North River Ranch Improvement Stewardship District

May 2026 Financial Package

May 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 5/31/2026

	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	$ 853,193.17										$ 853,193.17
Accounts Receivable	3,056.97										3,056.97
On-Roll Assessments Receivable	1,943.19										1,943.19
Off-Roll Assessments Receivable	393,277.27										393,277.27
Prepaid Expenses	26,119.58										26,119.58
Deposits	12,108.28										12,108.28
Assessments Receivable		$ 7,517.24									7,517.24
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,333.56									89,333.56
Revenue (Series 2019)		334,002.01									334,002.01
Revenue (Series 2019-MG)		152,856.10									152,856.10
Prepayment A1 (Series 2019)		1.77									1.77
Prepayment A1 (Series 2019-MG)		3,722.68									3,722.68
Assessments Receivable			$ 381.19								381.19
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			196,309.16								196,309.16
Off-Roll Assessments Receivable				$ 101,273.92							101,273.92
Due From Other Funds				1,475.97							1,475.97
Debt Service Reserve A1 (Series 2023-1)				741,975.25							741,975.25
Debt Service Reserve A2 (Series 2023-1)				704,658.54							704,658.54
Debt Service Reserve A (Series 2023-2)				638,315.10							638,315.10
Revenue (Series 2023-1)				383,859.48							383,859.48
Revenue (Series 2023-2)				351,870.55							351,870.55
Interest A2 (Series 2023-1)				25,669.56							25,669.56
Prepayment A1 (Series 2023-1)				10,702.35							10,702.35
Prepayment A2 (Series 2023-1)				951,605.07							951,605.07
Prepayment A (Series 2023-2)				5,948.35							5,948.35
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				350.29							350.29
Debt Service Reserve (Series 2023B)					$ 770,896.65						770,896.65
Revenue (Series 2023B)					42.16						42.16
Prepayment (Series 2023B)					19,391.05						19,391.05
Capitalized Interest (Series 2023B)					267.00						267.00
Accounts Receivable - Due from Developer						$ 796,423.46					796,423.46
Prepaid Expenses						4,973.20					4,973.20
Acquisition/Constr A1, A2 (Series 2020)							$ 53.96				53.96
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 31,265.60			31,265.60
Acquisition/Constr - Master Infrastructu								460.42			460.42
Acquisition/Constr (Series 2023-2)								15.08			15.08
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 720.09		720.09
Total Current Assets	$ 1,289,698.46	$ 753,490.24	$ 420,740.35	$ 3,917,704.52	$ 790,596.86	$ 801,396.66	$ 432.41	$ 32,293.87	$ 720.09	$ -	$ 8,007,073.46

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Investments											
Amount Available in Debt Service Funds										$ 5,771,883.65	$ 5,771,883.65
Amount To Be Provided										54,913,116.35	54,913,116.35
Total Investments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,685,000.00	$ 60,685,000.00
Total Assets	$ 1,289,698.46	$ 753,490.24	$ 420,740.35	$ 3,917,704.52	$ 790,596.86	$ 801,396.66	$ 432.41	$ 32,293.87	$ 720.09	$ 60,685,000.00	$ 68,692,073.46
Liabilities and Net Assets											
Current Liabilities											
Accounts Payable	$ 86,572.88										$ 86,572.88
Sales Tax Payable	2.59										2.59
Deferred Revenue	3,056.97										3,056.97
Deferred Revenue - On-Roll	1,943.19										1,943.19
Deferred Revenue - Off-Roll	393,277.27										393,277.27
Deferred Revenue		$ 7,517.24									7,517.24
Deferred Revenue			$ 381.19								381.19
Deferred Revenue				$ 101,273.92							101,273.92
Accounts Payable						$ 796,423.46					796,423.46
Retainage Payable						141,264.31					141,264.31
Deferred Revenue						796,423.46					796,423.46
Retainage Payable								$ 85,356.10			85,356.10
Retainage Payable									$ 51,682.08		51,682.08
Total Current Liabilities	$ 484,852.90	$ 7,517.24	$ 381.19	$ 101,273.92	$ -	$ 1,734,111.23	$ -	$ 85,356.10	$ 51,682.08	$ -	$ 2,465,174.66
Long Term Liabilities											
Revenue Bonds Payable - Long-Term										$ 60,685,000.00	$ 60,685,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,685,000.00	$ 60,685,000.00
Total Liabilities	$ 484,852.90	$ 7,517.24	$ 381.19	$ 101,273.92	$ -	$ 1,734,111.23	$ -	$ 85,356.10	$ 51,682.08	$ 60,685,000.00	$ 63,150,174.66

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Statement of Financial Position
As of 5/31/2026

	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	1,030,532.36										1,030,532.36
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(95,665.11)									(95,665.11)
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(705,023.48)								(705,023.48)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,674,137.78)							(1,674,137.78)
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(466,671.45)						(466,671.45)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(755,869.14)					(755,869.14)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,035.31)				(28,035.31)
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								37,466.85			37,466.85
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									152,793.71		152,793.71
Total Net Assets	$ 804,845.56	$ 745,973.00	$ 420,359.16	$ 3,816,430.60	$ 790,596.86	$ (932,714.57)	$ 432.41	$ (53,062.23)	$ (50,961.99)	$ -	$ 5,541,898.80
Total Liabilities and Net Assets	$ 1,289,698.46	$ 753,490.24	$ 420,740.35	$ 3,917,704.52	$ 790,596.86	$ 801,396.66	$ 432.41	$ 32,293.87	$ 720.09	$ 60,685,000.00	$ 68,692,073.46

North River Ranch Improvement SD
Statement of Activities
As of 5/31/2026

	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	$ 2,558,676.61										$ 2,558,676.61
Off-Roll Assessments	1,173,232.15										1,173,232.15
Developer Contributions	0.19										0.19
Other Income & Other Financing Sources	101,071.81										101,071.81
Sales Tax Collection Allowance Revenue	0.26										0.26
On-Roll Assessments		$ 991,912.27									991,912.27
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				681,368.15							681,368.15
Other Assessments				3,824,324.71							3,824,324.71
Other Assessments					$ 290,258.06						290,258.06
Developer Contributions						$ 3,942,021.35					3,942,021.35
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	$ 3,832,981.02	$ 991,915.56	$ 418,710.42	$ 5,165,200.46	$ 290,258.06	$ 3,942,018.06	$ 28,543.49	$ 66,925.84	$ 154,755.45	$ -	$ 14,891,308.36
Expenses											
Supervisor Fees	$ 8,000.00										$ 8,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	29,193.91										29,193.91
District Management	53,666.64										53,666.64
Field Management	30,000.00										30,000.00
Engineering	61,088.88										61,088.88
Disclosure	15,000.00										15,000.00
District Counsel	19,439.80										19,439.80
Assessment Administration	25,000.00										25,000.00
Tax Preparation	96.30										96.30
Travel and Per Diem	2,157.25										2,157.25
Telephone	1,889.04										1,889.04
Postage & Shipping	3,746.49										3,746.49
Copies	1,201.81										1,201.81
Legal Advertising	1,615.06										1,615.06
Miscellaneous	6,591.58										6,591.58
Office Supplies	3,340.17										3,340.17
Property Taxes	177.31										177.31
Web Site Maintenance	2,210.00										2,210.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	754.50										754.50
Waste Holding Tank Rental	5,954.51										5,954.51
Trailer Rental	12,172.72										12,172.72
Dues, Licenses, and Fees	925.35										925.35
Security	24,954.89										24,954.89
Maintenance Staff	61,000.00										61,000.00
Lifestyle Staff	195,036.08										195,036.08
Resident Services	60,112.19										60,112.19
Electric	3,089.81										3,089.81
Amenity - Electric	42,832.81										42,832.81

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Amenity - Water	$ 30,886.63										$ 30,886.63
Water Reclaimed	23,591.60										23,591.60
Wetlands Monitoring	1,500.00										1,500.00
Amenity - Cable TV / Internet / Wi-Fi	35,905.76										35,905.76
Amenity - Landscape Maintenance	6,915.00										6,915.00
Amenity - Irrigation Repairs	7,898.16										7,898.16
Amenity - Pool Maintenance	44,860.80										44,860.80
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	122,696.61										122,696.61
Amenity - Pest Control	6,740.00										6,740.00
Amenity - Fitness Equipment Leasing	23,091.50										23,091.50
Amenity - Security Monitoring	27,233.80										27,233.80
Amenity - Firepits	2,687.23										2,687.23
Amenity - Gate Access and Maintenance	28,616.67										28,616.67
Amenity - Capital Outlay	32,389.68										32,389.68
Amenity - Miscellaneous	15,367.65										15,367.65
Amenity - Pool Equipment	9,243.00										9,243.00
Amenity - AC Maintenance and Equipment	2,903.78										2,903.78
Amenity - Office Equipment Leasing	4,206.77										4,206.77
Amenity - Streetlight Leasing	82,969.09										82,969.09
Amenity - Canteen	5,899.81										5,899.81
Amenity - Repairs & Maintenance	4,273.25										4,273.25
Amenity - Operations	2,571.14										2,571.14
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	60,885.85										60,885.85
Lake Maintenance	66,495.00										66,495.00
Landscaping Maintenance & Material	679,320.04										679,320.04
Landscape Improvements	178,383.85										178,383.85
Contingency	29,636.83										29,636.83
Equipment Repair & Maintenance	8,908.07										8,908.07
Pest Control	820.00										820.00
Mulch	272,808.75										272,808.75
Monument Maintenance	21,136.12										21,136.12
Storm Landscape Replacement	5,674.00										5,674.00
Capital Expenditures	720.24										720.24
Street, Sidewalk, Curb Maintenance	24,380.00										24,380.00
Streetlight Leasing	39,490.95										39,490.95
Shared Bike Maintenance	1,250.00										1,250.00
Dog Park	11,564.40										11,564.40
Trailhead Maintenance	320.00										320.00
Developer Loan Repayment	107,796.61										107,796.61
Principal Payments - Series 2019		$ 190,000.00									190,000.00
Principal Payments - Series 2019-MG A1		200,000.00									200,000.00
Interest Payments - Series 2019		467,977.50									467,977.50
Interest Payments - Series 2019-MG A1		250,557.50									250,557.50
Principal Payments - Series 2020 A1			$ 160,000.00								160,000.00
Principal Payments - Series 2020 A2			675,000.00								675,000.00
Interest Payment - Series 2020 A1			288,725.00								288,725.00
Interest Payment - Series 2020 A2			14,175.00								14,175.00

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As of 5/31/2026

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Principal Payments - Series 2023 (1) A1				$ 155,000.00							$ 155,000.00
Principal Payments - Series 2023 (1) A2				4,605,000.00							4,605,000.00
Principal Payments - Series 2023 (2) A				215,000.00							215,000.00
Interest Payments - Series 2023 (1) A1				602,220.00							602,220.00
Interest Payments - Series 2023 (1) A2				810,103.13							810,103.13
Interest Payments - Series 2023 (2) A				544,210.00							544,210.00
Principal Payment - Series 2023B					$ 10,000.00						10,000.00
Interest Payment - Series 2023B					766,700.00						766,700.00
Engineering						$ 385,384.35					385,384.35
Contingency						4,312,502.86					4,312,502.86
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	$ 2,836,292.74	$ 1,108,535.00	$ 1,137,900.00	$ 6,931,533.13	$ 776,700.00	$ 4,697,887.21	$ 57,145.83	$ 29,793.29	$ 1,976.67	$ -	$ 17,577,763.87
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 33,844.08										$ 33,844.08
Dividend Income		$ 20,954.33									20,954.33
Dividend Income			$ 14,166.10								14,166.10
Dividend Income				$ 92,194.89							92,194.89
Dividend Income					$ 19,770.49						19,770.49
Dividend Income						$ 0.01					0.01
Dividend Income							$ 567.03				567.03
Dividend Income								$ 334.30			334.30
Dividend Income									$ 14.93		14.93
Total Other Revenues (Expenses) & Gains (Losses)	$ 33,844.08	$ 20,954.33	$ 14,166.10	$ 92,194.89	$ 19,770.49	$ 0.01	$ 567.03	$ 334.30	$ 14.93	$ -	$ 181,846.16
Change In Net Assets	$ 1,030,532.36	$ (95,665.11)	$ (705,023.48)	$ (1,674,137.78)	$ (466,671.45)	$ (755,869.14)	$ (28,035.31)	$ 37,466.85	$ 152,793.71	$ -	$ (2,504,609.35)
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	$ 804,845.56	$ 745,973.00	$ 420,359.16	$ 3,816,430.60	$ 790,596.86	$ (932,714.57)	$ 432.41	$ (53,062.23)	$ (50,961.99)	$ -	$ 5,541,898.80

North River Ranch Improvement SD

Budget to Actual

For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ 2,558,676.61	$ 1,707,079.57	$ 851,597.04	$ 2,560,619.36	99.92%
Off-Roll Assessments	1,173,232.15	1,044,339.61	128,892.54	1,566,509.42	74.89%
Developer Contributions	0.19	-	0.19	-	
Other Income & Other Financing Sources	101,071.81	16,533.33	84,538.48	24,800.00	407.55%
Sales Tax Collection Allowance Revenue	0.26	-	0.26	-	
Net Revenues	**$ 3,832,981.02**	**$ 2,767,952.51**	**$ 1,065,028.51**	**$ 4,151,928.78**	**92.32%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 8,000.00	$ 8,000.00	$ -	$ 12,000.00	66.67%
Public Officials' Liability Insurance	11,203.00	7,468.67	3,734.33	11,203.00	100.00%
Trustee Services	29,193.91	20,836.67	8,357.24	31,255.00	93.41%
District Management	53,666.64	53,666.67	(0.03)	80,500.00	66.67%
Field Management	30,000.00	50,000.00	(20,000.00)	75,000.00	40.00%
Engineering	61,088.88	40,000.00	21,088.88	60,000.00	101.81%
Disclosure	15,000.00	20,000.00	(5,000.00)	30,000.00	50.00%
District Counsel	19,439.80	14,666.67	4,773.13	22,000.00	88.36%
Assessment Administration	25,000.00	16,666.67	8,333.33	25,000.00	100.00%
Reamortization Schedules	-	1,666.67	(1,666.67)	2,500.00	0.00%
Audit	-	5,000.00	(5,000.00)	7,500.00	0.00%
Arbitrage Calculation	-	2,000.00	(2,000.00)	3,000.00	0.00%
Tax Preparation	96.30	101.68	(5.38)	152.52	63.14%
Travel and Per Diem	2,157.25	2,000.00	157.25	3,000.00	71.91%
Telephone	1,889.04	1,333.33	555.71	2,000.00	94.45%
Postage & Shipping	3,746.49	2,000.00	1,746.49	3,000.00	124.88%
Copies	1,201.81	666.67	535.14	1,000.00	120.18%
Legal Advertising	1,615.06	3,333.33	(1,718.27)	5,000.00	32.30%
Miscellaneous	6,591.58	26,093.29	(19,501.71)	39,140.00	16.84%
Waste Holding Tank Rental	5,954.51	-	5,954.51	-	
Trailer Rental	12,172.72	-	12,172.72	-	
Office Supplies	3,340.17	2,000.00	1,340.17	3,000.00	111.34%
Property Taxes	177.31	200.00	(22.69)	300.00	59.10%
Web Site Maintenance	2,210.00	2,400.00	(190.00)	3,600.00	61.39%
Holiday Decorations	36,600.00	26,666.67	9,933.33	40,000.00	91.50%
Help Desk	754.50	833.33	(78.83)	1,250.00	60.36%
Dues, Licenses, and Fees	925.35	116.67	808.68	175.00	528.77%
Security	24,954.89	1,333.33	23,621.56	2,000.00	1247.74%
Maintenance Staff	61,000.00	86,666.67	(25,666.67)	130,000.00	46.92%
Lifestyle Staff	195,036.08	183,001.43	12,034.65	274,502.15	71.05%
Resident Services	60,112.19	53,333.33	6,778.86	80,000.00	75.14%
Developer Loan Repayment	107,796.61	71,864.41	35,932.20	107,796.61	100.00%
Total General & Administrative Expenses	**$ 780,924.09**	**$ 703,916.16**	**$ 77,007.93**	**$ 1,055,874.28**	**73.96%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 3,089.81	$ 3,333.33	$ (243.52)	$ 5,000.00	61.80%
Water Reclaimed	23,591.60	26,666.67	(3,075.07)	40,000.00	58.98%
Wetland Monitoring	1,500.00	333.33	1,166.67	500.00	300.00%
Stormwater - Repair and Maintenance	-	4,166.67	(4,166.67)	6,250.00	0.00%
Equipment Rental	-	1,666.67	(1,666.67)	2,500.00	0.00%
General Insurance	11,203.00	7,468.67	3,734.33	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	48,468.67	24,234.33	72,703.00	100.00%
Other Insurance	500.00	333.33	166.67	500.00	100.00%
Irrigation	60,885.85	63,333.33	(2,447.48)	95,000.00	64.09%
Lake Maintenance	66,495.00	66,666.67	(171.67)	100,000.00	66.50%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	72,168.00	72,168.00	-	108,252.00	66.67%
Zone 2 - Riverfield SF - Yellowstone	107,000.00	102,800.00	4,200.00	154,200.00	69.39%
Zone 3 - Brightwood - Impact Landscaping & I	137,849.52	143,333.33	(5,483.81)	215,000.00	64.12%
Zone 4 - Wildleaf - Impact Landscaping & Irrig	122,266.84	113,333.33	8,933.51	170,000.00	71.92%
Zone 5 - Camp Creek - Impact Landscaping &	52,130.56	52,130.63	(0.07)	78,195.95	66.67%
Zone 6 - Longmeadow - Impact Landscaping &	62,935.12	70,000.00	(7,064.88)	105,000.00	59.94%
Zone 7 - Crescent Creek - Steadfast Alliance	105,920.00	105,920.00	-	158,880.00	66.67%
Zone 8 - Phase 2 - Southern Land Services	19,050.00	26,666.67	(7,616.67)	40,000.00	47.63%
Landscape Improvements / Replacement	178,383.85	133,333.33	45,050.52	200,000.00	89.19%
Contingency	29,636.83	40,000.00	(10,363.17)	60,000.00	49.39%
Equipment Repair and Maintenance	8,908.07	5,600.00	3,308.07	8,400.00	106.05%
Pest Control	820.00	2,000.00	(1,180.00)	3,000.00	27.33%
Mulch (Zones 1 - 7)	272,808.75	200,000.00	72,808.75	300,000.00	90.94%
Monument Maintenance	21,136.12	16,666.67	4,469.45	25,000.00	84.54%
Bridge and Boardwalk Maintenance	-	2,666.67	(2,666.67)	4,000.00	0.00%
Storm Cleanup	-	33,333.33	(33,333.33)	50,000.00	0.00%
Storm Landscape Replacement	5,674.00	66,666.67	(60,992.67)	100,000.00	5.67%
Capital Expenditures	720.24	23,833.33	(23,113.09)	35,750.00	2.01%
Street, Sidewalk, and Curb Maintenance	24,380.00	20,000.00	4,380.00	30,000.00	81.27%
Streetlight Leasing	39,490.95	34,000.00	5,490.95	51,000.00	77.43%
Shared Bike Maintenance	1,250.00	10,000.00	(8,750.00)	15,000.00	8.33%
Dog Park	11,564.40	10,000.00	1,564.40	15,000.00	77.10%
Parks Maintenance & Repairs	-	8,333.33	(8,333.33)	12,500.00	0.00%
Trail Maintenance	320.00	3,333.33	(3,013.33)	5,000.00	6.40%
Trailhead Maintenance	-	3,333.33	(3,333.33)	5,000.00	0.00%
Mailbox Maintenance	-	333.33	(333.33)	500.00	0.00%
Total Field Operations	**$ 1,514,381.51**	**$ 1,522,222.62**	**$ (7,841.11)**	**$ 2,283,333.95**	**66.32%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Amenity - Electric	$ 9,605.57	$ 10,000.00	$ (394.43)	$ 15,000.00	64.04%
Amenity - Water	19,891.10	23,333.33	(3,442.23)	35,000.00	56.83%
Amenity - Cable TV / Internet / Wi-Fi	7,119.24	8,000.00	(880.76)	12,000.00	59.33%
Amenity - Landscape Maintenance	6,915.00	-	6,915.00	-	
Amenity - Irrigation Repairs	1,406.03	4,666.67	(3,260.64)	7,000.00	20.09%
Amenity - Pool Maintenance	13,200.00	14,190.00	(990.00)	21,285.00	62.02%
Amenity - Access Control Maintenance	266.00	1,000.00	(734.00)	1,500.00	17.73%
Amenity - Cleaning	16,869.46	18,000.00	(1,130.54)	27,000.00	62.48%
Amenity - Pest Control	2,030.00	1,666.67	363.33	2,500.00	81.20%
Amenity - Fitness Equipment Leasing	23,091.50	18,262.80	4,828.70	27,394.20	84.29%
Amenity - Security Monitoring	5,378.33	4,333.33	1,045.00	6,500.00	82.74%
Amenity - Firepits	2,687.23	4,000.00	(1,312.77)	6,000.00	44.79%
Amenity - Capital outlay	11,450.01	14,360.90	(2,910.89)	21,541.35	53.15%
Amenity - Miscellaneous	3,781.66	3,333.33	448.33	5,000.00	75.63%
Amenity - Pool equipment	2,148.00	2,000.00	148.00	3,000.00	71.60%
Amenity - A/C Maintenance and Equipment	2,903.78	1,000.00	1,903.78	1,500.00	193.59%
Amenity - Playground Maintenance	-	4,666.67	(4,666.67)	7,000.00	0.00%
Amenity - Streetlight Leasing	46,935.17	44,666.67	2,268.50	67,000.00	70.05%
Amenity - Repairs & Maintenance	223.96	-	223.96	-	
Total Brightwood Pavilion - Amenity Expenses	**$ 175,902.04**	**$ 177,480.37**	**$ (1,578.33)**	**$ 266,220.55**	**66.07%**
Riverfield Verandah - Amenity					
Amenity - Electric	$ 5,090.55	$ 5,333.33	$ (242.78)	$ 8,000.00	63.63%
Amenity - Water	9,953.74	14,666.67	(4,712.93)	22,000.00	45.24%
Amenity - Cable TV / Internet / Wi-Fi	8,000.32	8,000.00	0.32	12,000.00	66.67%
Amenity - Irrigation Repairs	447.75	3,333.33	(2,885.58)	5,000.00	8.96%
Amenity - Pool Maintenance	10,260.80	11,033.33	(772.53)	16,550.00	62.00%
Amenity - Access Control Maintenance	266.00	666.67	(400.67)	1,000.00	26.60%
Amenity - Cleaning	14,649.87	15,333.33	(683.46)	23,000.00	63.70%
Amenity - Pest Control	1,185.00	1,466.67	(281.67)	2,200.00	53.86%
Amenity - Security Monitoring	5,378.33	4,666.67	711.66	7,000.00	76.83%
Amenity - Gate Access and Maintenance	28,616.67	26,666.67	1,950.00	40,000.00	71.54%
Amenity - Capital Outlay	8,863.00	10,000.00	(1,137.00)	15,000.00	59.09%
Amenity - Miscellaneous	553.06	2,000.00	(1,446.94)	3,000.00	18.44%
Amenity - Pool Equipment	5,865.00	4,000.00	1,865.00	6,000.00	97.75%
Amenity - Streetlight Leasing	27,714.74	27,333.33	381.41	41,000.00	67.60%
Total Riverfield Verandah - Amenity Expenses	**$ 126,844.83**	**$ 134,500.00**	**$ (7,655.17)**	**$ 201,750.00**	**62.87%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Amenity - Electric	$ 28,136.69	$ 26,666.67	$ 1,470.02	$ 40,000.00	70.34%
Amenity - Water	1,041.79	3,333.33	(2,291.54)	5,000.00	20.84%
Amenity - Cable TV / Internet / Wi-Fi	20,786.20	26,666.67	(5,880.47)	40,000.00	51.97%
Amenity - Irrigation Repairs	6,044.38	6,666.67	(622.29)	10,000.00	60.44%
Amenity - Pool Maintenance	21,400.00	22,000.00	(600.00)	33,000.00	64.85%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Cleaning	91,177.28	83,333.33	7,843.95	125,000.00	72.94%
Amenity - Pest Control	3,525.00	4,000.00	(475.00)	6,000.00	58.75%
Amenity - Security Monitoring	16,477.14	10,666.67	5,810.47	16,000.00	102.98%
Amenity - Fire Pits	-	2,000.00	(2,000.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	1,666.67	(1,666.67)	2,500.00	0.00%
Amenity - Capital Outlay	12,076.67	6,666.67	5,410.00	10,000.00	120.77%
Amenity - Miscellaneous	11,032.93	3,333.33	7,699.60	5,000.00	220.66%
Amenity - Pool Equipment	1,230.00	6,666.67	(5,436.67)	10,000.00	12.30%
Amenity - Office Equipment Leasing	4,206.77	5,000.00	(793.23)	7,500.00	56.09%
Amenity - Bike Pump Park Maintenance	-	666.67	(666.67)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	833.33	(833.33)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	9,333.33	(9,333.33)	14,000.00	0.00%
Amenity - Streetlight Leasing	8,319.18	8,000.00	319.18	12,000.00	69.33%
Amenity - Canteen	5,899.81	6,666.67	(766.86)	10,000.00	59.00%
Amenity - Repairs & Maintenance	4,049.29	6,666.67	(2,617.38)	10,000.00	40.49%
Amenity - Dumpster	-	666.67	(666.67)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	1,666.67	(1,666.67)	2,500.00	0.00%
Amenity - Operations	2,571.14	6,666.67	(4,095.53)	10,000.00	25.71%
Total Camp Creek - Amenity Expenses	**$ 238,240.27**	**$ 249,833.36**	**$ (11,593.09)**	**$ 374,750.00**	**63.57%**
Non-County Maintained Roads					
Highview Non-County Maintained Roads	$ -	$ -	$ -	$ -	
Crescent Creek (4E only) Non-County Maintaine	-	-	-	-	
Riverfield Non-County Maintained Roads	-	-	-	-	
Total Non-County Maintained Roads	**$ -**	**$ -**	**$ -**	**$ -**	
Total Expenses	**$ 2,836,292.74**	**$ 2,787,952.51**	**$ 48,340.23**	**$ 4,181,928.78**	**67.82%**
Other Income (Expenses)					
Interest Income	$ 33,844.08	$ 20,000.00	$ 13,844.08	$ 30,000.00	112.81%
Total Other Income (Expenses)	**$ 33,844.08**	**$ 20,000.00**	**$ 13,844.08**	**$ 30,000.00**	**112.81%**
Net Income (Loss)	**$ 1,030,532.36**	**$ -**	**$ 1,030,532.36**	**$ -**	