



North River Ranch Improvement Stewardship District

November 2025 Financial Package

November 30, 2025

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



North River Ranch Improvement SD
Statement of Financial Position
As of 11/30/2025

	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
<u>Assets</u>											
<u>Current Assets</u>											
General Checking Account	\$ 1,309,372.44										\$ 1,309,372.44
Accounts Receivable	327.03										327.03
On-Roll Assessments Receivable	2,552,698.08										2,552,698.08
Off-Roll Assessments Receivable	990,501.23										990,501.23
Deposits	12,108.28										12,108.28
Assessments Receivable		\$ 994,192.49									994,192.49
Due From Other Funds		5,237.02									5,237.02
Debt Service Reserve (Series 2019)		166,056.88									166,056.88
Debt Service Reserve (Series 2019-MG)		91,612.76									91,612.76
Revenue (Series 2019)		101,625.63									101,625.63
Revenue (Series 2019-MG)		29,987.94									29,987.94
Prepayment A1 (Series 2019)		1.72									1.72
Prepayment A1 (Series 2019-MG)		4,757.59									4,757.59
Assessments Receivable			\$ 443,773.82								443,773.82
Due From Other Funds			533.53								533.53
Debt Service Reserve A1 (Series 2020)			224,050.00								224,050.00
Debt Service Reserve A2 (Series 2020)			21,525.00								21,525.00
Revenue A1, A2 (Series 2020)			46,555.89								46,555.89
Interest A2 (Series 2020)			41.74								41.74
Prepayment A2 (Series 2020)			3,476.48								3,476.48
On-Roll Assessments Receivable				\$ 651,372.32							651,372.32
Off-Roll Assessments Receivable				467,276.48							467,276.48
Due From Other Funds				221,148.58							221,148.58
Debt Service Reserve A1 (Series 2023-1)				743,981.63							743,981.63
Debt Service Reserve A2 (Series 2023-1)				892,328.73							892,328.73
Debt Service Reserve A (Series 2023-2)				650,373.66							650,373.66
Revenue (Series 2023-1)				122,579.45							122,579.45
Interest A2 (Series 2023-1)				100.59							100.59
Prepayment A1 (Series 2023-1)				529.70							529.70
Prepayment A2 (Series 2023-1)				348,347.77							348,347.77
Prepayment A (Series 2023-2)				2,416.35							2,416.35
Sinking Fund A1 (Series 2023-1)				0.09							0.09
Capitalized Interest A1 (Series 2023-1)				0.11							0.11
Capitalized Interest A (Series 2023-2)				120,315.42							120,315.42
Debt Service Reserve (Series 2023B)					\$ 776,125.60						776,125.60
Prepayment (Series 2023B)					385.94						385.94
Capitalized Interest (Series 2023B)					91,486.52						91,486.52
Accounts Receivable - Due from Developer						\$ 1,137,047.70					1,137,047.70
Due From Other Funds						687,101.30					687,101.30
Prepaid Expenses						225.76					225.76
Acquisition/Constr A1, A2 (Series 2020)							\$ 25,039.32				25,039.32
Acquisition/Constr - Neighborhood Infrs								\$ 5,801.76			5,801.76
Acquisition/Constr - Master Infrastructu								452.40			452.40
Acquisition/Constr (Series 2023-2)								2,527.89			2,527.89
Prepaid Expenses								196.23			196.23
Acquisition/Constr (Series 2023B)									\$ 707.54		707.54
Total Current Assets	\$ 4,865,007.06	\$ 1,393,472.03	\$ 739,956.46	\$ 4,220,770.88	\$ 867,998.06	\$ 1,824,374.76	\$ 25,039.32	\$ 8,978.28	\$ 707.54	\$ -	\$ 13,946,304.39



North River Ranch Improvement SD
Statement of Financial Position
As of 11/30/2025

	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
<u>Investments</u>											
Amount Available in Debt Service Funds										\$ 4,438,663.19	\$ 4,438,663.19
Amount To Be Provided										59,546,336.81	59,546,336.81
Total Investments	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 63,985,000.00	\$ 63,985,000.00
Total Assets	<u>\$ 4,865,007.06</u>	<u>\$ 1,393,472.03</u>	<u>\$ 739,956.46</u>	<u>\$ 4,220,770.88</u>	<u>\$ 867,998.06</u>	<u>\$ 1,824,374.76</u>	<u>\$ 25,039.32</u>	<u>\$ 8,978.28</u>	<u>\$ 707.54</u>	<u>\$ 63,985,000.00</u>	<u>\$ 77,931,304.39</u>
	-	-	-	-	-	-	-	-	-	-	-
<u>Liabilities and Net Assets</u>											
<u>Current Liabilities</u>											
Accounts Payable	\$ 837,397.06										\$ 837,397.06
Due to Other Funds	687,101.30										687,101.30
Sales Tax Payable	2.03										2.03
Deferred Revenue	327.03										327.03
Deferred Revenue - On-Roll	2,552,698.08										2,552,698.08
Deferred Revenue - Off-Roll	990,501.23										990,501.23
Deferred Revenue		\$ 994,192.49									994,192.49
Deferred Revenue			\$ 443,773.82								443,773.82
Deferred Revenue				\$ 1,118,648.80							1,118,648.80
Accounts Payable						\$ 1,833,733.00					1,833,733.00
Retainage Payable						233,527.26					233,527.26
Deferred Revenue						1,137,047.70					1,137,047.70
Accounts Payable								\$ 1,085.00			1,085.00
Retainage Payable								118,336.46			118,336.46
Retainage Payable									\$ 206,437.53		206,437.53
Total Current Liabilities	<u>\$ 5,068,026.73</u>	<u>\$ 994,192.49</u>	<u>\$ 443,773.82</u>	<u>\$ 1,118,648.80</u>	<u>\$ -</u>	<u>\$ 3,204,307.96</u>	<u>\$ -</u>	<u>\$ 119,421.46</u>	<u>\$ 206,437.53</u>	<u>\$ -</u>	<u>\$ 11,154,808.79</u>
<u>Long Term Liabilities</u>											
Revenue Bonds Payable - Long-Term										\$ 63,985,000.00	\$ 63,985,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,985,000.00</u>	<u>\$ 63,985,000.00</u>
Total Liabilities	<u>\$ 5,068,026.73</u>	<u>\$ 994,192.49</u>	<u>\$ 443,773.82</u>	<u>\$ 1,118,648.80</u>	<u>\$ -</u>	<u>\$ 3,204,307.96</u>	<u>\$ -</u>	<u>\$ 119,421.46</u>	<u>\$ 206,437.53</u>	<u>\$ 63,985,000.00</u>	<u>\$ 75,139,808.79</u>
	-	-	-	-	-	-	-	-	-	-	-



North River Ranch Improvement SD
Statement of Financial Position
As of 11/30/2025

	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
<u>Net Assets</u>											
Net Assets, Unrestricted	\$ (225,686.80)										\$ (225,686.80)
Current Year Net Assets, Unrestricted	22,667.13										22,667.13
Net Assets, Unrestricted		\$ 841,638.11									841,638.11
Current Year Net Assets, Unrestricted		(442,358.57)									(442,358.57)
Net Assets, Unrestricted			\$ 1,125,382.64								1,125,382.64
Current Year Net Assets, Unrestricted			(829,200.00)								(829,200.00)
Net Assets, Unrestricted				\$ 5,490,568.38							5,490,568.38
Current Year Net Assets, Unrestricted				(2,388,446.30)							(2,388,446.30)
Net Assets, Unrestricted					\$ 1,257,268.31						1,257,268.31
Current Year Net Assets, Unrestricted					(389,270.25)						(389,270.25)
Net Assets, Unrestricted						\$ (176,845.43)					(176,845.43)
Current Year Net Assets, Unrestricted						(1,203,087.77)					(1,203,087.77)
Net Assets, Unrestricted							\$ 28,467.72				28,467.72
Current Year Net Assets, Unrestricted							(3,428.40)				(3,428.40)
Net Assets, Unrestricted								\$ (90,529.08)			(90,529.08)
Current Year Net Assets, Unrestricted								(19,914.10)			(19,914.10)
Net Assets, Unrestricted									\$ (203,755.70)		(203,755.70)
Current Year Net Assets, Unrestricted									(1,974.29)		(1,974.29)
Total Net Assets	<u>\$ (203,019.67)</u>	<u>\$ 399,279.54</u>	<u>\$ 296,182.64</u>	<u>\$ 3,102,122.08</u>	<u>\$ 867,998.06</u>	<u>\$ (1,379,933.20)</u>	<u>\$ 25,039.32</u>	<u>\$ (110,443.18)</u>	<u>\$ (205,729.99)</u>	<u>\$</u>	<u>\$ 2,791,495.60</u>
Total Liabilities and Net Assets	<u>\$ 4,865,007.06</u>	<u>\$ 1,393,472.03</u>	<u>\$ 739,956.46</u>	<u>\$ 4,220,770.88</u>	<u>\$ 867,998.06</u>	<u>\$ 1,824,374.76</u>	<u>\$ 25,039.32</u>	<u>\$ 8,978.28</u>	<u>\$ 707.54</u>	<u>\$ 63,985,000.00</u>	<u>\$ 77,931,304.39</u>



North River Ranch Improvement SD
Statement of Activities
As of 11/30/2025

	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
<u>Revenues</u>											
On-Roll Assessments	\$ 7,921.72										\$ 7,921.72
Off-Roll Assessments	576,008.19										576,008.19
Developer Contributions	0.06										0.06
Other Income & Other Financing Sources	11,868.98										11,868.98
On-Roll Assessments		\$ 5,237.02									5,237.02
Inter-Fund Group Transfers In		3.29									3.29
On-Roll Assessments			\$ 533.53								533.53
Off-Roll Assessments				\$ 264,728.63							264,728.63
Other Assessments				480,790.99							480,790.99
Developer Contributions						\$ 7,287.26					7,287.26
Inter-Fund Transfers In						(3.29)					(3.29)
Total Revenues	\$ 595,798.95	\$ 5,240.31	\$ 533.53	\$ 745,519.62	\$ -	\$ 7,283.97	\$ -	\$ -	\$ -	\$ -	\$ 1,354,376.38
<u>Expenses</u>											
Supervisor Fees	\$ 2,000.00										\$ 2,000.00
Public Officials' Liability Insurance	11,203.00										11,203.00
Trustee Services	11,414.74										11,414.74
District Management	13,416.66										13,416.66
Engineering	18,340.55										18,340.55
Travel and Per Diem	407.21										407.21
Telephone	189.25										189.25
Postage & Shipping	493.98										493.98
Copies	195.44										195.44
Legal Advertising	671.07										671.07
Miscellaneous	6,557.68										6,557.68
Office Supplies	177.61										177.61
Web Site Maintenance	400.00										400.00
Holiday Decorations	36,600.00										36,600.00
Help Desk	240.00										240.00
Dues, Licenses, and Fees	175.00										175.00
Maintenance Staff	10,000.00										10,000.00
Lifestyle Staff	23,186.13										23,186.13
Resident Services	14,487.54										14,487.54
Electric	295.11										295.11
Clubhouse Electric	2,408.55										2,408.55
Clubhouse Water	3,022.74										3,022.74
Water Reclaimed	961.35										961.35
Wetlands Monitoring	250.00										250.00
Amenity - Cable TV / Internet / Wi-Fi	5,849.63										5,849.63
Amenity - Irrigation Repairs	550.50										550.50
Amenity - Pool Maintenance	11,215.20										11,215.20
Amenity - Janitorial	23,767.77										23,767.77



North River Ranch Improvement SD
Statement of Activities
As of 11/30/2025

	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 - Pest Control	\$ 1,755.00										\$ 1,755.00
Amenity - Fitness Equipment Leasing	8,911.40										8,911.40
Amenity - Security Monitoring	1,800.00										1,800.00
Amenity - Gate Access and Maintenance	6,022.50										6,022.50
Amenity - Miscellaneous	115.40										115.40
Amenity - Pool Equipment	4,950.00										4,950.00
Amenity - Office Equipment Leasing	891.45										891.45
Amenity - Streetlight Leasing	6,367.14										6,367.14
Amenity -Canteen	878.41										878.41
Amenity - Repairs & Maintenance	735.89										735.89
Amenity - Operations	251.87										251.87
General Insurance	11,203.00										11,203.00
Property & Casualty Insurance	72,703.00										72,703.00
Other Insurance	500.00										500.00
Irrigation	20,100.75										20,100.75
Lake Maintenance	17,227.00										17,227.00
Landscaping Maintenance & Material	166,511.26										166,511.26
Landscape Improvements	24,522.25										24,522.25
Contingency	5,115.00										5,115.00
Equipment Repair & Maintenance	727.49										727.49
Pest Control	205.00										205.00
Mulch	1,546.25										1,546.25
Monument Maintenance	14,771.00										14,771.00
Street, Sidewalk, Curb Maintenance	3,795.00										3,795.00
Streetlight Leasing	2,638.49										2,638.49
Dog Park	2,194.42										2,194.42
Principal Payments - Series 2019-MG A1		\$ 90,000.00									90,000.00
Interest Payments - Series 2019		233,988.75									233,988.75
Interest Payments - Series 2019-MG A1		126,455.00									126,455.00
Principal Payments - Series 2020 A2			\$ 675,000.00								675,000.00
Interest Payment - Series 2020 A1			144,362.50								144,362.50
Interest Payment - Series 2020 A2			14,175.00								14,175.00
Principal Payments - Series 2023 (1) A1				\$ 10,000.00							10,000.00
Principal Payments - Series 2023 (1) A2				2,025,000.00							2,025,000.00
Principal Payments - Series 2023 (2) A				100,000.00							100,000.00
Interest Payments - Series 2023 (1) A1				301,295.00							301,295.00
Interest Payments - Series 2023 (1) A2				442,750.00							442,750.00
Interest Payments - Series 2023 (2) A				273,847.50							273,847.50
Principal Payment - Series 2023B					\$ 10,000.00						10,000.00
Interest Payment - Series 2023B					383,520.00						383,520.00
Engineering						\$ 33,206.75					33,206.75
Contingency						1,177,165.00					1,177,165.00
Contingency							\$ 3,521.18				3,521.18
Contingency								\$ 20,014.91			20,014.91
Contingency									\$ 1,976.67		1,976.67
Total Expenses	\$ 574,915.68	\$ 450,443.75	\$ 833,537.50	\$ 3,152,892.50	\$ 393,520.00	\$ 1,210,371.75	\$ 3,521.18	\$ 20,014.91	\$ 1,976.67	\$ -	\$ 6,641,193.94



North River Ranch Improvement SD
Statement of Activities
As of 11/30/2025

	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
<u>Other Revenues (Expenses) & Gains (Losses)</u>											
Interest Income	\$ 1,783.86										\$ 1,783.86
Dividend Income		\$ 2,844.87									2,844.87
Dividend Income			\$ 3,803.97								3,803.97
Dividend Income				\$ 18,926.58							18,926.58
Dividend Income					\$ 4,249.75						4,249.75
Dividend Income						\$ 0.01					0.01
Dividend Income							\$ 92.78				92.78
Dividend Income								\$ 100.81			100.81
Dividend Income									\$ 2.38		2.38
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,783.86	\$ 2,844.87	\$ 3,803.97	\$ 18,926.58	\$ 4,249.75	\$ 0.01	\$ 92.78	\$ 100.81	\$ 2.38	\$ -	\$ 31,805.01
Change In Net Assets	\$ 22,667.13	\$ (442,358.57)	\$ (829,200.00)	\$ (2,388,446.30)	\$ (389,270.25)	\$ (1,203,087.77)	\$ (3,428.40)	\$ (19,914.10)	\$ (1,974.29)	\$ -	\$ (5,255,012.55)
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	\$ (203,019.67)	\$ 399,279.54	\$ 296,182.64	\$ 3,102,122.08	\$ 867,998.06	\$ (1,379,933.20)	\$ 25,039.32	\$ (110,443.18)	\$ (205,729.99)	\$ -	\$ 2,791,495.60



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
On-Roll Assessments	\$ 7,921.72	\$ 426,769.89	\$ (418,848.17)	\$ 2,560,619.36	0.31%
Off-Roll Assessments	576,008.19	261,084.90	314,923.29	1,566,509.42	36.77%
Developer Contributions	0.06	-	0.06	-	
Other Income & Other Financing Sources	11,868.98	4,133.33	7,735.65	24,800.00	47.86%
Net Revenues	\$ 595,798.95	\$ 691,988.12	\$ (96,189.17)	\$ 4,151,928.78	14.35%
<u>Expenditures</u>					
General & Administrative Expenses					
Supervisor Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 12,000.00	16.67%
Public Officials' Liability Insurance	11,203.00	1,657.15	9,545.85	9,942.90	112.67%
Trustee Services	11,414.74	5,209.17	6,205.57	31,255.00	36.52%
District Management	13,416.66	13,416.67	(0.01)	80,500.00	16.67%
Field Management	-	12,500.00	(12,500.00)	75,000.00	0.00%
Engineering	18,340.55	10,000.00	8,340.55	60,000.00	30.57%
Disclosure	-	5,000.00	(5,000.00)	30,000.00	0.00%
District Counsel	-	3,666.67	(3,666.67)	22,000.00	0.00%
Assessment Administration	-	4,166.67	(4,166.67)	25,000.00	0.00%
Reamortization Schedules	-	416.67	(416.67)	2,500.00	0.00%
Audit	-	1,250.00	(1,250.00)	7,500.00	0.00%
Arbitrage Calculation	-	500.00	(500.00)	3,000.00	0.00%
Tax Preparation	-	25.42	(25.42)	152.52	0.00%
Travel and Per Diem	407.21	216.67	190.54	1,300.00	31.32%
Telephone	189.25	266.67	(77.42)	1,600.00	11.83%
Postage & Shipping	493.98	666.67	(172.69)	4,000.00	12.35%
Copies	195.44	166.67	28.77	1,000.00	19.54%
Legal Advertising	671.07	833.33	(162.26)	5,000.00	13.42%
Miscellaneous	6,557.68	6,523.31	34.37	39,140.00	16.75%
Office Supplies	177.61	666.67	(489.06)	4,000.00	4.44%
Property Taxes	-	16.67	(16.67)	100.00	0.00%
Web Site Maintenance	400.00	600.00	(200.00)	3,600.00	11.11%
Holiday Decorations	36,600.00	6,666.67	29,933.33	40,000.00	91.50%
Help Desk	240.00	208.33	31.67	1,250.00	19.20%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
Maintenance Staff	10,000.00	21,666.67	(11,666.67)	130,000.00	7.69%
Lifestyle Staff	23,186.13	45,750.36	(22,564.23)	274,502.15	8.45%
Resident Services	14,487.54	7,366.67	7,120.87	44,200.00	32.78%
Developer Loan Repayment	-	17,966.10	(17,966.10)	107,796.61	0.00%
Total General & Administrative Expenses	\$ 150,155.86	\$ 169,419.05	\$ (19,263.19)	\$ 1,016,514.18	14.77%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric	\$ 295.11	\$ 833.33	\$ (538.22)	\$ 5,000.00	5.90%
Water Reclaimed	961.35	3,500.00	(2,538.65)	21,000.00	4.58%
Wetland Monitoring	250.00	83.33	166.67	500.00	50.00%
Stormwater - Repair and Maintenance	-	2,083.33	(2,083.33)	12,500.00	0.00%
Equipment Rental	-	416.67	(416.67)	2,500.00	0.00%
General Insurance	11,203.00	2,025.73	9,177.27	12,154.35	92.17%
Property & Casualty Insurance	72,703.00	13,569.23	59,133.77	81,415.40	89.30%
Other Insurance	500.00	333.33	166.67	2,000.00	25.00%
Irrigation	20,100.75	13,333.33	6,767.42	80,000.00	25.13%
Lake Maintenance	17,227.00	15,833.33	1,393.67	95,000.00	18.13%
Landscape Maintenance & Material					
Zone 1 - Riverfield TH - Yellowstone	18,042.00	18,042.00	-	108,252.00	16.67%
Zone 2 - Riverfield SF - Yellowstone	26,900.00	24,500.00	2,400.00	147,000.00	18.30%
Zone 3 - Brightwood - Impact Landscaping & Irrigation	34,462.38	44,695.33	(10,232.95)	268,172.00	12.85%
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	22,560.46	20,760.45	1,800.01	124,562.70	18.11%
Zone 5 - Camp Creek - Impact Landscaping & Irrigation	13,032.64	13,032.66	(0.02)	78,195.95	16.67%
Zone 6 - Longmeadow - Impact Landscaping & Irrigation	20,383.78	14,183.83	6,199.95	85,103.00	23.95%
Zone 7 - Crescent Creek - Steadfast Alliance	26,480.00	26,480.00	-	158,880.00	16.67%
Zone 8 - Phase 2 - Southern Land Services	4,650.00	-	4,650.00	-	
Landscape Improvements / Replacement	24,522.25	33,333.33	(8,811.08)	200,000.00	12.26%
Contingency	5,115.00	16,666.67	(11,551.67)	100,000.00	5.12%
Equipment Repair and Maintenance	727.49	1,400.00	(672.51)	8,400.00	8.66%
Pest Control	205.00	1,000.00	(795.00)	6,000.00	3.42%
Mulch (Zones 1 - 7)	1,546.25	26,666.67	(25,120.42)	160,000.00	0.97%
Monument Maintenance	14,771.00	1,333.33	13,437.67	8,000.00	184.64%
Bridge and Boardwalk Maintenance	-	666.67	(666.67)	4,000.00	0.00%
Storm Cleanup	-	16,666.67	(16,666.67)	100,000.00	0.00%
Storm Landscape Replacement	-	33,333.33	(33,333.33)	200,000.00	0.00%
Capital Expenditures	-	12,500.00	(12,500.00)	75,000.00	0.00%
Street, Sidewalk, and Curb Maintenance	3,795.00	7,500.00	(3,705.00)	45,000.00	8.43%
Lighting	-	2,500.00	(2,500.00)	15,000.00	0.00%
Streetlight Leasing	2,638.49	6,666.67	(4,028.18)	40,000.00	6.60%
Shared Bike Maintenance	-	2,500.00	(2,500.00)	15,000.00	0.00%
Dog Park	2,194.42	2,500.00	(305.58)	15,000.00	14.63%
Parks Maintenance & Repairs	-	2,083.33	(2,083.33)	12,500.00	0.00%
Trail Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Trailhead Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Mailbox Maintenance	-	83.33	(83.33)	500.00	0.00%
Total Field Operations	\$ 345,266.37	\$ 382,772.54	\$ (37,506.17)	\$ 2,296,635.40	15.03%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Brightwood Pavilion - Amenity					
Clubhouse Electric	\$ 747.97	\$ 2,500.00	\$ (1,752.03)	\$ 15,000.00	4.99%
Clubhouse Water	1,902.02	11,666.67	(9,764.65)	70,000.00	2.72%
Amenity - Cable TV / Internet / Wi-Fi	1,357.24	1,666.67	(309.43)	10,000.00	13.57%
Amenity - Irrigation Repairs	72.95	1,500.00	(1,427.05)	9,000.00	0.81%
Amenity - Pool Maintenance	3,300.00	3,547.50	(247.50)	21,285.00	15.50%
Amenity - Cleaning	3,865.86	4,500.00	(634.14)	27,000.00	14.32%
Amenity - Pest Control	490.00	416.67	73.33	2,500.00	19.60%
Amenity - Fitness Equipment Leasing	8,911.40	4,565.70	4,345.70	27,394.20	32.53%
Amenity - Security Monitoring	900.00	900.00	-	5,400.00	16.67%
Amenity - Firepits	-	1,000.00	(1,000.00)	6,000.00	0.00%
Amenity - Capital outlay	-	10,833.33	(10,833.33)	65,000.00	0.00%
Amenity - Miscellaneous	-	2,500.00	(2,500.00)	15,000.00	0.00%
Amenity - Pool equipment	650.00	1,166.67	(516.67)	7,000.00	9.29%
Amenity - A/C Maintenance and Equipment	-	250.00	(250.00)	1,500.00	0.00%
Amenity - Playground Maintenance	-	1,666.67	(1,666.67)	10,000.00	0.00%
Amenity - Streetlight Leasing	3,597.20	11,666.67	(8,069.47)	70,000.00	5.14%
Amenity - Access Control Maintenance	-	250.00	(250.00)	1,500.00	0.00%
Total Brightwood Pavilion - Amenity Expenses	\$ 25,794.64	\$ 60,596.55	\$ (34,801.91)	\$ 363,579.20	7.09%
Riverfield Verandah - Amenity					
Clubhouse Electric	\$ 327.09	\$ 1,500.00	\$ (1,172.91)	\$ 9,000.00	3.63%
Clubhouse Water	1,057.61	1,000.00	57.61	6,000.00	17.63%
Amenity - Cable TV / Internet / Wi-Fi	2,017.84	2,000.00	17.84	12,000.00	16.82%
Amenity - Irrigation Repairs	-	1,250.00	(1,250.00)	7,500.00	0.00%
Amenity - Pool Maintenance	2,565.20	2,758.33	(193.13)	16,550.00	15.50%
Amenity - Cleaning	3,674.82	3,833.33	(158.51)	23,000.00	15.98%
Amenity - Pest Control	400.00	333.33	66.67	2,000.00	20.00%
Amenity - Security Monitoring	900.00	1,733.33	(833.33)	10,400.00	8.65%
Amenity - Gate Access and Maintenance	6,022.50	1,000.00	5,022.50	6,000.00	100.38%
Amenity - Capital outlay	-	4,166.67	(4,166.67)	25,000.00	0.00%
Amenity - Miscellaneous	-	666.67	(666.67)	4,000.00	0.00%
Amenity - Pool Equipment	4,300.00	1,000.00	3,300.00	6,000.00	71.67%
Amenity - Streetlight Leasing	2,130.95	6,833.33	(4,702.38)	41,000.00	5.20%
Amenity - Access Control Maintenance	-	166.67	(166.67)	1,000.00	0.00%
Total Riverfield Verandah - Amenity Expenses	\$ 23,396.01	\$ 28,241.66	\$ (4,845.65)	\$ 169,450.00	13.81%



North River Ranch Improvement SD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Camp Creek - Amenity					
Clubhouse Electric	\$ 1,333.49	\$ 5,000.00	\$ (3,666.51)	\$ 30,000.00	4.44%
Clubhouse Water	63.11	3,333.33	(3,270.22)	20,000.00	0.32%
Amenity - Cable TV / Internet / Wi-Fi	2,474.55	4,333.33	(1,858.78)	26,000.00	9.52%
Amenity - Irrigation Repairs	477.55	3,333.33	(2,855.78)	20,000.00	2.39%
Amenity - Pool Maintenance	5,350.00	3,333.33	2,016.67	20,000.00	26.75%
Amenity - Cleaning	16,227.09	8,833.33	7,393.76	53,000.00	30.62%
Amenity - Pest Control	865.00	1,000.00	(135.00)	6,000.00	14.42%
Amenity - Security Monitoring	-	2,000.00	(2,000.00)	12,000.00	0.00%
Amenity - Fire Pits	-	500.00	(500.00)	3,000.00	0.00%
Amenity - Gate Access and Maintenance	-	416.67	(416.67)	2,500.00	0.00%
Amenity - Capital Outlay	-	3,333.33	(3,333.33)	20,000.00	0.00%
Amenity - Miscellaneous	115.40	1,333.33	(1,217.93)	8,000.00	1.44%
Amenity - Pool Equipment	-	2,333.33	(2,333.33)	14,000.00	0.00%
Amenity - Office Equipment Leasing	891.45	2,000.00	(1,108.55)	12,000.00	7.43%
Amenity - Bike Pump Park Maintenance	-	166.67	(166.67)	1,000.00	0.00%
Amenity - Pickleball Maintenance	-	208.33	(208.33)	1,250.00	0.00%
Amenity - Cost of Goods Sold	-	2,500.00	(2,500.00)	15,000.00	0.00%
Amenity - Streetlight Leasing	638.99	1,666.67	(1,027.68)	10,000.00	6.39%
Amenity - Canteen	878.41	6,666.67	(5,788.26)	40,000.00	2.20%
Amenity - Repairs & Maintenance	735.89	166.67	569.22	1,000.00	73.59%
Amenity - Dumpster	-	166.67	(166.67)	1,000.00	0.00%
Amenity - Water Slide Preventative Maintenance	-	833.33	(833.33)	5,000.00	0.00%
Amenity - Operations	251.87	2,500.00	(2,248.13)	15,000.00	1.68%
Total Camp Creek - Amenity Expenses	\$ 30,302.80	\$ 55,958.32	\$ (25,655.52)	\$ 335,750.00	9.03%
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	\$ 574,915.68	\$ 696,988.12	\$ (122,072.44)	\$ 4,181,928.78	13.75%
Other Income (Expenses)					
Interest Income	\$ 1,783.86	\$ 5,000.00	\$ (3,216.14)	\$ 30,000.00	5.95%
Total Other Income (Expenses)	\$ 1,783.86	\$ 5,000.00	\$ (3,216.14)	\$ 30,000.00	5.95%
Net Income (Loss)	\$ 22,667.13	\$ -	\$ 22,667.13	\$ -	