

RM MEAD METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the RM Mead Metropolitan District.

RM Mead Metropolitan District has adopted two separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; and a Debt Service Fund to provide for payment on the outstanding general obligation bonds.

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 interest income, operations fees, and property taxes from the imposition of a 67.299 mill levy on property within the district for 2026, of which 11.928 mills will be dedicated to the General Fund and the balance of 55.371 mills will be allocated to the Debt Service Fund. 3.322 mills of the 11.928 mills in the General Fund are restricted for regional improvements per an intergovernmental agreement with the Town of Mead.

RM Mead Metropolitan District
Adopted Budget
General 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	\$ 16,766	\$ 988	\$ 60,000	\$ 60,000	\$ 39,640
Revenues:					
Property taxes	51,196	54,663	54,279	54,660	68,607
Specific ownership taxes	1,849	3,280	1,170	2,300	4,116
Property taxes - Contractual	15,359	16,611	16,494	16,600	26,483
Specific ownership taxes - contractual	555	997	356	700	1,589
Operations Fee	77,496	97,560	49,681	100,000	175,000
Developer advance	127,110	80,000	24,741	80,000	-
Miscellaneous Income	-	1,000	711	1,800	1,000
Interest Income	1,644	2,500	-	-	2,500
Total revenues	<u>275,209</u>	<u>256,611</u>	<u>147,432</u>	<u>256,060</u>	<u>279,295</u>
Total funds available	<u>291,975</u>	<u>257,599</u>	<u>207,432</u>	<u>316,060</u>	<u>318,935</u>
Expenditures:					
ADMINISTRATION					
Accounting	17,656	22,000	6,077	22,000	24,000
Audit	6,200	6,700	-	6,700	6,900
Election	-	5,000	-	-	-
Engineering	7,560	-	-	-	-
Insurance/ SDA Dues	11,748	13,000	13,833	14,100	15,500
Website	-	1,500	800	800	800
Legal	20,847	18,000	9,658	20,000	30,000
Management	35,489	37,000	14,146	37,000	18,000
Contractual - Town of Mead	15,509	17,359	16,494	17,051	27,675
Miscellaneous	3,844	1,000	-	1,000	1,000
Treasurer's Fees	768	820	814	820	1,029
Treasurer's Fees - Contractual	230	249	247	249	397
Contingency	-	8,504	-	-	19,210
Emergency Reserve	-	2,267	-	-	3,024
	<u>119,851</u>	<u>133,399</u>	<u>62,069</u>	<u>119,720</u>	<u>147,535</u>

**RM Mead Metropolitan District
Adopted Budget
General Fund (Continued)
For the Year ended December 31, 2026**

	Estimate <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
LANDSCAPE MAINTENANCE					
General Landscape Maintenance Contract	50,162	60,000	29,963	60,000	67,000
Winter watering	-	10,000	-	5,000	10,000
Irrigation Repairs	-	500	-	500	500
Dog Station pickup	2,379	-	-	-	-
Pest control	-	2,500	-	2,500	2,500
PARK EQUIPMENT					
Inspections	-	500	-	500	500
MONUMENT SIGNS / LIGHTING					
Holiday lighting	-	2,200	-	2,200	2,400
DETENTION POND / STORMWATER FACILITIES					
Cleaning & repairs	-	2,500	-	-	2,500
UTILITIES					
Water (LTWD Water @ 2' Non-Res Rate)	57,381	35,000	4,706	60,000	60,000
Electricity	-	1,000	254	1,000	1,000
UNCC Fees / Utility Locating services	-	-	-	-	-
SIDEWALKS, TRAILS & PARKING					
Snow removal	2,202	10,000	14,889	25,000	25,000
	<u>112,124</u>	<u>124,200</u>	<u>49,812</u>	<u>156,700</u>	<u>171,400</u>
	-			-	
Total expenditures	<u>231,975</u>	<u>257,599</u>	<u>111,881</u>	<u>276,420</u>	<u>318,935</u>
Ending fund balance	<u>\$ 60,000</u>	<u>\$ -</u>	<u>\$ 95,551</u>	<u>\$ 39,640</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 5,133,140</u>			<u>\$ 7,971,950</u>
Mill Levy		<u>10.649</u>			<u>8.606</u>
Contractual - Town of Mead Mill levy		<u>3.236</u>			<u>3.322</u>

**RM Mead 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	\$ 599,639	\$ 650,861	\$ 657,454	\$ 657,454	\$ 740,260
Revenues:					
Property taxes	253,480	284,653	282,654	284,500	441,415
Specific ownership taxes	9,152	17,079	6,095	12,000	26,485
Interest income	<u>35,410</u>	<u>31,000</u>	<u>15,150</u>	<u>30,000</u>	<u>31,000</u>
Total revenues	<u>298,042</u>	<u>332,732</u>	<u>303,899</u>	<u>326,500</u>	<u>498,900</u>
Total funds available	<u>897,681</u>	<u>983,593</u>	<u>961,353</u>	<u>983,954</u>	<u>1,239,160</u>
Expenditures:					
Interest - Series 2020A	229,425	229,426	114,713	229,426	229,426
Treasurer's fees	3,802	4,270	4,240	4,268	6,621
Trustee / paying agent fees	<u>7,000</u>	<u>10,000</u>	<u>-</u>	<u>10,000</u>	<u>10,000</u>
Total expenditures	<u>240,227</u>	<u>243,696</u>	<u>118,953</u>	<u>243,694</u>	<u>246,047</u>
Ending fund balance	<u>\$ 657,454</u>	<u>\$ 739,897</u>	<u>\$ 842,400</u>	<u>\$ 740,260</u>	<u>\$ 993,113</u>
Capitalized interest		<u>\$ -</u>			<u>\$ -</u>
Surplus Fund (max - \$874,000)		<u>\$ 739,897</u>			<u>\$ 993,113</u>
Assessed valuation		<u>\$ 5,133,140</u>			<u>\$ 7,971,950</u>
Mill Levy		<u>55.454</u>			<u>55.371</u>
Total Mill Levy		<u>69.339</u>			<u>67.299</u>