

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Creekside South Estates Metropolitan District.

Creekside South Estates Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation loan.

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 development fees, loan proceeds and property taxes from the imposition of an 85.557 mill levy on property within the district for 2026, of which 34.557 mills will be dedicated to the General Fund and the balance of 51.000 mills will be allocated to the Debt Service Fund.

Creekside South Estates Metro District
Adopted Budget
General Fund
For the Years ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimated 2025	Adopted Budget 2026
Beginning fund balance	\$ 147,674	217,340	\$ 132,746	\$ 132,745	116,475
Revenues:					
Property taxes	244,181	68,127	65,550	68,000	90,232
Specific ownership taxes	11,552	4,633	1,701	3,400	6,136
Other income	2,847	4,700	13,668	25,000	25,000
PDC (Great Western) Royalty	1,707	4,500	898	2,500	4,500
Interest income	8,339	1,000	1,950	3,500	2,500
Total revenues	268,626	82,960	83,767	102,400	128,368
Total funds available	416,300	300,300	216,513	235,145	244,843
Expenditures:					
Accounting	12,793	9,500	5,320	10,000	10,500
Audit	-	6,500	-	6,500	6,000
Election expenses	-	10,000	1,532	5,000	-
Engineering	-	4,500	-	-	4,500
Insurance	4,785	5,000	4,432	4,500	4,500
Legal - general	65,747	35,000	32,092	50,000	35,000
Web access (5)	-	2,000	-	2,000	2,000
Management	58,132	35,000	27,716	40,000	40,000
Covenant control and enforcement	10,257	10,815	4,762	10,000	11,000
Miscellaneous	302	1,000	289	1,000	1,000
Trash removal (2)	14,264	14,007	7,413	15,000	16,000
Utilities	15,854	13,000	7,250	13,000	15,000
Water operator contract	29,963	30,618	15,000	30,650	41,400
Water testing and treatment	27,935	25,000	25,804	30,000	24,012
Well maintenance	39,860	25,000	1,052	2,000	2,000
County Treasurer fees	3,663	1,024	983	1,020	1,353
Contingency	-	10,000	-	-	25,000
Costs transferred to capital	-	-	-	(102,000)	-
Well maintenance reserve (1)	-	55,497	-	-	-
Emergency reserve (3%)	-	6,839	-	-	5,578
Total expenditures	283,555	300,300	133,645	118,670	244,843
Ending fund balance	\$ 132,745	-	\$ 82,868	\$ 116,475	-
Assessed valuation		2,774,220			2,611,110
Mill Levy		24.557			34.557

Creekside South Estates Metro District
Adopted Budget
Capital Fund
For the Years ended December 31, 2026

	<u>Actual 2024</u>	<u>Adopted Budget 2025</u>	<u>Actual 6/30/2025</u>	<u>Estimated 2025</u>	<u>Adopted Budget 2026</u>
Beginning fund balance	\$ -	\$ -	\$ (39,252)	\$ -	\$ -
Revenues:					
Loan Proceeds	<u>443,161</u>	<u>1,500,000</u>	<u>175,000</u>	<u>282,000</u>	<u>2,000,000</u>
Total revenues	<u>443,161</u>	<u>1,500,000</u>	<u>175,000</u>	<u>282,000</u>	<u>2,000,000</u>
Total funds available	<u>443,161</u>	<u>1,500,000</u>	<u>135,748</u>	<u>282,000</u>	<u>2,000,000</u>
Expenditures:					
Cost of Issuance	104,500	-	-	-	-
Transfer to Debt Fund	73,503	-	-	-	-
Costs transferred to capital	-	-	-	102,000	-
Engineering	28,239	1,500,000	74,180	180,000	2,000,000
Well Replacement/ repair	<u>276,170</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>482,412</u>	<u>1,500,000</u>	<u>74,180</u>	<u>282,000</u>	<u>2,000,000</u>
Ending fund balance	\$ (39,251)	\$ -	\$ 61,568	\$ -	\$ -

Creekside South Estates Metro District
Adopted Budget
Debt Fund
For the Years ended December 31, 2026

	<u>Actual 2024</u>	<u>Adopted Budget 2025</u>	<u>Actual 6/30/2025</u>	<u>Estimated 2025</u>	<u>Adopted Budget 2026</u>
Beginning fund balance	<u>-</u>	<u>-</u>	<u>63,607</u>	<u>63,607</u>	<u>156,418</u>
Revenues:					
Property taxes	-	169,227	162,828	169,250	133,167
Specific ownership taxes	-	13,538	4,224	10,000	10,653
Transfer from Capital Projects	73,503	1,083	-	-	-
Interest income	<u>-</u>	<u>87</u>	<u>-</u>	<u>100</u>	<u>100</u>
Total revenues	<u>73,503</u>	<u>183,935</u>	<u>167,052</u>	<u>179,350</u>	<u>143,920</u>
Total funds available	<u>73,503</u>	<u>183,935</u>	<u>230,659</u>	<u>242,957</u>	<u>300,338</u>
Expenditures:					
Bond interest expense	9,896	140,690	12,475	50,000	50,000
Bond principal	-	34,000	-	34,000	36,000
Treasurer's fees	-	-	2,442	2,539	1,998
Trustee / paying agent fees	<u>-</u>	<u>4,000</u>	<u>-</u>	<u>-</u>	<u>4,000</u>
Total expenditures	<u>9,896</u>	<u>178,690</u>	<u>14,917</u>	<u>86,539</u>	<u>91,998</u>
Ending fund balance	<u>\$ 63,607</u>	<u>5,245</u>	<u>215,742</u>	<u>156,418</u>	<u>208,340</u>
Assessed valuation		<u>\$ 2,774,220</u>			<u>\$ 2,611,110</u>
Mill Levy		<u>61.000</u>			<u>51.000</u>
Total Mill Levy		<u>85.557</u>			<u>85.557</u>