

**North River Ranch
Improvement Stewardship District**

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

407-723-5900

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May 10, 2024

Clerk of County Commission
1112 Manatee Avenue West, Suite 920
Bradenton, FL 34205

Re: North River Ranch ISD Proposed FY 2025 Budget

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached is a copy of the proposed fiscal year 2025 Operations and Maintenance Budget for the North River Ranch ISD which is located within Manatee County. This budget is 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 14, 2024.

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

Sincerely,

Amanda Lane
Assistant Chief District Accountant
LaneA@pfm.com

North River Ranch Improvement SD
FY 2025 Proposed O&M Budget

	FY 2025 Proposed Budget
<u>Revenues</u>	
On-Roll Assessments	\$ 1,718,953.61
Off-Roll Assessments	1,365,402.91
Developer Contribution	5,000.00
Other Income & Other Financing Sources	24,800.00
Carryforward Cash	60,000.00
Net Revenues	\$ 3,174,156.52
<u>Expenditures</u>	
General & Administrative Expenses	
Supervisor Fees	\$ 12,000.00
POL Insurance	9,292.00
Trustee Services	26,015.00
District Management	77,000.00
Field Management	25,000.00
Engineering	60,000.00
Disclosure	25,000.00
District Counsel	22,000.00
Assessment Administration	25,000.00
Reamortization Schedules	2,500.00
Audit	5,000.00
Arbitrage Calculation	3,000.00
Telephone	1,100.00
Postage & Shipping	4,000.00
Copies	4,000.00
Legal Advertising	5,000.00
Miscellaneous	50,000.00
Office Supplies	2,500.00
Property Taxes	300.00
Web Site Maintenance	3,000.00
Holiday Decorations	40,000.00
Dues, Licenses, and Fees	175.00
Maintenance Staff	118,000.00
Lifestyle Staff	208,642.20 *
Resident Services	45,344.20 *
Total General & Administrative Expenses	\$ 773,868.40

* "Lifestyle Staff" and "Resident Services" are expected to be 65% of the anticipated budget of \$427,505. The remaining 35% is paid by the developer.

North River Ranch Improvement SD
FY 2025 Proposed O&M Budget

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Field Operations	
Electric	\$ 10,000.00
Water Reclaimed	21,000.00
Wetland Monitoring	10,000.00
Stormwater - Repair and Maintenance	25,000.00
Wetland Mitigation	1,200.00
Equipment Rental	2,500.00
General Insurance	12,347.50
Property & Casualty Insurance	45,081.25
Other Insurance	2,000.00
Irrigation	70,000.00
Lake Maintenance	68,400.00
Landscape Maintenance & Material	550,000.00
Landscape Improvements / Replacement	200,000.00
Fertilizer / Pesticides	60,000.00
Contingency	200,000.00
Equipment Repair and Maintenance	8,400.00
Pest Control	6,000.00
Capital Expenditures	96,000.00
Street, Sidewalk, and Curb Maintenance	33,500.00
Lighting	6,000.00
Streetlight Leasing	175,175.00
Shared Bike Maintenance	15,000.00
Dog Park	15,000.00
Monument Maintenance	8,000.00
Bridge and Boardwalk Maintenance	2,500.00
Total Field Operations	\$ 1,643,103.75
Brightwood Pavilion - Amenity	
Clubhouse Electric	\$ 15,000.00
Clubhouse Water	20,000.00
Amenity - Cable TV / Internet / Wi-Fi	13,000.00
Amenity - Landscape Maintenance	50,000.00
Amenity - Irrigation Repairs	20,000.00
Amenity - Pool Maintenance	21,285.00
Pool Equipment Repair/Replacement	7,000.00
Amenity - Cleaning	18,510.00
Amenity - Pest Control	2,500.00
Amenity - Fitness Equipment Leasing	25,107.72
Amenity - Security Monitoring	10,400.00
Firepits	6,000.00
Capital outlay	40,000.00
Miscellaneous	1,025.00
A/C Maintenance and Equipment	1,500.00
Playground Maintenance	2,500.00
Total Brightwood Pavilion - Amenity Expenses	\$ 253,827.72

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Riverfield Verandah - Amenity	
Clubhouse Electric	\$ 9,000.00
Clubhouse Water	5,000.00
Amenity - Cable TV / Internet / Wi-Fi	12,000.00
Amenity - Landscape Maintenance	13,000.00
Amenity - Irrigation Repairs	10,000.00
Amenity - Pool Maintenance	16,550.00
Pool Equipment Repair/Replacement	6,000.00
Amenity - Cleaning	12,848.40
Amenity - Pest Control	2,000.00
Amenity - Security Monitoring	10,400.00
Gate Access and Maintenance	35,498.00
Capital outlay	25,000.00
Miscellaneous	4,000.00
Total Riverfield Verandah - Amenity Expenses	\$ 161,296.40
Camp Creek - Amenity	
Clubhouse Electric	\$ 30,000.00
Clubhouse Water	40,000.00
Amenity - Cable TV / Internet / Wi-Fi	26,000.00
Amenity - Landscape Maintenance	100,000.00
Amenity - Irrigation Repairs	40,000.00
Amenity - Pool Maintenance	42,570.00
Pool Equipment Repair/Replacement	14,000.00
Amenity - Cleaning	37,020.00
Amenity - Pest Control	5,000.00
Amenity - Security Monitoring	20,800.00
Capital outlay	10,000.00
Miscellaneous	256.25
Office Equipment Leasing	12,000.00
Bike Pump Park Maintenance	1,000.00
Pickleball Maintenance	1,250.00
	\$ 379,896.25
Total Camp Creek - Amenity Expenses	
Total Expenses	\$ 3,211,992.52
<u>Other Income (Expenses)</u>	
Interest Income	\$ 37,836.00
Total Other Income (Expenses)	\$ 37,836.00
Net Income (Loss)	\$ -

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