Winter Farm Metropolitan District No. 2
2026 Budget

General Operating Fund

Accounting Basis: Modified Accrual	2024 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 Estimated Actual and Amended	2026 Budget
Beginning Fund Balance	159,375	197,772	166,144	166,144	101,668
Income					
Fines	375	-	75	113	-
Interest Revenue	7,028	-	4,082	6,123	-
Design Review Fees	400	-	650	950	-
Setup and Transfer Fees	12,383	-	10,394	15,591	-
Property Taxes	177,221	170,194	170,191	170,194	170,941
Specific Ownership Taxes	6,155	10,212	4,985	7,478	10,256
Transfer In	-	-	-	30,602	35,631
Tax Related Interest	95	-	43	65	-
Total Income	203,657	180,406	190,420	231,116	216,828
Expense					
General and Administrative					
Management & Accounting Services	32,866	33,660	22,541	33,660	35,350
Design Review Fees	750	-	100	950	-
Setup & Transfer Fees	12,383	-	10,394	15,591	-
Legal	14,813	15,000	7,017	10,526	15,000
Audit/Tax Prep	7,300	9,000	-	9,000	9,000
Election	-	3,000	80	80	-
Insurance	8,379	9,485	7,374	7,374	7,750
Treasurers Fees	2,660	2,553	2,554	2,554	2,564
Bad Debt	200	-	-	-	-
Bank Fees	10	-	20	30	-
ADA Compliance	-	1,500	1,876	2,814	250
Office	441	1,500	260	390	1,500
Dues and Compliance	412	433	422	422	450
Reserve Study	2,550	-	-	-	-
Contingency	-	5,000	-	5,000	5,000
Overhead Allocation to Special Fund	-	(26,881)	-	-	-
Total G&A	82,764	54,250	52,638	88,391	76,864
Landscape					
Landscape Contract	60,890	72,000	53,757	72,000	82,800
Landscape - Repairs	17,989	15,000	2,375	3,563	10,000
Landscape Projects	18,309	10,000	4,733	7,100	10,000
Snow Removal	1,838	6,000	3,521	5,282	6,500
Pest Control	848	3,000	1,833	2,750	3,000
Sprinklers	7,821	8,000	9,076	13,614	12,500
Trees/ Bushes	6,429	7,000	1,868	2,802	10,000
Trash	-	-	60	90	150
Irrigation System Repairs	-	5,000	-	-	5,000
Transfer Out to Capital Project Fund	-	100,000	-	100,000	-
Total Lanscape	114,124	226,000	77,223	207,201	139,950
Total Expenses	196,888	280,250	129,861	295,592	216,814
Excess Revenue (Expenses)	6,769	(99,844)	60,559	(64,476)	14

Ending Fund Balance	166,144	97,928	226,703	101,668	101,682
Restricted (TABOR)					6,504

Debt Service Fund

Accounting Basis: Modified Accrual	2024 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 Estimated Actual	2026 Budget
Beginning Fund Balance	81,161	46,500	99,627	99,627	126,114
Income					
Interest Revenue	7,218	-	6,475	9,713	-
Property Tax	503,237	503,748	503,742	503,748	503,705
Specific Ownership Tax	18,219	30,225	14,754	22,131	30,222
Tax Related Interest	282	-	126	189	-
Total Income	528,956	533,973	525,097	535,781	533,927
Expense					
Treasurers Fees	7,552	7,556	7,558	7,556	7,556
Paying Agent Fees	400	400	-	400	400
Principal - Bonds	155,000	160,000	-	160,000	165,000
Interest - Bonds	347,538	341,338	170,669	341,338	334,938
Contingency	-	2,500	-	-	2,500
Total Expenses	510,490	511,794	178,227	509,294	510,394
Excess Revenues (Expenses)	18,466	22,179	346,870	26,487	23,533
Ending Fund Balance	99,627	68,679	446,497	126,114	149,647

Special Fund

Accounting Basis: Modified Accrual	2024 Actual	2025 Budget	8/31/2025 Actual	12/31/2025 Estimated Actual	2026 Budget
Beginning Fund Balance	212,873	239,185	277,938	277,938	319,198
Income					
Irrigation Water Fees Residential	176,443	170,495	171,578	171,578	170,495
Irrigation Water Fees Commercial	-	10,000	6,684	10,026	7,000
Late Fees	1,095	-	-	-	-
Interest Charges	1,096	-	921	1,382	-
Interest Revenue	9,814	-	5,661	8,492	-
Total Income	188,448	180,495	184,844	191,478	177,495
Expense					
General and Administration					
Management	26,460	27,540	18,630	27,540	28,920
Legal	-	-	1,873	2,810	10,000
Bad Debt	67	-	466	699	-
Office Expenses	2,867	2,000	2,017	3,026	2,000

Winter Farm Metropolitan District No. 2
2026 Budget

Contingency	-	5,000	-	-	5,000
Total G&A	29,394	34,540	22,986	34,075	45,920
Utilities					
Electric	36,710	38,235	25,719	38,579	40,000
Total Utilities	36,710	38,235	25,719	38,579	40,000
Non-potable Water System					
Irrigation System Repairs	20,137	20,000	2,507	3,761	20,000
Irrigation System Monitoring	-	2,000	4,808	7,212	5,000
Pumphouse	1,024	10,000	358	537	20,000
Meter Equipment	153	-	-	-	-
Utility Locates	965	1,000	301	452	500
Irrigation Well	-	-	-	-	150,000
Transfer Out - Operating	-	26,881	-	30,602	35,631
Transfer Out - Capital Projects	35,000	35,000	-	35,000	-
Total non-potable Water System	57,279	94,881	7,974	77,564	231,131
Total Expenses	123,383	167,656	56,679	150,218	317,051
Excess Revenues (Expenses)	65,065	12,839	128,165	41,260	(139,556)
Ending Fund Balance	277,938	252,024	406,103	319,198	179,642

Capital Fund

Accounting Basis: Modified Accrual	**2024 Actual**	**2025 Budget**	**8/31/2025 Actual**	**12/31/2025 Estimated Actual**	**2026 Budget**
Beginning Fund Balance	257,905	306,962	306,942	306,942	454,166
Income					
Interest Revenue	14,037	-	8,149	12,224	-
Transfer In	35,000	135,000	-	135,000	-
Total Income	49,037	135,000	8,149	147,224	-
Expense					
Contingency	-	5,000	-	-	5,000
Irrigation System Repairs	-	75,475	-	-	80,000
Monument Sign	-	10,000	-	-	10,000
Total Exepenses	-	90,475	-	-	95,000
Excess Revenues (Expenses)	49,037	44,525	8,149	147,224	(95,000)
Ending Fund Balance	306,942	351,487	315,091	454,166	359,166
Asessed Valuation		20,704,820			21,354,270
Operating Levy		8.220			8.005
Debt Levy		24.330			23.588
Total Levy		32.550			31.593