

Liberty Draw Metropolitan District 1

General Fund

	2024	2025 Budget	2025 Estimated Actual & 2025 Amended Budget	2026 Budget
Modified accrual basis				
Beginning Balance	91,831	181,846	178,490	279,206
Income				
Development Fee Revenue	175,320	203,940	203,940	156,420
Property Taxes	-	-	-	-
Specific Ownership Tax	-	-	-	-
Tax Related Interest	-	-	-	-
Intergovernmental Revenue - D2	87	81	81	80
Intergovernmental Revenue - D3	62	38	38	38
Intergovernmental Revenue - D4	52	6,757	6,757	38,284
Intergovernmental Revenue - D5	91	8,462	8,469	42,312
Intergovernmental Revenue - D6	164	630	630	13,860
Intergovernmental Revenue - D7	704	118	227	6,305
Interest Revenue	59	-	150	-
Design Review Fees	3,650	-	5,000	2,000
Total Income	180,189	220,026	225,292	259,299
Expense				
Management/Accounting	24,700	27,600	36,000	39,600
Legal	38,622	25,000	30,000	25,000
Audit	12,200	9,000	9,000	9,000
Election	-	3,000	2,500	-
Insurance	1,878	3,018	6,400	6,720
SDA Dues	996	-	606	636
Design Review Fees	3,600	-	5,000	2,000
ADA Compliance	-	2,000	3,000	1,000
Office	138	250	550	550
Bank Fees	-	-	20	50
Landscape Contract	-	-	-	15,375
Landscape Maintenance and Repairs	-	-	4,500	7,000
Pet Waste Station	-	-	-	1,250
Snow Removal	-	-	-	5,000
Water	11,396	-	12,000	15,000
Contingency	-	15,000	15,000	15,000
Treasurers Fees	-	-	-	-
Total Expenses	93,530	84,868	124,576	143,181
Excess Revenue (Expenses)	86,659	135,158	100,716	116,118
Ending Fund Balance	178,490	317,004	279,206	395,324
Restricted (TABOR)		2,546		4,295

Special Fund - Townhomes

	2024		2025	
Modified accrual basis	Actual	2025 Budget	Estimated	2026 Budget
	Actual		Actual	
Beginning Balance	-	772	5,252	43,527
Income				
Homeowner Fees	13,821	97,200	97,200	135,000
Late Fees	30	-	400	-
Interest Charges	33	-	700	-
Total Income	13,884	97,200	98,300	135,000
Expense				
Management/Accounting	-	2,400	-	-
Insurance	-	5,000	-	-
Water	8,632	35,000	35,000	40,000
Landscape Contract	-	20,000	20,000	12,360
Landscape Maintenance and Repairs	-	-	-	7,000
Snow Removal	-	-	-	20,000
Bad Debt Expense	-	-	25	-
Contingency	-	5,000	5,000	5,000
Reserves	-	19,440	-	-
Total Expenses	8,632	86,840	60,025	84,360
Excess Revenue (Expenses)	5,252	10,360	38,275	50,640
Ending Fund Balance	5,252	11,132	43,527	94,167

Capital Fund

Modified accrual basis	2024 Actual	2025 Budget	2025 Estimated Actual & 2025 Amended Budget	2026 Budget
Beginning Balance	-	2,394	2,381	2,739
Income				
Property Tax - Contractual	1	1	1	1
Specific Ownership Tax - Contractual	-	-	-	-
Intergovernmental Revenue - D2	260	241	241	240
Intergovernmental Revenue - D3	183	116	116	115
Intergovernmental Revenue - D4	15	-	-	-
Intergovernmental Revenue - D5	23	-	-	-
Intergovernmental Revenue - D6	188	-	-	-
Intergovernmental Revenue - D7	1,711	-	-	-
Developer Advance	-	-	13,229,659	-
Capital Transfer from D6	-	-	-	-
Total Income	<u>2,381</u>	<u>358</u>	<u>13,230,017</u>	<u>356</u>
Expense				
Capital Outlay	-	-	13,229,659	-
Treasurers Fees - Contractual	-	-	-	-
Repayment to Developer	-	-	-	-
Total Expense	<u>-</u>	<u>-</u>	<u>13,229,659</u>	<u>-</u>
Excess Revenue (Expenses)	2,381	358	358	356
Ending Fund Balance	<u>2,381</u>	<u>2,752</u>	<u>2,739</u>	<u>3,095</u>
Assessed Valuation		20		20
Operating Levy		15.000		15.000
Contractual Levy		<u>45.000</u>		<u>45.000</u>
		60.000		60.000