

TWO RIVERS MARKETPLACE METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual	2025 Adopted Budget	2026 Proposed Budget
Assessed Valuation		\$35,910.00	\$55,920.00
Mill Levy			
General Fund	0.000	0.000	50.000
Debt Service Fund	0.000	0.000	0.000
Temporary Mill Levy Reduction	0.000	0.000	0.000
Refunds and Abatements	0.000	0.000	0.000
Total Mill Levy	<u>0.000</u>	<u>0.000</u>	<u>50.000</u>
Property Taxes			
General Fund	\$ -	\$ -	\$ 2,796
Debt Service Fund	\$ -	\$ -	\$ -
Temporary Mill Levy Reduction	\$ -	\$ -	\$ -
Refunds and Abatements	\$ -	\$ -	\$ -
Actual/Budgeted Property Taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,796</u>

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GENERAL FUND
2025 PROPOSED BUDGET
with 2023 Actual, 2024 Adopted Budget and 2024 Estimated Budget

	2024 Actual	2025 Actual YTD	2025 Adopted	2025 Est. Budget	2026 Proposed Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Tax Revenue	\$ -		\$ -		\$ 2,796.00
Specific Ownership Taxes	\$ -		\$ -		\$ 83.88
Developer Advance	\$ -		\$ 45,000.00		\$ 45,000.00
Interest Income	\$ -		\$ -		\$ -
			\$ -		
Total Revenue	\$ -	\$ -	\$ 45,000.00	\$ -	\$ 47,879.88
Total Funds Available	\$ -	\$ -	\$ 45,000.00	\$ -	\$ 47,879.88
EXPENDITURES					
Accounting	\$ -		\$ 10,000.00		\$ 10,000.00
Audit	\$ -		\$ 1,000.00		\$ 1,000.00
Directors' Fees	\$ -		\$ -		\$ -
Election	\$ -		\$ 3,500.00		\$ 3,500.00
Insurance/SDA Dues	\$ -		\$ 3,500.00		\$ 3,500.00
Legal	\$ -		\$ 25,000.00		\$ 25,000.00
Management	\$ -		\$ -		\$ -
Engineering	\$ -		\$ -		\$ -
Office Supplies/Miscellaneous	\$ -		\$ -		\$ -
Payroll Taxes	\$ -		\$ -		\$ -
Treasurer's Fees (1.5%)	\$ -		\$ -		\$ 40.54
Developer Reimbursemetn	\$ -		\$ -		\$ -
Contingency	\$ -		\$ -		\$ -
Total Expenditures	\$ -	\$ -	\$ 43,000.00	\$ -	\$ 43,040.54
Emergency Reserve (3%)	\$ -	\$ -	\$ 1,290.00	\$ -	\$ 1,291.22
Total Expenditures Requiring Appropriation	\$ -	\$ -	\$ 44,290.00	\$ -	\$ 44,331.76
ENDING FUND BALANCE	\$ -	\$ -	\$ 710.00	\$ -	\$ 3,548.12

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BUDGET MESSAGE 2026 BUDGET

INTRODUCTION

The budget reflects the projected spending plan for the 2026 fiscal year based upon available revenues. This budget provides for the general operations of the District with no anticipation of the issuance of debt or capital projects.

SERVICES PROVIDED

Through its Service Plan, the District is authorized to finance certain streets, street lighting, traffic and safety controls, water, sanitary sewer, landscaping, storm drainage, mosquito control and park and recreation improvements.

REVENUE

The primary source of funds for 2026 is developer advances.

EXPENDITURES

Administrative expenses are anticipated for engineering, accounting, legal services, administrative and insurance.

FUNDS AVAILABLE

The District's budget exists from property tax revenues

ACCOUNTING METHOD

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.