0.01	$ 566.88	$ 319.95	$ 12.87	$ -	$ 154,492.93
Change In Net Assets	$ 1,320,124.37	$ 552,405.36	$ (402,713.95)	$ 4,185.06	$ (86,064.94)	$ (210,466.07)	$ (28,035.46)	$ 37,452.50	$ 152,791.65	$ -	$ 1,339,678.52
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	$ 1,094,437.57	$ 1,394,043.47	$ 722,668.69	$ 5,494,753.44	$ 1,171,203.37	$ (387,311.50)	$ 432.26	$ (53,076.58)	$ (50,964.05)	$ -	$ 9,386,186.67

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ 2,557,415.74	$ 1,493,694.63	$ 1,063,721.11	$ 2,560,619.36	99.87%
Off-Roll Assessments	1,116,385.99	913,797.16	202,588.83	1,566,509.42	71.27%
Developer Contributions	0.19	-	0.19	-	
Other Income & Other Financing Sources	96,573.30	14,466.67	82,106.63	24,800.00	389.41%
Sales Tax Collection Allowance Revenue	0.26	-	0.26	-	
Net Revenues	**$ 3,770,375.48**	**$ 2,421,958.46**	**$ 1,348,417.02**	**$ 4,151,928.78**	**90.81%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 7,000.00	$ 7,000.00	$ -	$ 12,000.00	58.33%
Public Officials' Liability Insurance	11,203.00	6,535.08	4,667.92	11,203.00	100.00%
Trustee Services	27,064.97	18,232.08	8,832.89	31,255.00	86.59%
District Management	46,958.31	46,958.33	(0.02)	80,500.00	58.33%
Field Management	25,000.00	43,750.00	(18,750.00)	75,000.00	33.33%
Engineering	38,703.35	35,000.00	3,703.35	60,000.00	64.51%
Disclosure	15,000.00	17,500.00	(2,500.00)	30,000.00	50.00%
District Counsel	14,907.50	12,833.33	2,074.17	22,000.00	67.76%
Assessment Administration	25,000.00	14,583.33	10,416.67	25,000.00	100.00%
Reamortization Schedules	-	1,458.33	(1,458.33)	2,500.00	0.00%
Audit	-	4,375.00	(4,375.00)	7,500.00	0.00%
Arbitrage Calculation	-	1,750.00	(1,750.00)	3,000.00	0.00%
Tax Preparation	96.30	88.97	7.33	152.52	63.14%
Travel and Per Diem	1,994.92	1,750.00	244.92	3,000.00	66.50%
Telephone	1,416.63	1,166.67	249.96	2,000.00	70.83%
Postage & Shipping	2,737.56	1,750.00	987.56	3,000.00	91.25%
Copies	1,122.63	583.33	539.30	1,000.00	112.26%
Legal Advertising	1,508.04	2,916.67	(1,408.63)	5,000.00	30.16%
Miscellaneous	5,201.37	22,831.71	(17,630.34)	39,140.00	13.29%
Waste Holding Tank Rental	4,538.51	-	4,538.51	-	
Trailer Rental	10,589.72	-	10,589.72	-	
Office Supplies	3,234.20	1,750.00	1,484.20	3,000.00	107.81%
Property Taxes	177.31	175.00	2.31	300.00	59.10%
Web Site Maintenance	2,000.00	2,100.00	(100.00)	3,600.00	55.56%
Holiday Decorations	36,600.00	23,333.33	13,266.67	40,000.00	91.50%
Help Desk	420.00	729.17	(309.17)	1,250.00	33.60%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Security	17,260.89	1,166.67	16,094.22	2,000.00	863.04%
Maintenance Staff	52,500.00	75,833.33	(23,333.33)	130,000.00	40.38%
Lifestyle Staff	159,141.57	160,126.25	(984.68)	274,502.15	57.97%
Resident Services	55,510.36	46,666.67	8,843.69	80,000.00	69.39%
Developer Loan Repayment	107,796.61	62,881.36	44,915.25	107,796.61	100.00%
Total General & Administrative Expenses	**$ 674,858.75**	**$ 615,926.69**	**$ 58,932.06**	**$ 1,055,874.28**	**63.91%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 2,275.88	$ 2,916.67	$ (640.79)	$ 5,000.00	45.52%
Water Reclaimed	19,959.78	23,333.33	(3,373.55)	40,000.00	49.90%
Wetland Monitoring	1,250.00	291.67	958.33	500.00	250.00%
Stormwater - Repair and Maintenance	-	3,645.83	(3,645.83)	6,250.00	0.00%
Equipment Rental	-	1,458.33	(1,458.33)	2,500.00	0.00%
General Insurance	11,203.00	6,535.08	4,667.92	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	42,410.08	30,292.92	72,703.00	100.00%
Other Insurance	500.00	291.67	208.33	500.00	100.00%
Irrigation	55,774.84	55,416.67	358.17	95,000.00	58.71%
Lake Maintenance	58,216.00	58,333.33	(117.33)	100,000.00	58.22%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	63,147.00	63,147.00	-	108,252.00	58.33%
Zone 2 - Riverfield SF - Yellowstone	88,150.00	89,950.00	(1,800.00)	154,200.00	57.17%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	120,618.33	125,416.67	(4,798.34)	215,000.00	56.10%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	99,211.61	99,166.67	44.94	170,000.00	58.36%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	45,614.24	45,614.30	(0.06)	78,195.95	58.33%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	55,843.23	61,250.00	(5,406.77)	105,000.00	53.18%
Zone 7 - Crescent Creek - Steadfast Alliance	92,680.00	92,680.00	-	158,880.00	58.33%
Zone 8 - Phase 2 - Southern Land Services	19,050.00	23,333.33	(4,283.33)	40,000.00	47.63%
Landscape Improvements / Replacement	177,683.85	116,666.67	61,017.18	200,000.00	88.84%
Contingency	23,667.51	35,000.00	(11,332.49)	60,000.00	39.45%
Equipment Repair and Maintenance	7,421.06	4,900.00	2,521.06	8,400.00	88.35%
Pest Control	615.00	1,750.00	(1,135.00)	3,000.00	20.50%
Mulch (Zones 1 - 7)	266,308.75	175,000.00	91,308.75	300,000.00	88.77%
Monument Maintenance	15,322.33	14,583.33	739.00	25,000.00	61.29%
Bridge and Boardwalk Maintenance	-	2,333.33	(2,333.33)	4,000.00	0.00%
Storm Cleanup	-	29,166.67	(29,166.67)	50,000.00	0.00%
Storm Landscape Replacement	5,674.00	58,333.33	(52,659.33)	100,000.00	5.67%
Capital Expenditures	720.24	20,854.17	(20,133.93)	35,750.00	2.01%
Street, Sidewalk, and Curb Maintenance	20,425.00	17,500.00	2,925.00	30,000.00	68.08%
Streetlight Leasing	29,353.49	29,750.00	(396.51)	51,000.00	57.56%
Shared Bike Maintenance	-	8,750.00	(8,750.00)	15,000.00	0.00%
Dog Park	10,440.81	8,750.00	1,690.81	15,000.00	69.61%
Parks Maintenance & Repairs	-	7,291.67	(7,291.67)	12,500.00	0.00%
Trail Maintenance	320.00	2,916.67	(2,596.67)	5,000.00	6.40%
Trailhead Maintenance	-	2,916.67	(2,916.67)	5,000.00	0.00%
Mailbox Maintenance	-	291.67	(291.67)	500.00	0.00%
Total Field Operations	**$ 1,364,148.95**	**$ 1,331,944.81**	**$ 32,204.14**	**$ 2,283,333.95**	**59.74%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Amenity - Electric	$ 7,030.19	$ 8,750.00	$ (1,719.81)	$ 15,000.00	46.87%
Amenity - Water	14,613.07	20,416.67	(5,803.60)	35,000.00	41.75%
Amenity - Cable TV / Internet / Wi-Fi	5,339.14	7,000.00	(1,660.86)	12,000.00	44.49%
Amenity - Landscape Maintenance	6,915.00	-	6,915.00	-	
Amenity - Irrigation Repairs	840.51	4,083.33	(3,242.82)	7,000.00	12.01%
Amenity - Pool Maintenance	11,550.00	12,416.25	(866.25)	21,285.00	54.26%
Amenity - Access Control Maintenance	266.00	875.00	(609.00)	1,500.00	17.73%
Amenity - Cleaning	14,631.25	15,750.00	(1,118.75)	27,000.00	54.19%
Amenity - Pest Control	1,405.00	1,458.33	(53.33)	2,500.00	56.20%
Amenity - Fitness Equipment Leasing	20,863.65	15,979.95	4,883.70	27,394.20	76.16%
Amenity - Security Monitoring	4,928.33	3,791.67	1,136.66	6,500.00	75.82%
Amenity - Firepits	2,687.23	3,500.00	(812.77)	6,000.00	44.79%
Amenity - Capital outlay	11,450.01	12,565.79	(1,115.78)	21,541.35	53.15%
Amenity - Miscellaneous	2,237.53	2,916.67	(679.14)	5,000.00	44.75%
Amenity - Pool equipment	2,148.00	1,750.00	398.00	3,000.00	71.60%
Amenity - A/C Maintenance and Equipment	2,903.78	875.00	2,028.78	1,500.00	193.59%
Amenity - Playground Maintenance	-	4,083.33	(4,083.33)	7,000.00	0.00%
Amenity - Streetlight Leasing	34,469.27	39,083.33	(4,614.06)	67,000.00	51.45%
Amenity - Repairs & Maintenance	172.25	-	172.25	-	
Total Brightwood Pavilion - Amenity Expenses	**$ 144,450.21**	**$ 155,295.32**	**$ (10,845.11)**	**$ 266,220.55**	**54.26%**
Riverfield Verandah - Amenity					
Amenity - Electric	$ 3,702.08	$ 4,666.67	$ (964.59)	$ 8,000.00	46.28%
Amenity - Water	9,878.85	12,833.33	(2,954.48)	22,000.00	44.90%
Amenity - Cable TV / Internet / Wi-Fi	7,002.79	7,000.00	2.79	12,000.00	58.36%
Amenity - Irrigation Repairs	447.75	2,916.67	(2,468.92)	5,000.00	8.96%
Amenity - Pool Maintenance	8,978.20	9,654.17	(675.97)	16,550.00	54.25%
Amenity - Access Control Maintenance	266.00	583.33	(317.33)	1,000.00	26.60%
Amenity - Cleaning	12,797.98	13,416.67	(618.69)	23,000.00	55.64%
Amenity - Pest Control	935.00	1,283.33	(348.33)	2,200.00	42.50%
Amenity - Security Monitoring	4,928.33	4,083.33	845.00	7,000.00	70.40%
Amenity - Gate Access and Maintenance	25,203.20	23,333.33	1,869.87	40,000.00	63.01%
Amenity - Capital outlay	8,863.00	8,750.00	113.00	15,000.00	59.09%
Amenity - Miscellaneous	469.26	1,750.00	(1,280.74)	3,000.00	15.64%
Amenity - Pool Equipment	5,865.00	3,500.00	2,365.00	6,000.00	97.75%
Amenity - Streetlight Leasing	20,417.67	23,916.67	(3,499.00)	41,000.00	49.80%
Total Riverfield Verandah - Amenity Expenses	**$ 109,755.11**	**$ 117,687.50**	**$ (7,932.39)**	**$ 201,750.00**	**54.40%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Amenity - Electric	$ 22,303.51	$ 23,333.33	$ (1,029.82)	$ 40,000.00	55.76%
Amenity - Water	748.98	2,916.67	(2,167.69)	5,000.00	14.98%
Amenity - Cable TV / Internet / Wi-Fi	18,814.20	23,333.33	(4,519.13)	40,000.00	47.04%
Amenity - Irrigation Repairs	3,936.24	5,833.33	(1,897.09)	10,000.00	39.36%
Amenity - Pool Maintenance	18,725.00	19,250.00	(525.00)	33,000.00	56.74%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Cleaning	70,280.32	72,916.67	(2,636.35)	125,000.00	56.22%
Amenity - Pest Control	2,890.00	3,500.00	(610.00)	6,000.00	48.17%
Amenity - Security Monitoring	14,027.34	9,333.33	4,694.01	16,000.00	87.67%
Amenity - Fire Pits	-	1,750.00	(1,750.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	1,458.33	(1,458.33)	2,500.00	0.00%
Amenity - Capital Outlay	13,021.82	5,833.33	7,188.49	10,000.00	130.22%
Amenity - Miscellaneous	328.72	2,916.67	(2,587.95)	5,000.00	6.57%
Amenity - Pool Equipment	1,230.00	5,833.33	(4,603.33)	10,000.00	12.30%
Amenity - Office Equipment Leasing	3,790.47	4,375.00	(584.53)	7,500.00	50.54%
Amenity - Bike Pump Park Maintenance	-	583.33	(583.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	729.17	(729.17)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	8,166.67	(8,166.67)	14,000.00	0.00%
Amenity - Streetlight Leasing	6,128.02	7,000.00	(871.98)	12,000.00	51.07%
Amenity - Canteen	4,284.03	5,833.33	(1,549.30)	10,000.00	42.84%
Amenity - Repairs & Maintenance	3,652.86	5,833.33	(2,180.47)	10,000.00	36.53%
Amenity - Dumpster	-	583.33	(583.33)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,458.33	(1,458.33)	2,500.00	0.00%
Amenity - Operations	2,005.75	5,833.33	(3,827.58)	10,000.00	20.06%
Total Camp Creek - Amenity Expenses	**$ 186,433.26**	**$ 218,604.14**	**$ (32,170.88)**	**$ 374,750.00**	**49.75%**
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	**$ 2,479,646.28**	**$ 2,439,458.46**	**$ 40,187.82**	**$ 4,181,928.78**	**59.29%**
Other Income (Expenses)					
Interest Income	$ 29,395.17	$ 17,500.00	$ 11,895.17	$ 30,000.00	97.98%
Total Other Income (Expenses)	**$ 29,395.17**	**$ 17,500.00**	**$ 11,895.17**	**$ 30,000.00**	**97.98%**
Net Income (Loss)	**$ 1,320,124.37**	**$ -**	**$ 1,320,124.37**	**$ -**	