

Peaceful Ridge Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 1/26/2026

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Total Assessed Valuation	584,430	584,430	584,430	584,430				562,740	Final AV 2025
Mill Levy - General Fund	10.000	10.000	10.000	10.000				10.741	10 Mills, Adjusted
Mill Levy - Debt Service Fund	50.000	50.000	50.000	50.000				50.000	50 Mills, Unadjusted
Total Mill Levy	60.000	60.000	60.000	60.000				60.741	60.000 Mills, Adjusted
Property Tax Revenue - General Fund	5,844	5,844	5,844	5,844				6,044	AV * Mills / 1,000
Property Tax Revenue - Debt Service Fund	29,222	29,222	29,222	29,222				28,137	AV * Mills / 1,000
Total Property Taxes	35,066	35,066	35,066	35,066				34,181	

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COMBINED FUNDS									
REVENUE									
Property Taxes	29,366	35,066	35,066	35,066	35,063	35,066	(3)	34,181	60.000 Mills, Adjusted 8% of Property Taxes
Specific Ownership Taxes	2,531	1,650	1,650	1,709	2,457	1,100	1,357	2,735	
Interest & Other Income	-	56	56	-	-	42	(42)	-	
Revenue Contingency	-	-	500	-	-	-	-	-	
TOTAL REVENUE	31,897	36,772	37,272	36,775	37,520	36,208	1,312	36,916	
EXPENDITURES									
Administration									
Accounting, Legal, Management, & Audit	92,892	61,700	61,700	39,200	25,454	46,700	21,246	61,500	Per General Fund
Insurance, SDA Dues, Misc Other	2,633	18,275	18,275	18,592	3,740	18,275	14,536	4,924	Per General Fund
Treasurer's Fees	88	526	526	526	526	504	(22)	513	1.5% of Property Taxes
Contingency	-	5,000	5,000	-	-	3,750	3,750	5,000	Allowance For Unforeseen Needs
Operations									
Debt Service									
Bond Interest	7,183	-	5,806	5,806	-	-	-	-	-
Bond Principal	18,000	24,750	24,194	24,194	-	-	-	30,400	-
Paying Agent/Trustee Fees, Bank Charges	-	-	-	-	-	-	-	-	-
Debt Issuance Expense & Trustee Fees	-	-	-	-	-	-	-	-	-
Contingency	-	20	500	-	-	-	-	-	Allowance for Unforeseen Needs
Capital Outlay									
-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	120,796	110,271	116,001	88,318	29,719	69,229	39,510	102,336	
REVENUE OVER / (UNDER) EXPENDITURES	(88,899)	(73,499)	(78,729)	(51,543)	7,800	(33,021)	40,822	(65,421)	
OTHER SOURCES / (USES)									
Developer Advances	86,000	81,500	81,500	51,531	22,500	61,125	(38,625)	65,000	-
Developer Advance Repayments	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-
TOTAL OTHER SOURCES / (USES)	86,000	81,500	81,500	51,531	22,500	61,125	(38,625)	65,000	
CHANGE IN FUND BALANCE	(2,899)	8,001	2,771	(13)	30,300	28,104	2,197	(421)	
BEGINNING FUND BALANCE	5,830	-	-	2,931	2,931	-	2,931	8,168	
ENDING FUND BALANCE	2,931	8,001	2,771	2,918	33,231	28,104	5,127	7,748	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	-	3,413	3,413	3,745	-	-	-	4,120	Prepaid Insurance
TABOR Emergency Reserve	3,467	188	188	1,736	1,736	-	-	2,146	3% of operating expenditures
Restricted For Debt Service	335	5,313	83	418	31,163	-	-	5,234	Surplus, Cap I, and Bond Payment Funds
Restricted For Capital Projects	-	-	-	-	-	-	-	-	-
Unassigned	(872)	(912)	(912)	(2,982)	332	-	-	(3,752)	-
TOTAL ENDING FUND BALANCE	2,931	8,001	2,771	2,918	33,231	28,104	5,127	7,748	
=	=	=	=	=	=	=	=	=	

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GENERAL FUND									
REVENUE									
Property taxes - Operations	5,873	5,844	5,844	5,844	5,844	5,844	(1)	6,044	10 Mills, Adjusted
Property taxes - State Backfill	-	-	-	-	-	-	-	-	
Specific Ownership Taxes	506	350	350	409	409	233	176	484	8% of Property Taxes
Interest Income	-	-	-	-	-	-	-	-	
Other Income	-	56	56	-	-	42	(42)	-	
TOTAL REVENUE	6,379	6,250	6,250	6,253	6,253	6,120	134	6,528	
EXPENDITURES - GENERAL									
Administration									
Accounting	144	500	500	3,000	1,601	500	(1,101)	10,000	
Audit	-	-	-	-	-	-	-	-	Per Audit Engagement 2025 Quote
Bank Fees	-	-	-	-	-	-	-	-	
Election	-	15,000	15,000	15,000	-	15,000	15,000	-	
Insurance & SDA Dues	2,633	3,250	3,250	3,567	3,740	3,250	(490)	3,924	
Legal	91,548	60,000	60,000	35,000	23,053	45,000	21,947	50,000	
Office Supplies & Miscellaneous Fees	-	25	25	25	-	25	25	1,000	
Professional Services - Other	1,200	1,200	1,200	1,200	800	1,200	400	1,500	
Treasurer's Collection Fee	88	88	88	88	88	66	(22)	91	1.5% of Property Taxes
Contingency	-	5,000	5,000	-	-	3,750	3,750	5,000	Allowance For Unforeseen Needs
TOTAL EXPENDITURES	95,613	85,063	85,063	57,880	29,281	68,791	39,510	71,514	
REVENUE OVER / (UNDER) EXPENDITURES	(89,234)	(78,812)	(78,812)	(51,626)	(23,028)	(62,671)	39,643	(64,986)	
OTHER SOURCES / (USES)									
Developer Advances	86,000	81,500	81,500	51,531	22,500	61,125	(38,625)	65,000	
TOTAL OTHER SOURCES / (USES)	86,000	81,500	81,500	51,531	22,500	61,125	(38,625)	65,000	
CHANGE IN FUND BALANCE	(3,234)	2,688	2,688	(96)	(528)	(1,546)	1,018	14	
BEGINNING FUND BALANCE	5,830	-	-	2,596	2,596	-	2,596	2,500	
ENDING FUND BALANCE	2,596	2,688	2,688	2,500	2,068	(1,546)	3,614	2,514	
	=	=	=	=	=	=	=	=	

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DEBT SERVICE FUND									
REVENUE									
Property Taxes	23,493	29,222	29,222	29,222	29,219	29,222	(3)	28,137	50 Mills, Unadjusted 8% of Property Taxes To Offset Contingency Expense
Specific Ownership Taxes	2,025	1,300	1,300	1,300	2,047	867	1,181	2,251	
Interest Income	-	-	-	-	-	-	-	-	
Revenue Contingency	-	-	500	-	-	-	-	-	
TOTAL REVENUE	25,518	30,522	31,022	30,522	31,266	30,088	1,178	30,388	
EXPENDITURES									
Treasurer's Fees	-	438	438	438	438	438	0	422	1.5% of Property Taxes
Note Principal	18,000	24,750	24,194	24,194	-	-	-	30,400	
Note Interest	7,183	-	5,806	5,806	-	-	-	-	
Paying Agent / Trustee Fees	-	-	-	-	-	-	-	-	
Bank Charges	-	-	-	-	-	-	-	-	Approx. 5% of interest income Allowance for Unforeseen Needs
Contingency	-	20	500	-	-	-	-	-	
TOTAL EXPENDITURES	25,183	25,208	30,938	30,438	438	438	0	30,822	
REVENUE OVER / (UNDER) EXPENDITURES	335	5,313	83	83	30,828	29,650	1,178	(434)	
OTHER SOURCES / (USES)									
Transfers In/(Out) DS	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	335	5,313	83	83	30,828	29,650	1,178	(434)	
BEGINNING FUND BALANCE	-	-	-	335	335	-	335	5,668	
ENDING FUND BALANCE	335	5,313	83	418	31,163	29,650	1,513	5,234	
	=	=	=	=	=	=	=	=	

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PEACEFUL RIDGE METROPOLITAN DISTRICT

2026 BUDGET MESSAGE

The adopted 2026 budget for Peaceful Ridge Metropolitan District (“District”) is attached.

The District has adopted two separate funds: (i) a General Fund, to provide for administrative and operating expenditures; and (ii) a Debt Service Fund to provide for the note payable.

The District has levied a general fund mill levy to fund general and administrative expenditures to provide funding for the operations and maintenance of the public improvements. The general fund mill levy of 10.000 mills has been adjusted for changes in method of valuation for budget year 2026 resulting in a levy of 10.741 mills.

The District has levied a debt service mill levy of 50.000 mills to provide funding for note payments. There is no change to the debt service mill levy for budget year 2026.

The District has utilized the modified accrual basis of accounting for preparation of this budget.