

WATERFRONT AT FOSTER LAKE METROPOLITAN DISTRICT NO. 2
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Waterfront at Foster Lake Metropolitan District No.2.

The Waterfront at Foster Lake Metropolitan District No. 2 has adopted a budget for four separate funds, a General Fund to provide for operating and maintenance expenditures; a Capital Project Fund to provide for payment of the estimated infrastructure costs to be built for the benefit of the district; a Debt Service Fund to provide for the payments on the general obligation debt and a Water Enterprise Fund to provide for costs associated with the water utility.

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 interest income, tap fees, and property taxes from the imposition of a 69.463 mill levy on property within the district for 2026, of which 16.032 mills will be dedicated to the General Fund and 53.431 will be dedicated to the Debt Service Fund.

Waterfront at Foster Lake 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>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 484,186	\$ 424,066	\$ 513,713	\$ 513,713	\$ 499,709
Revenues:					
Property taxes	11,655	9,375	9,393	11,655	12,422
Specific ownership taxes	411	750	201	411	994
Interest income	<u>27,500</u>	<u>500</u>	<u>10,769</u>	<u>27,500</u>	<u>500</u>
Total revenues	<u>39,566</u>	<u>10,625</u>	<u>20,363</u>	<u>39,566</u>	<u>13,916</u>
Total funds available	<u>523,752</u>	<u>434,691</u>	<u>534,076</u>	<u>553,279</u>	<u>513,625</u>
Expenditures:					
Accounting	9,000	-	-	9,000	-
Legal	864	-	-	864	-
Insurance	-	-	3,531	3,531	-
Transfer to District 1	-	40,000	-	40,000	40,461
Treasurer fees	175	141	140	175	186
Contingency	-	393,346	-	-	471,759
Emergency reserve (3%)	<u>-</u>	<u>1,204</u>	<u>-</u>	<u>-</u>	<u>1,219</u>
Total expenditures	<u>10,039</u>	<u>434,691</u>	<u>3,671</u>	<u>53,570</u>	<u>513,625</u>
Ending fund balance	<u>\$ 513,713</u>	<u>\$ -</u>	<u>\$ 530,405</u>	<u>\$ 499,709</u>	<u>\$ -</u>
Assessed value		<u>\$ 597,480</u>			<u>\$ 774,840</u>
Mill levy		<u>15.691</u>			<u>16.032</u>

Waterfront at Foster Lake Metropolitan District No. 2
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	\$ 26,572,358	\$ 22,772,357	\$ 24,847,854	\$ 24,847,854	\$ 24,457,854
Revenues:					
Interest income	<u>1,309,597</u>	<u>10,000</u>	<u>530,219</u>	<u>110,000</u>	<u>10,000</u>
Total revenues	<u>1,309,597</u>	<u>10,000</u>	<u>530,219</u>	<u>110,000</u>	<u>10,000</u>
Total funds available	<u>27,881,955</u>	<u>22,782,357</u>	<u>25,378,073</u>	<u>24,957,854</u>	<u>24,467,854</u>
Expenditures:					
Capital improvements	3,018,675	22,332,357	-	500,000	24,467,854
Planning and engineering	15,426	-	-	-	-
Total expenditures	<u>3,034,101</u>	<u>22,332,357</u>	<u>-</u>	<u>500,000</u>	<u>24,467,854</u>
Ending fund balance	<u>\$ 24,847,854</u>	<u>\$ 450,000</u>	<u>\$ 25,378,073</u>	<u>\$ 24,457,854</u>	<u>\$ -</u>
Assessed value		<u>\$ 597,480</u>			<u>\$ 774,840</u>

Waterfront at Foster Lake 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>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 4,904,021	\$ 3,853,127	\$ 3,895,198	\$ 3,895,197	\$ 2,844,304
Revenues:					
Property taxes	37,871	31,250	31,171	37,875	41,400
Specific ownership taxes	1,369	2,500	669	1,300	3,312
Interest income	<u>225,504</u>	<u>4,500</u>	<u>80,662</u>	<u>180,000</u>	<u>4,500</u>
Total revenues	<u>264,744</u>	<u>38,250</u>	<u>112,502</u>	<u>219,175</u>	<u>49,212</u>
Total funds available	<u>5,168,765</u>	<u>3,891,377</u>	<u>4,007,700</u>	<u>4,114,372</u>	<u>2,893,516</u>
Expenditures:					
Treasurer fees	568	469	7,500	568	621
Interest expense	1,269,500	1,269,500	634,750	1,269,500	1,269,500
Trustee fees	<u>3,500</u>	<u>6,000</u>	<u>468</u>	-	<u>6,000</u>
Total expenditures	<u>1,273,568</u>	<u>1,275,969</u>	<u>642,718</u>	<u>1,270,068</u>	<u>1,276,121</u>
Ending fund balance	<u>\$ 3,895,197</u>	<u>\$ 2,615,408</u>	<u>\$ 3,364,982</u>	<u>\$ 2,844,304</u>	<u>\$ 1,617,395</u>
Assessed value		<u>\$ 597,480</u>			<u>\$ 774,840</u>
Mill levy		<u>52.303</u>			<u>53.431</u>
Total Mill levy		<u>67.994</u>			<u>69.463</u>

Waterfront at Foster Lake Metropolitan District No. 2
Adopted Budget
Water Entripise 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	\$ 14,199	\$ 14,799	\$ 14,948	\$ 14,948	\$ 17,948
Revenues:					
Tap fees	-	2,500,000	-	-	2,500,000
Interest income	<u>749</u>	<u>3,000</u>	-	<u>3,000</u>	<u>3,000</u>
Total revenues	<u>749</u>	<u>2,503,000</u>	-	<u>3,000</u>	<u>2,503,000</u>
Total funds available	<u>14,948</u>	<u>2,517,799</u>	<u>14,948</u>	<u>17,948</u>	<u>2,520,948</u>
Expenditures:					
Debt service	-	2,500,000	-	-	2,500,000
Paying agent fees	-	3,000	-	-	3,000
Miscellaneous	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>2,503,000</u>	<u>-</u>	<u>-</u>	<u>2,503,000</u>
Ending fund balance	<u>\$ 14,948</u>	<u>\$ 14,799</u>	<u>\$ 14,948</u>	<u>\$ 17,948</u>	<u>\$ 17,948</u>
Assessed value		<u>\$ 597,480</u>			<u>\$ 774,840</u>