

**Village East Community Metropolitan District
2026 Budget**

General Fund

* Modified Accrual Budgetary Basis			2025	
	2024 Actual	2025 Budget	Estimated Actual	2026 Budget
BEGINNING FUND BALANCE	\$ 53,140	\$ 74,714	\$ 74,714	\$ 66,954
REVENUES				
Property Tax - Operations	43,523	41,328	41,328	43,483
Property Tax - Town Fee	29,511	25,876	25,876	27,037
Specific Ownership Taxes - Town Fee	1,068	1,553	1,270	1,622
Specific Ownership Taxes	1,492	2,480	2,028	2,609
District Fees	114,012	113,940	113,940	113,940
Fees and Fines	7,170	-	4,135	-
Design Review Fees	500	500	1,000	1,000
Interest Income	10,487	-	7,721	-
Total Revenues	207,763	185,676	197,298	189,691
EXPENDITURES				
Audit	5,500	7,100	18,300	7,500
Management & Accounting	40,682	48,360	48,360	50,778
Design Review Fees	500	500	1,100	1,000
Election	-	5,000	-	-
Insurance/SDA Dues	7,346	7,640	6,488	6,800
Legal	13,064	14,000	5,265	12,000
Office	1,355	1,000	1,633	1,250
Engineers	6,953	5,000	-	5,000
Electric	1,377	737	1,388	1,410
Landscape contract/maintenance	46,907	68,744	58,609	57,850
Landscape repairs/maintenance	10,611	10,000	-	5,000
Landscape projects/trees	-	-	-	5,000
Sprinkler Repair	16,426	5,000	18,338	10,000
Water	1,328	2,000	1,373	1,450
Snow Removal	450	5,000	14,978	7,000
Pest Control	497	500	-	500
Signage	-	-	210	-
Town Fee	30,137	27,429	26,462	28,659
Social Events	700	-	-	-
ADA Compliance	-	-	952	200
Treasurers Fees	1,096	1,240	1,210	1,058
Bank Fees	10	-	20	-
Contingency Expense	-	5,000	-	5,000
Bad Debt	1,252	-	373	-
Total Expenses	186,189	214,249	205,058	207,455
Excess of Revenues over Expenditures	21,574	(28,573)	(7,760)	(17,764)
ENDING FUND BALANCE	\$ 74,714	\$ 46,141	\$ 66,954	\$ 49,190
Restricted (TABOR)		\$ 6,427		\$ 6,224

Debt Fund

			2025 Amended Budget & Estimated	
Accounting Basis: Modified Accrual	2024 Actual	2025 Budget	Actual	2026 Budget
Beginning Fund Balance	506,508	116,856	116,856	45,499
Income				
Loan Proceeds	4,895,000	-	-	-
Property Taxes	421,235	288,158	288,227	298,904
Specific Ownership Taxes	15,250	17,289	12,862	17,934
Interest Income	12,569	-	390	-
Total Income	5,344,054	305,447	301,479	316,838
Expense				
Deposits w/ Escrow Agent	5,311,421	-	-	-
Bond Interest Expense	252,086	278,598	278,598	240,250
Bond Principal	-	-	85,000	50,000
Bank Fees	145	-	50	-
Cost of Issuance	163,736	-	-	-
Treasurers Fees	6,319	8,645	5,188	4,484
Trustee/Paying Agent Fees	-	7,000	4,000	4,000
Total Expenses	5,733,706	294,243	372,836	298,734
Excess Revenues (Expenses)	(389,652)	11,205	(71,357)	18,104
Ending Fund Balance	116,856	128,061	45,499	63,603

Capital Fund

Accounting Basis: Modified Accrual			2025	
	2024 Actual	2025 Budget	Estimated Actual	2026 Budget
Beginning Fund Balance	4,991	4,991	4,991	4,991
Income				
Bond Proceeds Series 2020	-	-	-	-
Total Income	-	-	-	-
Expense				
Capital Expenditures	-	-	-	-
Issuance Costs	-	-	-	-
Transfer to Debt Service	-	-	-	-
Total Expenses	-	-	-	-
Excess Revenues (Expenses)	-	-	-	-
Ending Fund Balance	4,991	4,991	4,991	4,991

Assessed Valuation	\$ 7,749,510	\$ 8,097,300
Mill Levy - Debt and Operations	42.517	42.284
Mill Levy - General Fund	5.333	5.370
Mill Levy - Town Fee	3.339	3.339
Mill Levy - Debt Service	37.184	36.914
	<u>45.856</u>	<u>45.623</u>