North River Ranch
Improvement Stewardship District
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817
407-723-5900
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May 13, 2026

Clerk of County Commission
1115 Manatee Avenue West
Bradenton, FL 34205

Re: North River Ranch ISD Proposed FY 2027 Budget

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached are copies of the proposed fiscal year 2027 budgets for the North River Ranch ISD which is located within Manatee County. These budgets are for your review and comments, should you have any. However, no action is necessary on your part.

The public hearing date is scheduled for August 12, 2026.

If you should have any questions regarding this matter please feel free to contact me.

Sincerely,

Amanda Lane
Senior District Accountant and Training Supervisor
LaneA@pfm.com

North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

		FY 2026 Adopted Revised Budget		FY 2027 Proposed Budget
Revenues				
On-Roll Assessments	$	2,560,619.36	$	3,085,655.78
Off-Roll Assessments		1,566,509.42		1,456,957.40
Other Income & Other Financing Sources		24,800.00		36,000.00
Net Revenues	**$**	**4,151,928.78**	**$**	**4,578,613.18**
Expenditures				
General & Administrative Expenses				
Supervisor Fees	$	12,000.00	$	12,000.00
POL Insurance		11,203.00		12,883.45
Trustee Services		31,255.00		31,255.00
District Management		80,500.00		80,500.00
Field Management		75,000.00		60,000.00
Engineering		60,000.00		60,000.00
Disclosure		30,000.00		30,000.00
District Counsel		22,000.00		22,000.00
Assessment Administration		25,000.00		25,000.00
Reamortization Schedules		2,500.00		2,500.00
Audit		7,500.00		11,950.00
Arbitrage Calculation		3,000.00		3,000.00
Tax Preparation		152.52		152.52
Travel and Per Diem		3,000.00		3,500.00
Telephone		2,000.00		2,500.00
Postage & Shipping		3,000.00		3,000.00
Copies		1,000.00		1,500.00
Legal Advertising		5,000.00		5,000.00
Miscellaneous		39,140.00		5,000.00
Waste Holding Tank Rental		-		8,423.52
Trailer Rental		-		18,996.00
Property Taxes		300.00		300.00
Web Site Maintenance		3,600.00		3,600.00
Holiday Decorations		40,000.00		45,000.00
Dues, Licenses, and Fees		175.00		175.00
Security		2,000.00		20,000.00
Maintenance Staff		130,000.00		102,000.00
General Insurance		11,203.00		12,883.45
Other Insurance		500.00		575.00
Developer Loan Repayment		107,796.61		107,796.61
Total General & Administrative Expenses	**$**	**708,825.13**	**$**	**691,490.55**

* "Lifestyle Staff" and "Resident Services" are expected to be 70% of the anticipated budget of $682,758.90. The remaining 30% is paid by the developer.

North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
Field Operations		
Electric	$ 5,000.00	$ 6,000.00
Water Reclaimed	40,000.00	50,000.00
Wetland Monitoring	500.00	18,950.00
Stormwater - Repair and Maintenance	6,250.00	5,000.00
Equipment Rental	2,500.00	1,500.00
Irrigation	95,000.00	95,000.00
Lake Maintenance	100,000.00	120,000.00
Landscape Maintenance, Irrigation, & Material		
Zone 1 - Riverfield TH - Yellowstone	108,252.00	108,252.00
Zone 2 - Riverfield SF - Yellowstone	154,200.00	149,700.00
Zone 3 - Brightwood - Impact Landscaping & Irrigation	215,000.00	209,000.00
Zone 4 - Wildleaf - Impact Landscaping & Irrigation	170,000.00	170,000.00
Zone 5 - Camp Creek - Impact Landscaping & Irrigatio	78,195.95	68,195.95
Zone 6 - Longmeadow - Impact Landscaping & Irrigatic	105,000.00	105,000.00
Zone 7 - Crescent Creek - Steadfast Alliance	158,880.00	158,880.00
Zone 8 - Phase 2 - Southern Land Services	40,000.00	40,000.00
Zone 9 - NRR Trail East of Ft Hamer roundabout	-	153,237.00
Landscape Improvements / Replacement	200,000.00	200,000.00
Tree Trimming	-	50,000.00
Contingency	60,000.00	60,000.00
Equipment Repair and Maintenance	8,400.00	9,000.00
Pest Control	3,000.00	2,000.00
Mulch (Zones 1 - 7)	300,000.00	315,000.00
Monument Maintenance	25,000.00	25,000.00
Bridge and Boardwalk Maintenance	4,000.00	4,000.00
Storm Cleanup	50,000.00	50,000.00
Storm Landscape Replacement	100,000.00	75,000.00
Capital Expenditures	35,750.00	25,000.00
Street, Sidewalk, and Curb Maintenance	30,000.00	35,000.00
Streetlight Leasing	51,000.00	51,000.00
Shared Bike Maintenance	15,000.00	15,000.00
Dog Park	15,000.00	15,000.00
Parks Maintenance & Repairs	12,500.00	-
Trail Maintenance	5,000.00	15,000.00
Trailhead Maintenance	5,000.00	5,000.00
Mailbox Maintenance	500.00	-
BW, RF, Wildleaf Playground Maintenance	-	10,000.00
BW Fire Pits	-	6,000.00
CC Fire Pits	-	3,000.00
Total Field Operations	**$ 2,198,927.95**	**$ 2,428,714.95**

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North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

		FY 2026 Adopted Revised Budget		FY 2027 Proposed Budget
Brightwood Pavilion - Amenity				
Amenity - Electric	$	15,000.00	$	15,000.00
Amenity - Water		35,000.00		27,500.00
Amenity - Cable TV / Internet / Wi-Fi		12,000.00		12,000.00
Amenity - Landscape Maintenance		-		6,000.00
Amenity - Irrigation Repairs		7,000.00		5,000.00
Amenity - Pool Maintenance		21,285.00		19,800.00
Amenity - Cleaning		27,000.00		27,000.00
Amenity - Pest Control		2,500.00		2,500.00
Amenity - Fitness Equipment Leasing		27,394.20		30,000.00
Amenity - Security Monitoring		6,500.00		6,500.00
Amenity - Firepits		6,000.00		-
Amenity - Capital Outlay		21,541.35		10,000.00
Amenity - Miscellaneous		5,000.00		5,000.00
Amenity - Pool Equipment		3,000.00		4,000.00
Amenity - A/C Maintenance and Equipment		1,500.00		5,000.00
Amenity - Playground Maintenance		7,000.00		-
Amenity - Streetlight Leasing		67,000.00		60,000.00
Amenity - Access Control Maintenance		1,500.00		4,000.00
Amenity - Property & Casualty Insurance		24,234.33		27,869.48
Amenity - Lifestyle Staff		91,500.72		143,265.48
Amenity - Resident Services		26,666.67		16,044.93
Total Brightwood Pavilion - Amenity Expenses	**$**	**408,622.27**	**$**	**426,479.89**
Riverfield Verandah - Amenity				
Amenity - Electric	$	8,000.00	$	8,000.00
Amenity - Water		22,000.00		20,000.00
Amenity - Cable TV / Internet / Wi-Fi		12,000.00		12,000.00
Amenity - Landscape Maintenance		-		4,500.00
Amenity - Irrigation Repairs		5,000.00		5,000.00
Amenity - Pool Maintenance		16,550.00		16,000.00
Amenity - Cleaning		23,000.00		23,000.00
Amenity - Pest Control		2,200.00		2,200.00
Amenity - Security Monitoring		7,000.00		7,000.00
Amenity - Gate Access and Maintenance		40,000.00		51,768.00
Amenity - Capital Outlay		15,000.00		15,000.00
Amenity - Miscellaneous		3,000.00		3,000.00
Amenity - Pool Equipment		6,000.00		6,000.00
Amenity - Streetlight Leasing		41,000.00		35,000.00
Amenity - Access Control Maintenance		1,000.00		4,000.00
Amenity - Property & Casualty Insurance		24,234.33		27,869.48
Amenity - Lifestyle Staff		91,500.72		143,265.48
Amenity - Resident Services		26,666.67		16,044.93
Total Riverfield Verandah - Amenity Expenses	**$**	**344,151.72**	**$**	**399,647.89**

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North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
Camp Creek - Amenity		
Amenity - Electric	$ 40,000.00	$ 40,000.00
Amenity - Water	5,000.00	5,000.00
Amenity - Cable TV / Internet / Wi-Fi	40,000.00	40,000.00
Amenity - Landscape Maintenance	-	10,000.00
Amenity - Irrigation Repairs	10,000.00	10,000.00
Amenity - Pool Maintenance	33,000.00	33,000.00
Amenity - Cleaning	125,000.00	140,000.00
Amenity - Window Cleaning	-	9,600.00
Amenity - Pest Control	6,000.00	6,000.00
Amenity - Security Monitoring	16,000.00	35,000.00
Amenity - Fire Pits	3,000.00	-
Amenity - Gate Access and Maintenance	2,500.00	2,500.00
Amenity - Capital Outlay	10,000.00	25,000.00
Amenity - Miscellaneous	5,000.00	5,000.00
Amenity - Pool Equipment & Geothermal	10,000.00	10,000.00
Amenity - Office Equipment Leasing	7,500.00	7,500.00
Amenity - Bike Pump Park Maintenance	1,000.00	1,000.00
Amenity - Pickleball Maintenance	1,250.00	1,250.00
Amenity - Cost of Goods Sold	14,000.00	-
Amenity - Streetlight Leasing	12,000.00	12,000.00
Amenity - Access Control Maintenance	-	4,000.00
Amenity - Canteen	10,000.00	45,000.00
Amenity - Repairs & Maintenance	10,000.00	10,000.00
Amenity - Dumpster	1,000.00	1,000.00
Amenity - Water Slide Preventative Maintenance	2,500.00	2,500.00
Amenity - Operations	10,000.00	10,000.00
Amenity - Property & Casualty Insurance	24,234.33	27,869.48
Amenity - Office Supplies	3,000.00	3,500.00
Amenity - Help Desk	1,250.00	1,250.00
Amenity - Lifestyle Staff	91,500.73	143,265.48
Amenity - Resident Services	26,666.64	16,044.93
Total Camp Creek - Amenity Expenses	**$ 521,401.70**	**$ 657,279.89**

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North River Ranch Improvement SD
FY 2027 Proposed O&M Budget

	FY 2026 Adopted Revised Budget	FY 2027 Proposed Budget
Total Expenses	**$ 4,181,928.78**	**$ 4,603,613.18**
<u>Other Income (Expenses)</u>		
Interest Income	$ 30,000.00	$ 25,000.00
Total Other Income (Expenses)	**$ 30,000.00**	**$ 25,000.00**
Net Income (Loss)	**$ -**	**$ -**

* "Lifestyle Staff" and "Resident Services" are expected to be 70% of the anticipated budget of $682,758.90. The remaining 30% is paid by the developer.

North River Ranch Improvement SD
FY 2027 Proposed Debt Service Budgets *

	Series 2019A-1	Series 2019A-1 (Morgan's Glen)	Series 2019A-2 (Morgan's Glen)	Series 2020A-1	Series 2020A-2	Series 2023A-1	Series 2023A-2	Series 2023A	Series 2023B
REVENUES:									
Special Assessments	$ 883,678.75	$ 472,125.00	$ 4,290.00	$ 586,800.00	$ 42,525.00	$ 1,031,165.00	$ 931,068.75	$ 908,941.25	$ 1,149,540.00
TOTAL REVENUES	**$ 883,678.75**	**$ 472,125.00**	**$ 4,290.00**	**$ 586,800.00**	**$ 42,525.00**	**$ 1,031,165.00**	**$ 931,068.75**	**$ 908,941.25**	**$ 1,149,540.00**
EXPENDITURES:									
Interest 11/01/2026	$ 229,476.25	$ 121,625.00	$ 1,430.00	$ 141,562.50	$ 14,175.00	$ 296,790.00	$ 310,356.25	$ 267,263.75	$ 383,180.00
Interest 05/01/2027	229,476.25	121,625.00	1,430.00	141,562.50	14,175.00	296,790.00	310,356.25	267,263.75	383,180.00
Principal 05/01/2027	200,000.00	110,000.00	-	165,000.00	-	145,000.00	-	110,000.00	-
TOTAL EXPENDITURES	**$ 658,952.50**	**$ 353,250.00**	**$ 2,860.00**	**$ 448,125.00**	**$ 28,350.00**	**$ 738,580.00**	**$ 620,712.50**	**$ 644,527.50**	**$ 766,360.00**
EXCESS REVENUES	**$ 224,726.25**	**$ 118,875.00**	**$ 1,430.00**	**$ 138,675.00**	**$ 14,175.00**	**$ 292,585.00**	**$ 310,356.25**	**$ 264,413.75**	**$ 383,180.00**
Interest 11/01/2027	$ 224,726.25	118,875.00	1,430.00	138,675.00	14,175.00	292,585.00	310,356.25	264,413.75	383,180.00

* Completed Debt Service:
Series 2019A-2
Series 2021B