North River Ranch Improvement Stewardship District

July 2026 Financial Package

July 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 7/31/2026

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 Assets											
General Checking Account	$ 772,099.88										$ 772,099.88
Accounts Receivable	1,283.55										1,283.55
Prepaid Expenses	36,284.26										36,284.26
Deposits	12,108.28										12,108.28
Debt Service Reserve (Series 2019)		$ 166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		89,069.50									89,069.50
Revenue (Series 2019)		344,615.64									344,615.64
Revenue (Series 2019-MG)		156,801.58									156,801.58
Prepayment A1 (Series 2019)		1.79									1.79
Prepayment A1 (Series 2019-MG)		4,531.22									4,531.22
Debt Service Reserve A1 (Series 2020)			$ 224,050.00								224,050.00
Revenue A1, A2 (Series 2020)			200,348.23								200,348.23
Due From Other Funds				$ 50,636.96							50,636.96
Debt Service Reserve A1 (Series 2023-1)				744,942.55							744,942.55
Debt Service Reserve A2 (Series 2023-1)				585,244.83							585,244.83
Debt Service Reserve A (Series 2023-2)				635,232.50							635,232.50
Revenue (Series 2023-1)				388,045.08							388,045.08
Revenue (Series 2023-2)				353,867.46							353,867.46
Interest A2 (Series 2023-1)				25,816.00							25,816.00
Prepayment A1 (Series 2023-1)				12,139.09							12,139.09
Prepayment A2 (Series 2023-1)				1,080,448.18							1,080,448.18
Prepayment A (Series 2023-2)				14,280.71							14,280.71
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A (Series 2023-2)				352.34							352.34
Debt Service Reserve (Series 2023B)					$ 775,407.29						775,407.29
Revenue (Series 2023B)					42.41						42.41
Prepayment (Series 2023B)					19,504.51						19,504.51
Capitalized Interest (Series 2023B)					268.56						268.56
Accounts Receivable - Due from Developer						$ 1,501,967.74					1,501,967.74
Prepaid Expenses						4,973.20					4,973.20
Acquisition/Constr A1, A2 (Series 2020)							$ 54.28				54.28
Prepaid Expenses							378.45				378.45
Acquisition/Constr - Neighborhood Infras								$ 20,100.39			20,100.39
Acquisition/Constr - Master Infrastructu								463.12			463.12
Acquisition/Constr (Series 2023-2)								15.16			15.16
Prepaid Expenses								552.77			552.77
Acquisition/Constr (Series 2023B)									$ 724.31		724.31
Total Current Assets	$ 821,775.97	$ 761,076.61	$ 424,398.23	$ 3,891,005.79	$ 795,222.77	$ 1,506,940.94	$ 432.73	$ 21,131.44	$ 724.31	$ -	$ 8,222,708.79

North River Ranch Improvement SD
Statement of Financial Position
As of 7/31/2026

	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										$ 5,821,066.44	$ 5,821,066.44
Amount To Be Provided										54,863,933.56	54,863,933.56
Total Investments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,685,000.00	$ 60,685,000.00
Total Assets	$ 821,775.97	$ 761,076.61	$ 424,398.23	$ 3,891,005.79	$ 795,222.77	$ 1,506,940.94	$ 432.73	$ 21,131.44	$ 724.31	$ 60,685,000.00	$ 68,907,708.79

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	$ 152,879.76										$ 152,879.76
Deferred Revenue	1,283.55										1,283.55
Accounts Payable						$ 1,501,967.74					1,501,967.74
Retainage Payable						54,804.40					54,804.40
Deferred Revenue						1,501,967.74					1,501,967.74
Accounts Payable								$ 7,578.60			7,578.60
Total Current Liabilities	$ 154,163.31	$ -	$ -	$ -	$ -	$ 3,058,739.88	$ -	$ 7,578.60	$ -	$ -	$ 3,220,481.79
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	$ 154,163.31	$ -	$ -	$ -	$ -	$ 3,058,739.88	$ -	$ 7,578.60	$ -	$ 60,685,000.00	$ 63,905,481.79

North River Ranch Improvement SD

Statement of Financial Position

As of 7/31/2026

	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	893,299.46										893,299.46
Net Assets, Unrestricted		$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(80,561.50)									(80,561.50)
Net Assets, Unrestricted			$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(700,984.41)								(700,984.41)
Net Assets, Unrestricted				$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(1,599,562.59)							(1,599,562.59)
Net Assets, Unrestricted					$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(462,045.54)						(462,045.54)
Net Assets, Unrestricted						$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(1,374,953.51)					(1,374,953.51)
Net Assets, Unrestricted							$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(28,034.99)				(28,034.99)
Net Assets, Unrestricted								$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								104,081.92			104,081.92
Net Assets, Unrestricted									$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									204,480.01		204,480.01
Total Net Assets	$ 667,612.66	$ 761,076.61	$ 424,398.23	$ 3,891,005.79	$ 795,222.77	$ (1,551,798.94)	$ 432.73	$ 13,552.84	$ 724.31	$ -	$ 5,002,227.00
Total Liabilities and Net Assets	$ 821,775.97	$ 761,076.61	$ 424,398.23	$ 3,891,005.79	$ 795,222.77	$ 1,506,940.94	$ 432.73	$ 21,131.44	$ 724.31	$ 60,685,000.00	$ 68,907,708.79

North River Ranch Improvement SD
Statement of Activities
As of 7/31/2026

	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	$ 2,577,227.10										$ 2,577,227.10
Off-Roll Assessments	1,566,509.41										1,566,509.41
Developer Contributions	0.19										0.19
Other Income & Other Financing Sources	104,583.48										104,583.48
Sales Tax Collection Allowance Revenue	0.32										0.32
On-Roll Assessments		$ 1,002,645.35									1,002,645.35
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			$ 445,507.94								445,507.94
On-Roll Assessments				$ 661,458.36							661,458.36
Off-Roll Assessments				732,005.11							732,005.11
Other Assessments				3,824,324.71							3,824,324.71
Other Assessments					$ 290,258.06						290,258.06
Developer Contributions						$ 6,110,805.47					6,110,805.47
Inter-Fund Transfers In						85,290.82					85,290.82
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								$ 87,241.65			87,241.65
Inter-Fund Transfers In								325,544.11			325,544.11
Inter-Fund Transfers In									$ 206,437.53		206,437.53
Total Revenues	$ 4,248,320.50	$ 1,002,648.64	$ 445,507.94	$ 5,217,788.18	$ 290,258.06	$ 6,196,096.29	$ 28,543.49	$ 412,785.76	$ 206,437.53	$ -	$ 18,048,386.39
Expenses											
Supervisor Fees	$ 10,000.00										$ 10,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	31,551.25										31,551.25
District Management	67,083.30										67,083.30
Field Management	35,000.00										35,000.00
Engineering	70,909.88										70,909.88
Disclosure	22,500.00										22,500.00
District Counsel	28,601.74										28,601.74
Assessment Administration	25,000.00										25,000.00
Reamortization Schedule	3,500.00										3,500.00
Tax Preparation	96.30										96.30
Travel and Per Diem	2,429.97										2,429.97
Telephone	2,374.62										2,374.62
Postage & Shipping	5,087.25										5,087.25
Copies	1,264.75										1,264.75
Legal Advertising	2,450.10										2,450.10
Miscellaneous	7,968.29										7,968.29
Office Supplies	4,704.51										4,704.51
Property Taxes	177.31										177.31
Web Site Maintenance	2,930.00										2,930.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	754.50										754.50
Waste Holding Tank Rental	7,370.51										7,370.51
Trailer Rental	16,921.72										16,921.72
Dues, Licenses, and Fees	925.35										925.35
Security	40,017.89										40,017.89
Maintenance Staff	69,500.00										69,500.00
Lifestyle Staff	259,439.84										259,439.84
Resident Services	71,475.18										71,475.18
Electric	4,312.44										4,312.44

North River Ranch Improvement SD
Statement of Activities
As of 7/31/2026

	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
Amenity - Electric	$ 52,321.45										$ 52,321.45
Amenity - Water	39,497.28										39,497.28
Water Reclaimed	28,599.09										28,599.09
Wetlands Monitoring	2,000.00										2,000.00
Amenity - Cable TV / Internet / Wi-Fi	43,667.73										43,667.73
Amenity - Landscape Maintenance	11,368.00										11,368.00
Amenity - Irrigation Repairs	10,118.95										10,118.95
Amenity - Pool Maintenance	56,076.00										56,076.00
Amenity - Access Control	798.00										798.00
Amenity - Janitorial	156,189.37										156,189.37
Amenity - Pest Control	8,255.00										8,255.00
Amenity - Fitness Equipment Leasing	27,712.20										27,712.20
Amenity - Security Monitoring	38,433.40										38,433.40
Amenity - Firepits	2,687.23										2,687.23
Amenity - Gate Access and Maintenance	38,081.60										38,081.60
Amenity - Capital Outlay	42,131.88										42,131.88
Amenity - Miscellaneous	1,215.55										1,215.55
Amenity - Pool Equipment	13,998.00										13,998.00
Amenity - AC Maintenance and Equipment	5,285.78										5,285.78
Amenity - Playground Maintenance	1,000.00										1,000.00
Amenity - Office Equipment Leasing	5,039.37										5,039.37
Amenity - Streetlight Leasing	104,961.09										104,961.09
Amenity - Canteen	6,772.62										6,772.62
Amenity - Repairs & Maintenance	19,089.16										19,089.16
Amenity - Operations	3,577.49										3,577.49
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	72,362.39										72,362.39
Lake Maintenance	86,653.00										86,653.00
Landscaping Maintenance & Material	853,781.30										853,781.30
Landscape Improvements	182,412.85										182,412.85
Contingency	32,643.44										32,643.44
Equipment Repair & Maintenance	12,882.28										12,882.28
Pest Control	1,025.00										1,025.00
Mulch	272,808.75										272,808.75
Monument Maintenance	21,352.29										21,352.29
Storm Landscape Replacement	5,674.00										5,674.00
Capital Expenditures	1,925.33										1,925.33
Street, Sidewalk, Curb Maintenance	29,155.00										29,155.00
Streetlight Leasing	50,747.82										50,747.82
Shared Bike Maintenance	2,575.00										2,575.00
Dog Park	13,780.53										13,780.53
Trail Maintenance	1,750.00										1,750.00
Trailhead Maintenance	320.00										320.00
Developer Loan Repayment	107,796.61										107,796.61

North River Ranch Improvement SD
Statement of Activities
As of 7/31/2026

	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
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
Inter-Fund Transfers			25,215.74								25,215.74
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						$ 631,497.81					631,497.81
District Counsel						433.09					433.09
Contingency						6,584,693.30					6,584,693.30
Inter-Fund Transfers						354,425.61					354,425.61
Engineering							$ 852.50				852.50
Contingency							56,293.33				56,293.33
Engineering								$ 9,729.50			9,729.50
Contingency								36,629.89			36,629.89
Inter-Fund Transfers Out								262,850.14			262,850.14
Contingency									$ 1,976.67		1,976.67
Total Expenses	$ 3,395,077.53	$ 1,108,535.00	$ 1,163,115.74	$ 6,931,533.13	$ 776,700.00	$ 7,571,049.81	$ 57,145.83	$ 309,209.53	$ 1,976.67	$ -	$ 21,314,343.24
Other Revenues (Expenses) & Gains (Losses)											
Interest Income	$ 40,056.49										$ 40,056.49
Dividend Income		$ 25,324.86									25,324.86
Dividend Income			$ 16,623.39								16,623.39
Dividend Income				$ 114,182.36							114,182.36
Dividend Income					$ 24,396.40						24,396.40
Dividend Income						$ 0.01					0.01
Dividend Income							$ 567.35				567.35
Dividend Income								$ 505.69			505.69
Dividend Income									$ 19.15		19.15
Total Other Revenues (Expenses) & Gains (Losses)	$ 40,056.49	$ 25,324.86	$ 16,623.39	$ 114,182.36	$ 24,396.40	$ 0.01	$ 567.35	$ 505.69	$ 19.15	$ -	$ 221,675.70
Change In Net Assets	$ 893,299.46	$ (80,561.50)	$ (700,984.41)	$ (1,599,562.59)	$ (462,045.54)	$ (1,374,953.51)	$ (28,034.99)	$ 104,081.92	$ 204,480.01	$ -	$ (3,044,281.15)
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	$ 667,612.66	$ 761,076.61	$ 424,398.23	$ 3,891,005.79	$ 795,222.77	$ (1,551,798.94)	$ 432.73	$ 13,552.84	$ 724.31	$ -	$ 5,002,227.00

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	$ 2,577,227.10	$ 2,133,849.47	$ 443,377.63	$ 2,560,619.36	100.65%
Off-Roll Assessments	1,566,509.41	1,305,424.52	261,084.89	1,566,509.42	100.00%
Developer Contributions	0.19	-	0.19	-	
Other Income & Other Financing Sources	104,583.48	20,666.67	83,916.81	24,800.00	421.71%
Sales Tax Collection Allowance Revenue	0.32	-	0.32	-	
Net Revenues	**$ 4,248,320.50**	**$ 3,459,940.66**	**$ 788,379.84**	**$ 4,151,928.78**	**102.32%**
Expenditures					
General & Administrative Expenses					
Supervisor Fees	$ 10,000.00	$ 10,000.00	$ -	$ 12,000.00	83.33%
Public Officials' Liability Insurance	11,203.00	9,335.83	1,867.17	11,203.00	100.00%
Trustee Services	31,551.25	26,045.83	5,505.42	31,255.00	100.95%
District Management	67,083.30	67,083.33	(0.03)	80,500.00	83.33%
Field Management	35,000.00	62,500.00	(27,500.00)	75,000.00	46.67%
Engineering	70,909.88	50,000.00	20,909.88	60,000.00	118.18%
Disclosure	22,500.00	25,000.00	(2,500.00)	30,000.00	75.00%
District Counsel	28,601.74	18,333.33	10,268.41	22,000.00	130.01%
Assessment Administration	25,000.00	20,833.33	4,166.67	25,000.00	100.00%
Reamortization Schedules	3,500.00	2,083.33	1,416.67	2,500.00	140.00%
Audit	-	6,250.00	(6,250.00)	7,500.00	0.00%
Arbitrage Calculation	-	2,500.00	(2,500.00)	3,000.00	0.00%
Tax Preparation	96.30	127.10	(30.80)	152.52	63.14%
Travel and Per Diem	2,429.97	2,500.00	(70.03)	3,000.00	81.00%
Telephone	2,374.62	1,666.67	707.95	2,000.00	118.73%
Postage & Shipping	5,087.25	2,500.00	2,587.25	3,000.00	169.58%
Copies	1,264.75	833.33	431.42	1,000.00	126.48%
Legal Advertising	2,450.10	4,166.67	(1,716.57)	5,000.00	49.00%
Miscellaneous	7,968.29	32,616.71	(24,648.42)	39,140.00	20.36%
Waste Holding Tank Rental	7,370.51	-	7,370.51	-	
Trailer Rental	16,921.72	-	16,921.72	-	
Office Supplies	4,704.51	2,500.00	2,204.51	3,000.00	156.82%
Property Taxes	177.31	250.00	(72.69)	300.00	59.10%
Web Site Maintenance	2,930.00	3,000.00	(70.00)	3,600.00	81.39%
Holiday Decorations	36,600.00	33,333.33	3,266.67	40,000.00	91.50%
Help Desk	754.50	1,041.67	(287.17)	1,250.00	60.36%
Dues, Licenses, and Fees	925.35	145.83	779.52	175.00	528.77%
Security	40,017.89	1,666.67	38,351.22	2,000.00	2000.89%
Maintenance Staff	69,500.00	108,333.33	(38,833.33)	130,000.00	53.46%
Lifestyle Staff	259,439.84	228,751.79	30,688.05	274,502.15	94.51%
Resident Services	71,475.18	66,666.67	4,808.51	80,000.00	89.34%
Developer Loan Repayment	107,796.61	89,830.51	17,966.10	107,796.61	100.00%
Total General & Administrative Expenses	**$ 945,633.87**	**$ 879,895.26**	**$ 65,738.61**	**$ 1,055,874.28**	**89.56%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Field Operations					
Electric	$ 4,312.44	$ 4,166.67	$ 145.77	$ 5,000.00	86.25%
Water Reclaimed	28,599.09	33,333.33	(4,734.24)	40,000.00	71.50%
Wetland Monitoring	2,000.00	416.67	1,583.33	500.00	400.00%
Stormwater - Repair and Maintenance	-	5,208.33	(5,208.33)	6,250.00	0.00%
Equipment Rental	-	2,083.33	(2,083.33)	2,500.00	0.00%
General Insurance	11,203.00	9,335.83	1,867.17	11,203.00	100.00%
Property & Casualty Insurance	72,703.00	60,585.83	12,117.17	72,703.00	100.00%
Other Insurance	500.00	416.67	83.33	500.00	100.00%
Irrigation	72,362.39	79,166.67	(6,804.28)	95,000.00	76.17%
Lake Maintenance	86,653.00	83,333.33	3,319.67	100,000.00	86.65%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	90,210.00	90,210.00	-	108,252.00	83.33%
Zone 2 - Riverfield SF - Yellowstone	131,500.00	128,500.00	3,000.00	154,200.00	85.28%
Zone 3 - Brightwood - Impact Landscaping & Ir	172,311.90	179,166.67	(6,854.77)	215,000.00	80.15%
Zone 4 - Wildleaf - Impact Landscaping & Irrig	158,127.30	141,666.67	16,460.63	170,000.00	93.02%
Zone 5 - Camp Creek - Impact Landscaping &	65,163.20	65,163.29	(0.09)	78,195.95	83.33%
Zone 6 - Longmeadow - Impact Landscaping &	77,118.90	87,500.00	(10,381.10)	105,000.00	73.45%
Zone 7 - Crescent Creek - Steadfast Alliance	132,400.00	132,400.00	-	158,880.00	83.33%
Zone 8 - Phase 2 - Southern Land Services	26,950.00	33,333.33	(6,383.33)	40,000.00	67.38%
Landscape Improvements / Replacement	182,412.85	166,666.67	15,746.18	200,000.00	91.21%
Contingency	32,643.44	50,000.00	(17,356.56)	60,000.00	54.41%
Equipment Repair and Maintenance	12,882.28	7,000.00	5,882.28	8,400.00	153.36%
Pest Control	1,025.00	2,500.00	(1,475.00)	3,000.00	34.17%
Mulch (Zones 1 - 7)	272,808.75	250,000.00	22,808.75	300,000.00	90.94%
Monument Maintenance	21,352.29	20,833.33	518.96	25,000.00	85.41%
Bridge and Boardwalk Maintenance	-	3,333.33	(3,333.33)	4,000.00	0.00%
Storm Cleanup	-	41,666.67	(41,666.67)	50,000.00	0.00%
Storm Landscape Replacement	5,674.00	83,333.33	(77,659.33)	100,000.00	5.67%
Capital Expenditures	1,925.33	29,791.67	(27,866.34)	35,750.00	5.39%
Street, Sidewalk, and Curb Maintenance	29,155.00	25,000.00	4,155.00	30,000.00	97.18%
Streetlight Leasing	50,747.82	42,500.00	8,247.82	51,000.00	99.51%
Shared Bike Maintenance	2,575.00	12,500.00	(9,925.00)	15,000.00	17.17%
Dog Park	13,780.53	12,500.00	1,280.53	15,000.00	91.87%
Parks Maintenance & Repairs	-	10,416.67	(10,416.67)	12,500.00	0.00%
Trail Maintenance	1,750.00	4,166.67	(2,416.67)	5,000.00	35.00%
Trailhead Maintenance	320.00	4,166.67	(3,846.67)	5,000.00	6.40%
Mailbox Maintenance	-	416.67	(416.67)	500.00	0.00%
Total Field Operations	**$ 1,761,166.51**	**$ 1,902,778.30**	**$ (141,611.79)**	**$ 2,283,333.95**	**77.13%**

North River Ranch Improvement SD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Amenity - Electric	$ 12,334.52	$ 12,500.00	$ (165.48)	$ 15,000.00	82.23%
Amenity - Water	25,323.49	29,166.67	(3,843.18)	35,000.00	72.35%
Amenity - Cable TV / Internet / Wi-Fi	8,739.12	10,000.00	(1,260.88)	12,000.00	72.83%
Amenity - Landscape Maintenance	11,368.00	-	11,368.00	-	
Amenity - Irrigation Repairs	1,662.14	5,833.33	(4,171.19)	7,000.00	23.74%
Amenity - Pool Maintenance	16,500.00	17,737.50	(1,237.50)	21,285.00	77.52%
Amenity - Access Control Maintenance	266.00	1,250.00	(984.00)	1,500.00	17.73%
Amenity - Cleaning	21,452.35	22,500.00	(1,047.65)	27,000.00	79.45%
Amenity - Pest Control	2,175.00	2,083.33	91.67	2,500.00	87.00%
Amenity - Fitness Equipment Leasing	27,712.20	22,828.50	4,883.70	27,394.20	101.16%
Amenity - Security Monitoring	7,778.33	5,416.67	2,361.66	6,500.00	119.67%
Amenity - Firepits	2,687.23	5,000.00	(2,312.77)	6,000.00	44.79%
Amenity - Capital outlay	12,574.21	17,951.13	(5,376.92)	21,541.35	58.37%
Amenity - Miscellaneous	211.92	4,166.67	(3,954.75)	5,000.00	4.24%
Amenity - Pool equipment	5,973.00	2,500.00	3,473.00	3,000.00	199.10%
Amenity - A/C Maintenance and Equipment	4,412.78	1,250.00	3,162.78	1,500.00	294.19%
Amenity - Playground Maintenance	1,000.00	5,833.33	(4,833.33)	7,000.00	14.29%
Amenity - Streetlight Leasing	59,422.00	55,833.33	3,588.67	67,000.00	88.69%
Amenity - Repairs & Maintenance	3,793.70	-	3,793.70	-	
Total Brightwood Pavilion - Amenity Expenses	**$ 225,385.99**	**$ 221,850.46**	**$ 3,535.53**	**$ 266,220.55**	**84.66%**
Riverfield Verandah - Amenity					
Amenity - Electric	$ 6,443.07	$ 6,666.67	$ (223.60)	$ 8,000.00	80.54%
Amenity - Water	12,841.95	18,333.33	(5,491.38)	22,000.00	58.37%
Amenity - Cable TV / Internet / Wi-Fi	9,996.01	10,000.00	(3.99)	12,000.00	83.30%
Amenity - Irrigation Repairs	447.75	4,166.67	(3,718.92)	5,000.00	8.96%
Amenity - Pool Maintenance	12,826.00	13,791.67	(965.67)	16,550.00	77.50%
Amenity - Access Control Maintenance	266.00	833.33	(567.33)	1,000.00	26.60%
Amenity - Cleaning	18,271.10	19,166.67	(895.57)	23,000.00	79.44%
Amenity - Pest Control	1,435.00	1,833.33	(398.33)	2,200.00	65.23%
Amenity - Security Monitoring	7,778.33	5,833.33	1,945.00	7,000.00	111.12%
Amenity - Gate Access and Maintenance	38,081.60	33,333.33	4,748.27	40,000.00	95.20%
Amenity - Capital Outlay	17,323.00	12,500.00	4,823.00	15,000.00	115.49%
Amenity - Miscellaneous	-	2,500.00	(2,500.00)	3,000.00	0.00%
Amenity - Pool Equipment	5,865.00	5,000.00	865.00	6,000.00	97.75%
Amenity - A/C Maintenance and Equipment	205.00	-	205.00	-	
Amenity - Streetlight Leasing	35,021.93	34,166.67	855.26	41,000.00	85.42%
Amenity - Repairs & Maintenance	598.84	-	598.84	-	
Total Riverfield Verandah - Amenity Expenses	**$ 167,400.58**	**$ 168,125.00**	**$ (724.42)**	**$ 201,750.00**	**82.97%**

North River Ranch Improvement SD

Budget to Actual

For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Revised Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Amenity - Electric	$ 33,543.86	$ 33,333.33	$ 210.53	$ 40,000.00	83.86%
Amenity - Water	1,331.84	4,166.67	(2,834.83)	5,000.00	26.64%
Amenity - Cable TV / Internet / Wi-Fi	24,932.60	33,333.33	(8,400.73)	40,000.00	62.33%
Amenity - Irrigation Repairs	8,009.06	8,333.33	(324.27)	10,000.00	80.09%
Amenity - Pool Maintenance	26,750.00	27,500.00	(750.00)	33,000.00	81.06%
Amenity - Access Control Maintenance	266.00	-	266.00	-	
Amenity - Cleaning	116,465.92	104,166.67	12,299.25	125,000.00	93.17%
Amenity - Pest Control	4,645.00	5,000.00	(355.00)	6,000.00	77.42%
Amenity - Security Monitoring	22,876.74	13,333.33	9,543.41	16,000.00	142.98%
Amenity - Fire Pits	-	2,500.00	(2,500.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	2,083.33	(2,083.33)	2,500.00	0.00%
Amenity - Capital Outlay	12,234.67	8,333.33	3,901.34	10,000.00	122.35%
Amenity - Miscellaneous	1,003.63	4,166.67	(3,163.04)	5,000.00	20.07%
Amenity - Pool Equipment	2,160.00	8,333.33	(6,173.33)	10,000.00	21.60%
Amenity - A/C Maintenance and Equipment	668.00	-	668.00	-	
Amenity - Office Equipment Leasing	5,039.37	6,250.00	(1,210.63)	7,500.00	67.19%
Amenity - Bike Pump Park Maintenance	-	833.33	(833.33)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	1,041.67	(1,041.67)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	11,666.67	(11,666.67)	14,000.00	0.00%
Amenity - Streetlight Leasing	10,517.16	10,000.00	517.16	12,000.00	87.64%
Amenity - Canteen	6,772.62	8,333.33	(1,560.71)	10,000.00	67.73%
Amenity - Repairs & Maintenance	14,696.62	8,333.33	6,363.29	10,000.00	146.97%
Amenity - Dumpster	-	833.33	(833.33)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	2,083.33	(2,083.33)	2,500.00	0.00%
Amenity - Operations	3,577.49	8,333.33	(4,755.84)	10,000.00	35.77%
Total Camp Creek - Amenity Expenses	**$ 295,490.58**	**$ 312,291.64**	**$ (16,801.06)**	**$ 374,750.00**	**78.85%**
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	**$ 3,395,077.53**	**$ 3,484,940.66**	**$ (89,863.13)**	**$ 4,181,928.78**	**81.18%**
Other Income (Expenses)					
Interest Income	$ 40,056.49	$ 25,000.00	$ 15,056.49	$ 30,000.00	133.52%
Total Other Income (Expenses)	**$ 40,056.49**	**$ 25,000.00**	**$ 15,056.49**	**$ 30,000.00**	**133.52%**
Net Income (Loss)	**$ 893,299.46**	**$ -**	**$ 893,299.46**	**$ -**	