

ESTANCIA METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 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 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 2026 will be homeowner fees, interest income, operations fees and property taxes. The district intends to impose a 66.102 mill levy on the property within the district for 2026, of which 9.977 mills will be dedicated to the General Fund and the balance of 56.125 mills will be allocated to the Debt Service Fund.

Estancia Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual 6/30/2025	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 68,769	\$ 75,648	\$ 84,225	\$ 84,225	\$ 68,327
Revenues:					
Property taxes	83,844	86,745	81,113	86,745	85,293
Specific ownership taxes	6,743	6,072	2,312	6,072	5,971
Operations Fee	88,813	89,653	49,546	89,653	90,493
Late fees	496	-	-	470	-
Design review fees	3,275	-	-	3,275	-
Miscellaneous income	-	1,000	-	1,000	1,000
Interest income	424	500	(9)	100	500
Total revenues	<u>183,595</u>	<u>183,970</u>	<u>132,962</u>	<u>187,315</u>	<u>183,257</u>
Total funds available	<u>252,364</u>	<u>259,618</u>	<u>217,187</u>	<u>271,540</u>	<u>251,584</u>
Expenditures:					
Accounting	13,584	16,000	3,189	16,000	17,000
Audit	5,000	5,000	-	-	-
Legal	30,381	26,000	5,801	26,000	26,000
Collections	-	1,000	-	1,000	1,000
Elections	-	5,000	1,726	2,000	-
Insurance	7,184	7,500	7,612	7,612	8,000
District Management	36,858	54,000	20,153	54,000	54,000
Utilities					
Gas - Electric	417	4,500	177	4,500	4,500
Water	4,142	4,500	1,080	4,500	4,500
Septic System	19,880	16,000	150	30,000	30,000
Trash removal	10,003	10,500	4,824	10,500	10,500
Design review expense	8,666	5,000	7,730	8,500	5,000
Grounds expense	26,967	30,000	17,969	30,000	30,000
Capital improvements	-	30,000	-	-	30,000
Holiday lighting	1,800	2,000	-	2,000	2,000
Snow removal	308	2,000	130	2,000	2,000
Website expenses	1,200	2,000	800	2,300	2,000
Miscellaneous	458	1,000	241	1,000	1,000
Treasurer fees	1,291	1,301	1,217	1,301	1,279
Contingency	-	29,618	-	-	15,942
Emergency reserve (3%)	-	6,699	-	-	6,863
Total expenditures	<u>168,139</u>	<u>259,618</u>	<u>72,799</u>	<u>203,213</u>	<u>251,584</u>
Ending fund balance	<u>\$ 84,225</u>	<u>\$ -</u>	<u>\$ 144,388</u>	<u>\$ 68,327</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 9,007,764</u>			<u>\$ 8,548,958</u>
Mill Levy		<u>9.630</u>			<u>9.977</u>

Estancia Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ (4,572)	\$ 27,379	\$ 35,729	\$ 35,729	\$ 18,487
Revenues:					
Property taxes	461,115	472,908	442,189	472,908	479,810
Specific ownership taxes	44,866	33,104	12,603	33,104	33,587
Development fees	-	-	-	-	-
Interest income	16,697	8,000	4,621	8,000	8,500
2023 Loan Proceeds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>522,678</u>	<u>514,012</u>	<u>459,413</u>	<u>514,012</u>	<u>521,897</u>
Total funds available	<u>518,106</u>	<u>541,391</u>	<u>495,142</u>	<u>549,741</u>	<u>540,384</u>
Expenditures:					
Interest expense	289,673	297,660	148,830	297,660	286,590
Bond/Loan principal	184,000	225,000	-	225,000	245,000
Treasurer's fees	7,204	7,094	6,632	7,094	7,197
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>482,377</u>	<u>531,254</u>	<u>156,962</u>	<u>531,254</u>	<u>540,287</u>
Ending fund balance	<u>\$ 35,729</u>	<u>\$ 10,137</u>	<u>\$ 338,180</u>	<u>\$ 18,487</u>	<u>\$ 97</u>
Assessed valuation		<u>\$ 9,007,764</u>			<u>\$ 8,548,958</u>
Mill Levy		<u>52.500</u>			<u>56.125</u>
Total Mill Levy		<u>62.130</u>			<u>66.102</u>