

40 NORTH METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the 40 North Metropolitan District.

The 40 North Metropolitan District has adopted a budget for two separate funds, a General Fund, to provide for the payment of operating and maintenance expenditures, and a Capital Project Fund, to provide for estimated infrastructure costs that are to be built for the benefit of the district.

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 source of revenue for the district in 2026 will be developer advances. The district does not intend to impose a mill levy in 2026

40 North 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	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advance	-	51,000	-	-	51,000
Total revenues	-	51,000	-	-	51,000
Total funds available	-	51,000	-	-	51,000
Expenditures:					
Accounting	-	6,000	-	-	6,000
Election expense	-	20,000	-	-	20,000
Insurance	-	5,000	-	-	5,000
Legal	-	17,000	-	-	17,000
Miscellaneous	-	1,000	-	-	1,000
Contingency	-	530	-	-	530
Emergency reserve (3%)	-	1,470	-	-	1,470
Total expenditures	-	51,000	-	-	51,000
<u>Ending fund balance</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 109,133</u>			<u>\$ 109,732</u>
Mill Levy		<u>-</u>			<u>-</u>

40 North Metropolitan District
Adopted Budget
Capital Projects 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	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advances	-	<u>21,000,000</u>	-	-	<u>21,000,000</u>
Total revenues	-	<u>21,000,000</u>	-	-	<u>21,000,000</u>
Total funds available	-	<u>21,000,000</u>	-	-	<u>21,000,000</u>
Expenditures:					
Capital outlay	-	<u>21,000,000</u>	-	-	<u>21,000,000</u>
Total expenditures	-	<u>21,000,000</u>	-	-	<u>21,000,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>