

Lake of the Rockies Metropolitan District

Summary 2026 Budget

	Actual 2024 548,272.00	Budgeted 2025	YTD 2025	Projected 2025 517,050.00	Budget 2026 566,412.00
Beginning Fund Balances					
Revenue					
Property Taxes	401,822.00	400,680.00	400,975.00	400,975.00	424,000.00
Specific Ownership Taxes	40,182.00	40,068.00	40,097.00	40,097.00	42,400.00
Interest Income	39,000.00	33,000.00	22,485.00	33,000.00	31,000.00
Late Fees / Penalties	1,000.00	600.00	337.00	485.00	600.00
Homeowner Fees	183,000.00	183,000.00	138,699.00	184,140.00	184,140.00
Total Revenue	1,213,276.00	657,348.00	602,593.00	1,175,747.00	1,248,552.00
Expenditures					
General Fund	295,000.00	268,967.00	189,299.00	238,389.00	276,000.00
Debt Service Fund	401,226.00	235,106.00	4,450.00	370,946.00	401,576.00
Total Expenditures	696,226.00	504,073.00	193,749.00	609,335.00	677,576.00
Ending Fund Balances	517,050.00	153,275.00	408,844.00	566,412.00	570,976.00
Emergency Reserve	8,500.00	8,600.00	6,450.00	8,600.00	8,500.00
Available for Operations	33,064.00	-	-	54,914.00	59,578.00
Debt Service Reserve	210,606.00	209,000.00	-	209,000.00	209,000.00
Surplus Reserve	273,329.00	271,500.00	-	271,500.00	271,500.00
Total Reserve	525,499.00	489,100.00	6,450.00	544,014.00	548,578.00

Lake of the Rockies Metropolitan District General Fund 2026 Budget

	Actual 2024	Budget 2025	YTD 2025	Projected 2025	Budget 2026
Beginning Fund Balances	25,944.00	0.00	23,284.00	23,284.00	63,514.26
Revenue					
Property Taxes	87,200.00	84,269.00	84,269.00	84,269.00	85,112.00
Specific Ownership Taxes	5,886.00	8,426.00	8,426.00	8,426.00	8,512.00
Interest Income	1,477.00	4,300.00	960.50	1,300.00	2,300.00
Late Fees / Penalties	2,029.00	600.00	336.74	485.00	600.00
Homeowner Fees	184,140.00	183,000.00	138,699.00	184,140.00	184,140.00
Total Revenue	306,676.00	280,595.00	255,975.24	301,904.00	344,178.26
Expenditures					
Postage	-	1,000.00	517.68	742.00	1,000.00
Printing / Copies	-	7,000.00	425.26	515.00	5,000.00
Dues and Membership	-	600.00	442.24	450.00	600.00
Delinquency Expense	2,736.00	-	3,041.00	3,500.00	3,500.00
Bank Fees & Charges	-	500.00	1,336.16	1,500.00	1,500.00
Website	1,760.00	1,800.00	1,260.00	1,680.00	1,800.00
Miscellaneous Office	3,000.00	1,200.00	785.88	875.00	1,200.00
Election	-	2,500.00	-	-	-
District Management	107,515.00	109,472.00	79,200.00	105,600.00	108,000.00
Billing	1,636.00	-	-	-	-
Accounting	4,507.00	-	-	-	-
Covenant Enforcement	-	-	-	-	-
Auditing	5,500.00	5,750.00	5,712.50	5,712.50	6,000.00
Legal	38,322.00	48,000.00	31,898.39	44,498.39	48,000.00
County Treasurer's Fee	1,308.00	2,200.00	1,563.80	1,564.00	1,600.00
Insurance	4,357.00	4,800.00	3,925.00	3,925.00	3,800.00
Landscaping	29,472.00	30,945.00	20,010.42	26,680.50	31,000.00
Street Repairs & Maintenance	1,080.00	-	-	-	-
Fence and Sign Maintenance	-	200.00	-	-	1,000.00
Landscape Improvements	37,165.00	500.00	1,596.59	1,596.59	2,000.00
Irrigation Repairs	2,930.00	600.00	1,981.76	1,981.76	2,000.00
Snow Removal	10,783.00	8,000.00	738.92	1,200.00	9,000.00
Utilities	4,269.00	4,500.00	2,561.98	2,730.00	4,000.00
Water	-	-	-	-	-
Electric	-	-	-	-	-
Trash Collection	27,052.00	29,400.00	25,851.09	33,639.00	35,000.00
Contingency	-	10,000.00	-	-	10,000.00
Total Expenditures	283,392.00	268,967.00	182,848.67	238,389.74	276,000.00
Ending Fund Balances	23,284.00	11,628.00	73,126.57	63,514.26	68,178.26
Emergency Reserve	8,400.00	8,600.00	8,600.00	8,600.00	8,600.00
Available for Operations	14,884.00	3,028.00	64,526.57	54,914.26	59,578.26
Fund Balance - Ending	23,284.00	11,628.00	73,126.57	63,514.26	68,178.26

Lake of the Rockies Metropolitan District Debt Service Fund 2026 Budget

	Actual 2024	Budget 2025	YTD 2025	Projected 2025	Budget 2026
Beginning Fund Balance	490,698.00	170,698.65	474,370.00	474,370.00	480,500.00
Revenue					
Property Taxes	318,390.00	316,411.00	316,706.00	316,706.00	338,888.00
Specific Ownership Taxes	31,839.00	31,641.00	31,670.00	31,670.00	33,888.00
Interest Income	32,326.00	28,700.00	21,525.00	28,700.00	28,800.00
Total Revenue	873,253.00	547,450.65	844,271.00	851,446.00	882,076.00
Expenditures					
County Treasurer's Fee	4,776.00	3,800.00	4,450.00	4,450.00	4,600.00
Paying Agent Fees	6,000.00	5,000.00	-	5,500.00	6,000.00
Bond Interest - 2018 A	132,250.00	130,500.00	65,250.00	130,500.00	128,750.00
Bond Principal - 2018A	35,000.00	35,000.00	-	35,000.00	40,000.00
Bond Interest - 2018B	152,073.00	54,306.00	-	28,000.00	15,723.00
Bond Principal - 2018B	68,000.00			161,366.00	200,003.00
Contingency	784.00	6,500.00	6,130.00	6,130.00	6,500.00
Total Expenditures	398,883.00	235,106.00	75,830.00	370,946.00	401,576.00
Ending Fund Balances	474,370.00	312,344.65	768,441.00	480,500.00	480,500.00
Debt Service Reserve (Max)	210,606.00	209,000.00	209,000.00	209,000.00	209,000.00
Surplus Reserve (Max)	273,329.00	271,500.00	271,500.00	271,500.00	271,500.00
Total Reserve	483,935.00	480,500.00	480,500.00	480,500.00	480,500.00

Lake of the Rockies Metropolitan District

Tax Summary 2026 Budget

	Actual 2024	Budget 2025	Projected 2025	Budget 2026
Assessed Valuation				
Residential	5,447,100.00	6,706,750.00	6,706,750.00	6,596,320.00
Residential Multi Family	6,790.00	-		-
Commercial	150.00	100.00	100.00	620.00
Agricultural	220.00	220.00	220.00	210.00
State Assessed	72,190.00	43,600.00	43,600.00	45,500.00
Total Revenue	5,526,450.00	6,750,670.00	6,750,670.00	6,642,650.00
Mill Levy				
General	12.355	12.483	12.483	12.813
Debt Service	47.149	46.871	46.915	51.017
Total Mill Levy	59.504	59.354	59.398	63.830
Property Taxes	-	-		-
General	83,432.00	84,269.00	84,269.00	85,112.00
Debt Service	318,390.00	316,411.00	316,706.00	338,888.00
Budgeted Property Taxes	401,822.00	400,680.00	400,975.00	424,000.00