

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024 Actual	2025 Estimated	2026 Adopted
REVENUES			
Homeowner assessments	\$ 1,759,895	\$ 1,773,800	\$ 1,792,000
Sewer service fees - homeowner	353,730	375,093	386,000
Sewer operations fee - homeowner	119,159	132,558	137,000
Property taxes - delinquent accounts	3,826	4,879	5,000
Amenity user fees	90,332	100,000	80,000
Late and legal fee income	8,562	6,000	5,000
Miscellaneous and interest	140,594	110,000	100,000
Safety grant	-	895	-
Transfer from District No. 2	274,318	273,997	216,259
Transfer from District No. 3	467,148	476,000	373,425
Total revenues	3,219,005	3,253,222	3,094,684
EXPENDITURES			
General			
Accounting (CRS)	68,359	75,000	80,000
Audit preparation (CRS)	17,721	11,657	15,000
Audit - Haynie	9,000	10,300	10,500
District management (CRS)	42,576	40,000	50,000
Community management	76,560	82,800	85,200
District office administration	14,102	13,000	13,000
Election	385	25,400	-
Legal - general	18,506	35,000	54,000
Legal - litigation	532,457	60,000	16,000
Legal - consolidation	-	20,000	107,000
County treasurer fees	39	150	150
Dues and memberships	1,412	1,500	1,500
Insurance	62,499	70,000	77,000
Website and ADA compliance	1,183	10,000	8,000
Miscellaneous	157	10,000	10,000
Total general expenses	844,956	464,807	527,350
Grounds expenses			
Snow removal	57,298	45,000	60,000
Snow removal - Brookfield	31,935	17,673	-
Pest control	1,755	2,500	3,000
Landscape contract	188,278	223,792	400,000
Landscape contract F15 (PAA3-15)	-	1,400	3,000
***Landscape and snow Brookfield (GF)	209,761	85,327	-
Irrigation repairs	51,723	55,000	55,000
Irrigation repairs Filing 15 (PAA3-15)	-	2,000	3,500
Irrigation repairs Filing 16 (PAA3-16)	-	600	1,000
Trees/Shrubs/Turf & General Maintenance	52,800	100,000	100,000
Playground maintenance	1,500	2,500	2,500
Flowers	9,500	10,000	10,000
Backflow testing	1,600	2,513	2,500
Lighting and electrical repairs	1,678	2,000	3,000
Signs	356	100	1,000
Common area repairs	3,957	2,500	5,000
Fence repairs	-	2,500	2,500
Total ground expenses	612,141	555,405	652,000
Retreat expenses			
Trash removal	4,494	5,000	7,000
Telephone and Internet	6,472	6,000	6,000
Security system and fire monitoring	5,524	3,500	3,000
Retreat and pool management	76,560	82,800	85,200
Retreat maintenance	25,256	20,000	24,000

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
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FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024	2025	2026
	Actual	Estimated	Adopted
Retreat supplies	4,517	4,500	5,500
Retreat - staff - office	20,671	25,000	30,000
Retreat - staff - events	30,476	30,000	35,000
Retreat fitness instructor	4,393	5,000	5,000
Retreat furniture	1,040	3,000	3,000
Pool contract	103,701	105,000	132,500
Pool maintenance	778	5,000	5,000
Pool software	991	2,000	3,000
Pool chemicals and supplies	14,104	14,100	15,000
Pool furniture	2,033	1,000	1,200
Janitorial	2,792	7,000	6,000
Janitorial - event cleaning	15,795	14,000	15,000
Seasonal decorations	5,089	5,000	5,000
Engagement committee	-	-	10,000
Social events	9,142	14,000	15,500
Total retreat expenses	334,935	351,900	411,900
Sewer operations			
Sewer service fees - homeowner	364,536	386,694	386,000
Sewer operation fees - homeowner	121,060	136,658	137,000
Total sewer operations	485,596	523,352	523,000
Utilities			
Water	161,484	160,000	162,000
***Water - Brookfield	5,320	1,350	-
Sewer fees-recreation center	1,316	1,500	2,000
Sewer fees-City of Lakewood	1,608	1,693	1,700
Gas and electric	25,300	30,000	30,000
Total utilities	195,028	194,543	195,700
Emergency reserve (3%)	-	62,700	69,300
Total expenditures	2,472,656	2,152,707	2,379,250
EXCESS OF REVENUES OVER EXPENDITURES	746,349	1,100,515	715,434
OTHER FINANCING USES			
Transfer to Reserve Study Fund	(431,795)	-	-
Transfer to Capital Projects Fund	-	(431,795)	(651,442)
Transfer to Special Revenue Fund	-	(120,695)	-
Total other financing uses	(431,795)	(552,490)	(651,442)
NET CHANGE IN FUND BALANCE	314,554	548,025	63,992
BEGINNING FUND BALANCE	1,392,889	1,707,443	2,255,468
ENDING FUND BALANCE	\$ 1,707,443	2,255,468	\$ 2,319,460

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
SPECIAL REVENUE FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024 Actual	2025 Estimated	2026 Adopted
REVENUES			
Private Access Area No. 1 (13)	\$ 15,600	\$ 15,600	\$ 15,600
Private Access Area No. 2 - (107)	-	-	-
***Private Access Area No. 2 -	-	-	-
Townhome Area No. 3 - 15 (43)	14,620	14,620	19,780
Townhome Area No. 3 - 16N (29)	18,850	20,300	20,300
Townhome Area No. 3 - 16S (42)	27,300	29,400	29,400
***Private Access Area No. 3 - 15	-	5,160	10,320
***Private Access Area No. 3 - 16N	-	1,450	2,900
***Private Access Area No. 3 - 16S	-	2,520	5,040
Total revenues	76,370	89,050	103,340
EXPENDITURES			
Private Access Area No. 1 (13)	6,055	10,000	10,000
Private Access Area No. 2 - (107)	-	1,800	4,000
***Private Access Area No. 2	2,215	1,110	-
Townhome Area No. 3 - 15 (43)	12,768	14,000	18,000
Townhome Area No. 3 - 16N (29)	9,240	12,000	17,000
Townhome Area No. 3 - 16S (42)	14,257	20,000	27,000
***Private Access Area No. 3 - 15	31,378	12,947	9,000
***Private Access Area No. 3 - 16N	7,763	5,229	3,000
***Private Access Area No. 3 - 16S	12,096	8,350	4,000
Total expenditures	95,772	85,436	92,000
OTHER FINANCING SOURCES (USES)			
Transfer from general fund (PAA No. 2 Settlement) *	-	5,395	-
Transfer from general fund (PAA No. 3-15 Settlement) *	-	69,039	-
Transfer from general fund (PAA No. 3-16N Settlement) *	-	18,622	-
Transfer from general fund (PAA No. 3-16S Settlement) *	-	27,639	-
Total other financing uses	-	120,695	-
NET CHANGE IN FUND BALANCE	(19,402)	124,309	11,340
BEGINNING FUND BALANCE	99,597	80,195	204,504
ENDING FUND BALANCE	\$ 80,195	\$ 204,504	\$ 215,844
BEGINNING FUND BALANCE			
<i>Assigned - Private Access Area No. 1 (13)</i>	<i>8,384</i>	<i>17,927</i>	<i>23,527</i>
<i>Assigned - Private Access Area No. 2 - (107)</i>	<i>50,307</i>	<i>50,307</i>	<i>48,507</i>
<i>Assigned - Townhome Area No. 3 - 15 (43)</i>	<i>14,430</i>	<i>16,282</i>	<i>16,902</i>
<i>Assigned - Townhome Area No. 3 - 16N (29)</i>	<i>24,091</i>	<i>33,702</i>	<i>42,002</i>
<i>Assigned - Townhome Area No. 3 - 16S (42)</i>	<i>46,574</i>	<i>59,618</i>	<i>69,018</i>
<i>Private Access Area No. 2</i>	<i>(2,070)</i>	<i>(4,285)</i>	<i>-</i>
<i>Private access area no. 3 - 15</i>	<i>(27,464)</i>	<i>(58,842)</i>	<i>2,410</i>
<i>Private access area no. 3 - 16N</i>	<i>(6,285)</i>	<i>(14,048)</i>	<i>795</i>
<i>Private access area no. 3 - 16S</i>	<i>(8,370)</i>	<i>(20,466)</i>	<i>1,343</i>
ENDING FUND BALANCE	\$ 80,195	\$ 204,504	\$ 215,844
<i>Assigned - Private Access Area No. 1 (13)</i>	<i>17,927</i>	<i>23,527</i>	<i>29,127</i>
<i>Assigned - Private Access Area No. 2 - (107)</i>	<i>50,307</i>	<i>48,507</i>	<i>44,507</i>
<i>Assigned - Townhome Area No. 3 - 15 (43)</i>	<i>16,282</i>	<i>16,902</i>	<i>18,682</i>
<i>Assigned - Townhome Area No. 3 - 16N (29)</i>	<i>33,702</i>	<i>42,002</i>	<i>45,302</i>
<i>Assigned - Townhome Area No. 3 - 16S Fee (42)</i>	<i>59,618</i>	<i>69,018</i>	<i>71,418</i>
<i>Private Access Area No. 2</i>	<i>(4,285)</i>	<i>-</i>	<i>-</i>
<i>Private access area no. 3 - 15</i>	<i>(58,842)</i>	<i>2,410</i>	<i>3,730</i>

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2026 ADOPTED BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2024	2025	2026
	Actual	Estimated	Adopted
REVENUES			
Development fees (x THs @ TH fee)	\$ 39,000	\$ 150,150	179,375
Storm drainage fees (x THs @ TH fee)	4,500	16,500	18,750
Admin set up fees	1,566	5,742	6,525
Interest	45,360	40,000	30,000
Insurance proceeds	6,535	-	-
Miscellaneous	-	2,605	-
Total revenues	96,961	214,997	234,650
EXPENDITURES			
Reserve study expenditures			
Retreat			
Office remodel	9,742	-	-
Repaint retreat walls and trim	-	-	25,000
Fire system upgrade	4,372	-	-
Bar area countertop and ice maker	-	-	6,000
Patio cushion replacement	-	-	15,000
Roof and gutter repairs	-	10,000	10,000
HVAC/Water Heater replacement	-	12,000	14,000
Replace flooring in bridal and storage areas	-	-	6,000
Lighting - Retreat	-	-	10,000
Fitness Bldg Shower Repairs	-	8,000	10,000
Total Retreat reserve study expenditures	14,114	30,000	96,000
Pool			
Deck repair and resurface	21,288	-	-
Pool and patio furniture	4,840	-	-
Pool cover	7,578	-	-
Pool lift	12,825	-	-
Pool surface repairs	-	-	25,000
Pool Filter	-	-	12,000
Pool room security door	-	-	10,000
Pool capital repairs	-	115,017	-
Pool pumps and equipment	-	15,000	15,000
Pool - concrete lifting	-	10,000	-
Total Pool reserve study expenditures	46,531	140,017	62,000
Common area			
Irrigation Controllers/Computer	-	112,000	-
Wall Repairs	-	25,000	25,000
Stamped concrete repairs	-	15,000	15,000
Pest Control	6,000	-	-
Fountain repurpose to planters	6,235	-	-
Pergolas repair	17,320	-	-
Playground mulch	18,239	-	25,000
Signs	21,724	15,000	25,000
Hardscape repairs	64,244	25,000	25,000
Other Common Area repairs	-	25,000	25,000
Total Common Area reserve study expenditures	133,762	217,000	140,000
Total reserve study expenditures	194,407	387,017	298,000
Capital expenditures			
Landscaping capital project	90,778	220,000	325,000
***Trees, shrubs and grasses - F 13-15 (Brookfield)	85,989	-	-
District engineer	45,823	50,000	30,000
Capital expenditures	6,984	25,000	50,000
Reserve study update	23,180	-	-
Website Development	-	40,000	15,000
Retreat lighting	-	16,000	-
IPF assets	-	258,050	1,000,000
Total capital expenditures	252,754	609,050	1,420,000
Total expenditures	447,161	996,067	1,718,000
EXCESS OF EXPENDITURES OVER REVENUES	(350,200)	(781,070)	(1,483,350)
OTHER FINANCING SOURCES			
Transfer from General Fund	431,795	431,795	651,442
Transfer from IPF #3	-	258,050	1,000,000
Total other financing sources	431,795	689,845	1,651,442
NET CHANGE IN FUND BALANCE	81,595	(349,275)	168,092
BEGINNING FUND BALANCE	2,155,973	2,237,568	1,888,293
ENDING FUND BALANCE	\$ 2,237,568	\$ 1,888,293	\$ 2,056,385