

**ESTANCIA METROPOLITAN DISTRICT**  
**2025**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for the Estancia Metropolitan District.

The Estancia Metropolitan District has adopted two separate funds, a General Fund to provide for the payment of general operating and maintenance expenditures and the repayment of developer advances; and a Debt Service Fund to provide for payments on the outstanding general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2025 will be homeowner fees and property taxes. The district intends to impose a 62.130 mill levy on the property within the district for 2025, of which 9.630 mills will be dedicated to the General Fund and the balance of 52.500 mills will be allocated to the Debt Service Fund.

**Estancia Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 108,062	\$ 89,803	\$ 70,061	\$ 70,061	\$ 75,648
Revenues:					
Property taxes	50,493	83,928	75,402	83,928	86,745
Specific ownership taxes	3,316	5,879	3,291	8,400	6,072
Operations Fee	85,615	90,125	44,188	84,473	89,653
Late fees	-	-	375	470	-
Design review fees	-	-	1,000	3,275	-
Miscellaneous income	1,025	2,000	-	1,000	1,000
Interest income	<u>263</u>	<u>500</u>	<u>60</u>	<u>100</u>	<u>500</u>
Total revenues	<u>140,712</u>	<u>182,432</u>	<u>124,316</u>	<u>181,646</u>	<u>183,970</u>
Total funds available	<u>248,774</u>	<u>272,235</u>	<u>194,377</u>	<u>251,707</u>	<u>259,618</u>
Expenditures:					
Accounting	14,395	12,000	6,268	15,000	16,000
Audit	-	8,000	-	4,500	5,000
Legal	20,158	25,000	11,278	25,000	26,000
Collections	300	2,500	-	1,000	1,000
Elections	2,176	-	-	-	5,000
Insurance	7,234	8,000	7,184	7,200	7,500
District Management	52,021	52,000	16,705	52,000	54,000
Utilities					
Gas - Electric	545	4,000	207	4,000	4,500
Water	3,819	4,000	923	4,000	4,500
Septic System	18,505	15,000	1,755	15,000	16,000
Trash removal	9,143	9,000	5,000	10,000	10,500
Design review expense	6,635	-	1,477	5,000	5,000
Grounds expense	28,177	25,000	12,572	25,000	30,000
Capital improvements	-	-	-	-	30,000
Holiday lighting	1,580	1,500	-	1,800	2,000
Snow removal	344	2,000	308	2,000	2,000
Website expenses	-	-	600	2,300	2,000
Miscellaneous	12,921	4,000	212	1,000	1,000
Treasurer fees	760	1,259	1,159	1,259	1,301
Contingency	-	93,778	-	-	29,618
Emergency reserve (3%)	<u>-</u>	<u>5,198</u>	<u>-</u>	<u>-</u>	<u>6,699</u>
Total expenditures	<u>178,713</u>	<u>272,235</u>	<u>65,648</u>	<u>176,059</u>	<u>259,618</u>
Ending fund balance	<u>\$ 70,061</u>	<u>\$ -</u>	<u>\$ 128,729</u>	<u>\$ 75,648</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 8,665,784</u>			<u>\$ 9,007,764</u>
Mill Levy		<u>9.685</u>			<u>9.630</u>

**Estancia Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ -	\$ 290,755	\$ (4,572)	\$ (4,572)	\$ 27,379
Revenues:					
Property taxes	265,102	478,299	429,706	478,299	472,908
Specific ownership taxes	17,411	33,482	13,657	27,000	33,104
Development fees	-	10,000	-	-	-
Interest income	12,710	750	4,909	9,000	8,000
2023 Loan Proceeds	<u>6,234,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>6,529,223</u>	<u>522,531</u>	<u>448,272</u>	<u>514,299</u>	<u>514,012</u>
Total funds available	<u>6,529,223</u>	<u>813,286</u>	<u>443,700</u>	<u>509,727</u>	<u>541,391</u>
Expenditures:					
Interest expense	1,541,624	340,000	136,317	289,673	297,660
Bond/Loan principal	4,110,000	200,000	-	184,000	225,000
Costs of issuance	260,674	-	-	-	-
Developer repayment	616,000	-	-	-	-
Treasurer's fees	3,997	7,175	6,451	7,175	7,094
Trustee / paying agent fees	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>
Total expenditures	<u>6,533,795</u>	<u>548,675</u>	<u>144,268</u>	<u>482,348</u>	<u>531,254</u>
Ending fund balance	<u>\$ (4,572)</u>	<u>\$ 264,611</u>	<u>\$ 299,432</u>	<u>\$ 27,379</u>	<u>\$ 10,137</u>
Assessed valuation		<u>\$ 8,665,784</u>			<u>\$ 9,007,764</u>
Mill Levy		<u>55.194</u>			<u>52.500</u>
Total Mill Levy		<u>64.879</u>			<u>62.130</u>