

MOUNT CARBON METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for Mount Carbon Metropolitan District.

Mount Carbon Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; 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 developer advances, water tap fees and property taxes from the imposition of a 27.000 mill levy on property within the district for 2026, of which 7.000 mills will be dedicated to the General Fund and the balance of 20.000 mills will be allocated to the Debt Service Fund.

Mount Carbon Metropolitan District
Adopted Budget
General Fund
For the Year Ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimate 2025	Adopted Budget 2026
Beginning Funds Available	\$ 194,907	\$ 234	\$ 139,597	\$ 145,596	\$ -
Revenue					
Property Taxes	139,312	124,203	95,375	124,200	149,057
Specific Ownership Taxes	8,980	8,744	4,193	8,600	10,494
Interest Income	37,944	5,000	35,824	50,000	5,000
Miscellaneous	84	-	-	-	-
Water Taps	-	650,000	-	-	-
Developer advance	29,939	180,000	192,791	198,767	125,000
Service Agreements	12,000	12,000	-	-	-
Total Revenues	<u>228,259</u>	<u>979,947</u>	<u>328,183</u>	<u>381,567</u>	<u>289,551</u>
Total Funds Available	<u>423,166</u>	<u>980,181</u>	<u>467,780</u>	<u>527,163</u>	<u>289,551</u>
Expenditures					
Accounting	27,114	20,000	8,987	20,000	20,000
Audit	-	-	6,000	6,000	6,500
Engineering O&M	8,249	20,000	5,732	15,000	20,000
Insurance	15,256	12,000	15,386	15,500	15,500
Legal - General and election	67,632	70,000	25,309	60,000	60,000
Election	-	5,000	589	5,000	-
Maintenance & Repair	-	20,000	752	1,500	10,000
Management and election	48,220	55,000	17,175	35,000	35,000
Director Fees	1,300	1,000	600	1,000	1,000
Miscellaneous	202	1,000	4,850	5,300	5,000
Utilities	7,953	6,500	4,575	10,000	6,500
Water operating cost	1,810	1,500	-	1,000	1,500
Water Taps	-	650,000	113,712	250,000	-
Sewer Plant Operations	97,744	100,000	53,239	100,000	75,000
Contingency	-	4,502	-	-	18,665
Treasurer's Fees	2,090	1,863	1,401	1,863	2,236
Total Expenditures	<u>277,570</u>	<u>968,365</u>	<u>258,307</u>	<u>527,163</u>	<u>276,901</u>
Emergency Reserve	<u>-</u>	<u>11,816</u>	<u>-</u>	<u>-</u>	<u>11,816</u>
Total Expenditures requiring appropriation	<u>277,570</u>	<u>980,181</u>	<u>258,307</u>	<u>527,163</u>	<u>288,717</u>
Ending Funds Available	<u>\$ 145,596</u>	<u>\$ -</u>	<u>\$ 209,473</u>	<u>\$ -</u>	<u>\$ 834</u>
Assessed Valuation		<u>\$ 17,743,327</u>			<u>\$ 21,293,891</u>
New growth					4,851,445
Mill Levy		<u>7.000</u>			<u>7.000</u>

Mount Carbon Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year Ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimate 2025	Adopted Budget 2026
Beginning Funds Available	\$ 737,426	\$ -	\$ 2,558,158	\$ 2,558,155	\$ 5,598,155
Revenue					
Interest income	801	-	13,941	20,000	-
Developer advance JR water rights	6,341	50,000	5,304	10,000	50,000
Developer Advance/WTP	7,587,977	-	2,263,460	3,000,000	-
Water Taps	2,689,300	-	464,340	1,000,000	7,332,000
Sewer tap sales	1,350,825	-	298,800	500,000	500,000
Other income	100,000	-	951,031	-	-
Developer advance/other revenue	345,771	9,950,000	92,531	150,000	-
Total Revenues	<u>12,081,015</u>	<u>10,000,000</u>	<u>4,089,407</u>	<u>4,680,000</u>	<u>7,882,000</u>
Total Funds Available	<u>12,818,441</u>	<u>10,000,000</u>	<u>6,647,565</u>	<u>7,238,155</u>	<u>13,480,155</u>
Expenditures					
Capital Improvements	8,833,781	9,320,000	33,926	100,000	5,750,000
Accounting and audit	6,805	5,000	2,996	5,000	5,000
Management	9,234	15,000	375	5,000	15,000
Engineering	100,786	500,000	544,185	800,000	500,000
Engineering - Jr Wtr	19,300	50,000	8,447	30,000	50,000
Legal - Water	24,998	50,000	26,614	50,000	50,000
Legal - other	87,456	60,000	228,218	400,000	60,000
Water Taps	1,177,926	-	113,712	250,000	1,804,000
Contingency	-	-	-	-	5,246,155
Total Expenditures	<u>10,260,286</u>	<u>10,000,000</u>	<u>958,473</u>	<u>1,640,000</u>	<u>13,480,155</u>
Ending Funds Available	<u>\$ 2,558,155</u>	<u>\$ -</u>	<u>\$ 5,689,092</u>	<u>\$ 5,598,155</u>	<u>\$ -</u>

Mount Carbon Metropolitan District
Adopted Budget
Debt Service
For the Year Ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimate 2025	Adopted Budget 2026
Beginning Funds Available	\$ 994,383	\$ 1,115,219	\$ 1,013,117	\$ 1,013,118	\$ 1,008,380
Revenues					
Property tax	2,106,205	2,370,805	2,261,928	2,260,522	2,550,936
Specific ownership tax	135,604	179,826	81,061	130,000	193,488
Water Tap fee	278,000	75,000	48,000	75,000	75,000
Interest	75,852	9,000	106,192	150,000	9,000
Total Revenue	<u>2,595,661</u>	<u>2,634,631</u>	<u>2,497,181</u>	<u>2,615,522</u>	<u>2,828,424</u>
Total Funds Available	<u>3,590,044</u>	<u>3,749,850</u>	<u>3,510,298</u>	<u>3,628,640</u>	<u>3,836,804</u>
Expenditures					
Interest on Subordinate C Bonds	716,859	650,000	608,180	650,000	837,135
Principal 2022 bonds	675,000	720,000	-	720,000	770,000
Interest 2022 bonds	1,150,969	1,216,360	586,345	1,216,360	1,079,029
Trustee Fee	2,500	8,600	-	-	8,600
Treasurer's Fees	31,600	35,562	33,845	33,900	38,264
Total Expenditures	<u>2,576,928</u>	<u>2,630,522</u>	<u>1,228,370</u>	<u>2,620,260</u>	<u>2,733,028</u>
Ending Funds Available	<u>\$ 1,013,116</u>	<u>\$ 1,119,328</u>	<u>\$ 2,281,928</u>	<u>\$ 1,008,380</u>	<u>\$ 1,103,776</u>
Mount Carbon		17,743,327			21,293,891
EX 2008 Solterra		5,353,593			5,100,994
EX 2007 Solterra		80,738,456			81,742,671
EX 1987		1,180			185,654
EX 2000		649,265			597,734
EX 16		6,301			6,388
EX 19		810			810
EX 20		248			258
EX 21		132,773			128,749
Ex 23		8,615,095			8,269,145
Ex 24		5,299,182			5,424,230
Ex 25					4,796,252
Total Assessed Valuation		<u>\$ 118,540,230</u>			<u>\$ 127,546,776</u>
Mill Levy		<u>20.000</u>			<u>20.000</u>