

**LUPTON VILLAGE COMMERCIAL METROPOLITAN DISTRICT**  
**2026 Budget**

	<u>2024 Actual</u>	<u>2025 Estimated</u>	<u>2026 Adopted</u>
Beginning Funds Available	9,829	256,467	70,576
<u>Revenue and Other Financing Sources</u>			
Property Taxes	622,494	369,011	254,066
Specific Ownership Taxes	28,012	11,214	10,163
Developer Advances	80,000	0	0
Interest Income	2,000	83	8,850
Other Income	1,572	0	0
Total Revenue	734,078	380,308	273,079
Total Funds Available	743,907	636,775	343,655
<u>Expenditures</u>			
Accounting	22,500	8,412	12,000
Audit/Exemption	12,500	0	1,000
Engineering	2,345	208	0
Administrative / Website	2,000	0	0
Legal expenses	0	9,950	0
Insurance and SDA Membership	4,000	0	4,400
Legal and legal expenses	35,000	30,000	22,000
Elections	0	0	0
Management & Acctg Services	16,000	1,888	0
Irrigation / Water Operations / Utilities	25,000	14,820	17,500
Landscaping and snow removal	0	12,208	15,000
Snow Removal	0	0	0
Supplies, Printing, Postage	350	105	250
Capital Outlay	0	0	0
Repayment of Developer Advance	150,842	450,000	150,000
County Treasurer's Fees	9,361	0	3,811
Dues	0	528	0
Misc.	200	80	200
IGA Transfer to LVRMD	250,000	0	0
IGA Transfers to Bluffs-Green IA	0	5,000	18,000
Contingency	25,000	33,000	25,000
Total Expenditures	<u>555,098</u>	<u>566,199</u>	<u>269,161</u>
Ending Fund Balance	188,809	70,576	74,494
Net Change in Fund Balance	178,980	-185,891	3,918
Emergency Reserve	16,653	16,986	8,075
Ending Available Funds	172,156	53,590	66,419
Assessed Valuation	11,261,353	6,078,316	4,596,233
Mill Levy-General	55.277	55.277	55.277
Property Taxes	622,494	335,991	254,066

**LUPTON VILLAGE COMMERCIAL METROPOLITAN DISTRICT  
BUDGET MESSAGE**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Disclosures contained in this budget message, as presented by management, are those that are believed to be significant as of the date that the Budget is filed with the Division of Local Government and are not intended to be all inclusive. The disclosures are intended to describe assumptions used during the preparation of the annual Budget. Actual results may differ from the prospective results contained in the Budget.

Services Provided. The District was organized to provide financing, construction, installation, acquisition, and operation of certain public improvements and facilities pursuant to its service plan and applicable law. Such public improvements and facilities include, among other things, streets, street lighting, traffic and safety controls, water improvements, sanitary sewer and storm drainage improvements, landscaping, and park and recreation improvements. The District has no employees, and all operations and administrative functions are contracted. The District prepares its budget on the modified accrual basis of accounting.

Revenue. The primary source of funds for operations, administration and capital expenditures during the budget year is property taxes. The District's Budget contains a 3% emergency reserve fund pursuant to TABOR.

Administrative Expenses. Administrative expenses have been budgeted based on estimates of the District's Board of Directors and consultants to include services necessary to maintain the District's administrative viability, such as legal, accounting, managerial, general engineering, insurance, meeting expenses, and other administrative costs and expenses.