

SADDLE ROCK SOUTH AUTHORITY
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Saddle Rock South Authority.

Saddle Rock South Authority has adopted a budget for two separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; and a Capital Projects 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 sources of revenue for the district in 2026 will be interest income, clubhouse rentals, and transfers from Saddle Rock South Metropolitan Districts No. 2, 3 and 4. The district does not intend to impose a mill levy in 2026.

Saddle Rock South Authority
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 575,186	\$ 757,071	\$ 810,416	\$ 810,416	\$ 939,664
Revenues:					
Collections - late/legal	-	1,000	-	-	1,000
Clubhouse rental	10,435	8,000	6,904	10,000	10,000
Interest income	-	2,000	46,327	50,000	20,000
Arapahoe Park & Rec/IGA	-	5,000	-	-	5,000
Transfer from District No. 2	466,591	442,972	431,991	450,621	440,275
Transfer from District No. 3	409,483	400,854	388,921	403,762	374,821
Transfer from District No. 4	852,552	792,805	780,597	842,165	822,538
Total revenues	1,739,061	1,652,631	1,654,740	1,756,548	1,673,634
Total funds available	2,314,247	2,409,702	2,465,156	2,566,964	2,613,298

Saddle Rock South Authority
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Expenditures:					
Administration					
Legal	38,050	40,000	13,352	40,000	40,000
Collection costs	-	1,000	-	1,000	1,000
Accounting	25,744	29,000	13,101	29,000	30,500
Audit	13,000	14,000	20,882	20,900	25,000
Administration / management	122,734	120,000	62,371	125,000	125,000
Director fees	6,890	10,000	3,875	8,000	10,000
Elections	411	5,000	5,209	5,300	-
Engineering	58,999	60,000	37,019	70,000	70,000
Insurance	46,279	48,300	53,281	53,300	60,000
Office supplies / postage	1,109	2,000	3,955	5,000	5,000
Security	74,630	70,000	43,530	87,000	90,000
Total Administration	387,846	399,300	256,575	444,500	456,500
Recreation					
Clubhouse	26,552	20,000	10,964	22,000	22,000
Janitorial	10,088	10,000	6,210	12,500	13,000
Pool - Contract	135,240	150,000	96,362	150,000	166,000
Pool - Chemicals	23,011	24,000	9,939	15,000	24,000
Pool - Furniture	131	10,000	1,089	1,100	10,000
Pool - Repairs	10,495	36,000	4,858	6,500	36,000
Pool - Supplies	6,100	6,000	4,296	6,000	6,000
Seasonal decorations	10,981	12,000	-	12,000	13,000
Telephone/Internet	85,865	35,000	61,478	70,000	50,000
Tennis Courts	9,530	8,500	3,585	8,500	8,500
Other	8,100	3,000	4,385	6,000	5,000
Total Recreation	326,093	314,500	203,166	309,600	353,500
Property Management					
Monuments	300	6,000	1,360	3,000	3,000
GIS Mapping	-	5,000	-	-	5,000
Pet services	722	2,000	876	2,000	2,000
Signage & Parking	13,210	9,000	18,933	25,000	9,000
Total Property Management	14,232	22,000	21,169	30,000	19,000

Saddle Rock South Authority
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Grounds					
Grounds contract	93,310	96,200	56,767	96,200	100,000
Irrigation maintenance	56,095	40,000	47,315	60,000	60,000
Landscape - projects	72,565	130,000	27,705	35,000	130,000
Snow removal	31,638	30,000	16,817	35,000	35,000
Tree Care	32,266	70,000	22,450	70,000	70,000
Fences	-	1,000	400	1,000	1,000
Irrigation System Upgrade	-	-	-	-	-
Pond Landscape Maintenance	17,222	10,000	11,460	15,000	15,000
Other Authorized Work	4,717	20,000	47,130	50,000	50,000
Total Grounds	307,813	397,200	230,044	362,200	461,000
Utilities	162,155	150,000	110,250	175,000	200,000
Miscellaneous	692	1,000	-	1,000	1,000
Capital Reserve - Annual	105,000	105,000	-	105,000	105,000
Capital Reserve - Special	200,000	200,000	-	200,000	200,000
Contingency	-	771,603	-	-	768,169
Emergency reserve (3%)	-	49,099	-	-	49,129
	467,847	1,276,702	110,250	481,000	1,323,298
Total expenditures	1,503,831	2,409,702	821,204	1,627,300	2,613,298
Ending fund balance	<u>\$ 810,416</u>	<u>\$ -</u>	<u>\$ 1,643,952</u>	<u>\$ 939,664</u>	<u>\$ -</u>

Saddle Rock South Authority
Adopted Budget
Capital Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 971,955	\$ 1,047,455	\$ 1,074,768	\$ 1,074,768	\$ 1,248,068
Revenues:					
Development fees	13,150	15,000	-	68,558	15,000
Interest income	89,375	65,000	-	30,000	65,000
Other income	31,201	25,000	-	-	25,000
Reserve from General Fund	305,000	305,000	-	305,000	305,000
Total revenues	438,726	410,000	-	403,558	410,000
Total funds available	1,410,681	1,457,455	1,074,768	1,478,326	1,658,068
Expenditures:					
Obligations to developer	13,150	15,000	-	68,558	15,000
Pond maintenance/Repair & Maint	27,740	600,000	15,130	20,000	670,000
Irrigation system	127,470	10,000	-	-	10,000
Pool equipment replacement	27,120	20,000	3,267	3,300	20,000
Pool furniture	-	10,000	8,360	8,400	10,000
Pool repairs	10,360	15,000	-	-	15,000
Tennis Court improvements	63,026	10,000	-	-	10,000
Fence replacements	3,150	5,000	-	15,000	10,000
Clubhouse Renovation	-	5,000	2,620	5,000	60,000
Trail improvements	9,120	45,000	50,843	55,000	15,000
Parking Repair	54,777	52,000	50,340	55,000	60,000
District reserve	-	670,455	-	-	763,068
Total expenditures	335,913	1,457,455	130,560	230,258	1,658,068
Ending fund balance	\$ 1,074,768	\$ -	\$ 944,208	\$ 1,248,068	\$ -

SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 2
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Saddle Rock South Metropolitan District No. 2.

Saddle Rock South Metropolitan District No. 2 has adopted a budget for two separate funds, a General Fund to provide for transfers to Saddle Rock South Authority; and a Debt Service Fund to provide for transfers to Saddle Rock South Metropolitan District No. 4.

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 property taxes from the imposition of a 26.600 mill levy on property within the district for 2026, of which 15.100 mills will be dedicated to the General Fund and the balance of 11.500 mills will be allocated to the Debt Service Fund.

Saddle Rock South Metropolitan District No. 2
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	446,105	421,969	421,592	421,950	419,402
Specific ownership taxes	25,524	25,333	14,019	30,000	25,164
Interest income	<u>1,657</u>	<u>2,000</u>	<u>2,719</u>	<u>5,000</u>	<u>2,000</u>
Total revenues	<u>473,286</u>	<u>449,302</u>	<u>438,330</u>	<u>456,950</u>	<u>446,566</u>
Total funds available	<u>473,286</u>	<u>449,302</u>	<u>438,330</u>	<u>456,950</u>	<u>446,566</u>
Expenditures:					
Treasurer fees	6,695	6,330	6,339	6,329	6,291
Transfer to Authority	<u>466,591</u>	<u>442,972</u>	<u>431,991</u>	<u>450,621</u>	<u>440,275</u>
Total expenditures	<u>473,286</u>	<u>449,302</u>	<u>438,330</u>	<u>456,950</u>	<u>446,566</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$29,101,326</u>			<u>\$27,774,971</u>
Mill Levy		<u>14.500</u>			<u>15.100</u>

Saddle Rock South Metropolitan District No. 2
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	340,505	334,665	334,366	334,665	319,412
Specific ownership taxes	20,054	20,108	10,412	20,000	19,165
Interest income	<u>874</u>	<u>1,200</u>	<u>91</u>	<u>500</u>	<u>1,200</u>
Total revenues	<u>361,433</u>	<u>355,973</u>	<u>344,869</u>	<u>355,165</u>	<u>339,777</u>
Total funds available	<u>361,433</u>	<u>355,973</u>	<u>344,869</u>	<u>355,165</u>	<u>339,777</u>
Expenditures:					
Transfer to District #4	356,323	350,953	339,852	350,145	334,986
Treasurer fees	<u>5,110</u>	<u>5,020</u>	<u>5,017</u>	<u>5,020</u>	<u>4,791</u>
Total expenditures	<u>361,433</u>	<u>355,973</u>	<u>344,869</u>	<u>355,165</u>	<u>339,777</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$29,101,326</u>			<u>\$27,774,971</u>
Mill Levy		<u>11.500</u>			<u>11.500</u>
TOTAL MILL LEVY		<u>26.000</u>			<u>26.600</u>

SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 3
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Saddle Rock South Metropolitan District No. 3.

Saddle Rock South Metropolitan District No. 3 has adopted a budget for two separate funds, a General Fund to provide for transfers to Saddle Rock South Authority; and a Debt Service Fund to provide for transfers to Saddle Rock South Metropolitan District No. 4.

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 property taxes from the imposition of a 26.600 mill levy on property within the district for 2026, of which 15.100 mills will be dedicated to the General Fund and the balance of 11.500 mills will be allocated to the Debt Service Fund.

Saddle Rock South Metropolitan District No. 3
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	391,757	382,584	380,392	382,500	357,672
Specific ownership taxes	22,690	23,010	11,967	22,000	21,515
Interest income	<u>913</u>	<u>1,000</u>	<u>2,270</u>	<u>5,000</u>	<u>1,000</u>
Total revenues	<u>415,360</u>	<u>406,594</u>	<u>394,629</u>	<u>409,500</u>	<u>380,187</u>
Total funds available	<u>415,360</u>	<u>406,594</u>	<u>394,629</u>	<u>409,500</u>	<u>380,187</u>
Expenditures:					
Treasurer fee	5,877	5,740	5,708	5,738	5,366
Transfer to Dist #1 / Authority	<u>409,483</u>	<u>400,854</u>	<u>388,921</u>	<u>403,762</u>	<u>374,821</u>
Total expenditures	<u>415,360</u>	<u>406,594</u>	<u>394,629</u>	<u>409,500</u>	<u>380,187</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 26,385,115</u>			<u>\$ 23,686,881</u>
Mill Levy		<u>14.500</u>			<u>15.100</u>

Saddle Rock South Metropolitan District No. 3
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	302,442	303,429	301,690	303,300	272,399
Specific ownership taxes	17,827	18,249	9,440	18,000	16,387
Interest income	<u>738</u>	<u>900</u>	<u>86</u>	<u>1,000</u>	<u>900</u>
Total revenues	<u>321,007</u>	<u>322,578</u>	<u>311,216</u>	<u>322,300</u>	<u>289,686</u>
Total funds available	<u>321,007</u>	<u>322,578</u>	<u>311,216</u>	<u>322,300</u>	<u>289,686</u>
Expenditures:					
Transfer to District #4	316,470	318,013	306,689	317,750	285,586
Treasurer fees	<u>4,537</u>	<u>4,565</u>	<u>4,527</u>	<u>4,550</u>	<u>4,100</u>
Total expenditures	<u>321,007</u>	<u>322,578</u>	<u>311,216</u>	<u>322,300</u>	<u>289,686</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 26,385,115</u>			<u>\$ 23,686,881</u>
Mill Levy		<u>11.500</u>			<u>11.500</u>
TOTAL MILL LEVY		<u>26.000</u>			<u>26.600</u>

SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 4
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Saddle Rock South Metropolitan District No. 4.

Saddle Rock South Metropolitan District No. 4 has adopted a budget for two separate funds, a General Fund to provide for transfers to Saddle Rock South Authority; and a Debt Service Fund to provide for payments 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 transfers from Saddle Rock South Metropolitan District No. 2 and Saddle Rock South Metropolitan District No. 3, and property taxes from the imposition of a 26.600 mill levy on property within the district for 2026, of which 15.100 mills will be dedicated to the General Fund and the balance of 11.500 mills will be allocated to the Debt Service Fund.

Saddle Rock South Metropolitan District No. 4
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	817,322	758,542	766,853	809,000	786,926
Specific ownership taxes	46,620	45,440	25,022	45,000	47,216
Interest income	<u>883</u>	<u>200</u>	<u>9,348</u>	<u>300</u>	<u>200</u>
Total revenues	<u>864,825</u>	<u>804,182</u>	<u>801,223</u>	<u>854,300</u>	<u>834,342</u>
Total funds available	<u>864,825</u>	<u>804,182</u>	<u>801,223</u>	<u>854,300</u>	<u>834,342</u>
Expenditures:					
Treasurer fee	12,273	11,377	11,528	12,135	11,804
Transfer to Dist #1 / Authority	<u>852,552</u>	<u>792,805</u>	<u>780,597</u>	<u>842,165</u>	<u>822,538</u>
Total expenditures	<u>864,825</u>	<u>804,182</u>	<u>792,125</u>	<u>854,300</u>	<u>834,342</u>
Ending fund balance	\$ -	\$ -	\$ 9,098	\$ -	\$ -
Assessed valuation		<u>\$ 52,313,245</u>			<u>\$ 52,114,310</u>
New Growth					<u>\$ 915,378</u>
					<u>\$ 51,198,932</u>
Mill Levy		<u>14.500</u>			<u>15.100</u>

Saddle Rock South Metropolitan District No. 4
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>7/31/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 642,063	\$ 1,089,515	\$ 1,101,167	\$ 1,101,167	\$ 1,529,064
Revenues:					
Property taxes	622,683	601,602	608,193	608,200	599,315
Specific ownership taxes	36,629	36,039	18,717	36,000	35,959
Interest/other income	74,438	55,000	33,050	65,000	55,000
Transfer from District 2	356,323	350,953	339,852	350,145	334,986
Transfer from District 3	<u>316,470</u>	<u>318,013</u>	<u>306,689</u>	<u>317,750</u>	<u>285,586</u>
Total revenues	<u>1,406,543</u>	<u>1,361,607</u>	<u>1,306,501</u>	<u>1,377,095</u>	<u>1,310,846</u>
Total funds available	<u>2,048,606</u>	<u>2,451,122</u>	<u>2,407,668</u>	<u>2,478,262</u>	<u>2,839,910</u>
Expenditures:					
Bond interest Series 2015	280,088	262,075	131,038	262,075	309,925
Bond principal Series 2015	655,000	675,000	-	675,000	625,000
Paying agent fees	3,000	3,000	3,000	3,000	3,000
Treasurer fees	9,351	9,023	9,126	9,123	8,990
Miscellaneous	<u>-</u>	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>1,000</u>
Total expenditures	<u>947,439</u>	<u>950,098</u>	<u>143,164</u>	<u>949,198</u>	<u>947,915</u>
Ending fund balance	<u>\$ 1,101,167</u>	<u>\$ 1,501,024</u>	<u>\$ 2,264,504</u>	<u>\$ 1,529,064</u>	<u>\$ 1,891,995</u>
Assessed valuation		<u>\$ 52,313,245</u>			<u>\$ 52,114,310</u>
Mill Levy		<u>11.500</u>			<u>11.500</u>
TOTAL MILL LEVY		<u>26.000</u>			<u>26.600</u>