

**YARROW GARDENS METROPOLITAN DISTRICT**  
**2025**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2025 budget for Yarrow Gardens Metropolitan District.

Yarrow Gardens Metropolitan District has adopted two separate funds, a General Fund to provide for the payment of general operating and maintenance expenditures; and a Debt Service Fund to provide for payments on the outstanding general obligation debt.

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 2025 will be property taxes. The district intends to impose a 134.426 mill levy on the property within the district for 2025, of which 63.395 mills will be dedicated to the General Fund and the balance of 71.031 mills will be allocated to the Debt Service Fund.

**Yarrow Gardens Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2025**

	Actual 2023	Adopted Budget 2024	Actual 6/30/2024	Estimate 2024	Adopted Budget 2025
Beginning fund balance	\$ 132,654	\$ 190,792	\$ 195,813	\$ 195,813	\$ 325,771
Revenues:					
Property taxes	151,135	203,445	205,601	205,601	203,542
Specific ownership taxes	10,816	14,241	5,661	11,330	14,249
Interest income	19,418	-	11,890	23,780	-
Developer Advance	-	-	-	-	-
Miscellaneous	151	500	50	100	500
Total revenues	<u>181,520</u>	<u>218,186</u>	<u>223,202</u>	<u>240,811</u>	<u>218,291</u>
Total funds available	<u>314,174</u>	<u>408,978</u>	<u>419,015</u>	<u>436,624</u>	<u>544,062</u>
Expenditures:					
Administration					
Community Management	28,132	14,400			14,400
District Management	-	20,000	14,095	28,190	20,000
Insurance	2,971	3,200	3,093	3,093	3,500
Accounting	13,596	14,000	6,247	12,500	14,000
Elections	-	-	-	-	-
Legal	18,958	20,000	8,904	17,800	20,000
Audit	4,700	6,000	-	6,000	6,000
Miscellaneous	1,631	1,500	3,711	7,430	1,500
Website Review/Updates	-	1,000	-	-	1,000
County collection fee	2,267	3,052	3,084	3,084	3,053
Total administration	<u>72,255</u>	<u>83,152</u>	<u>39,134</u>	<u>78,097</u>	<u>83,453</u>
Detention ponds	-	1,500	-	-	1,500
Landscaping					
Irrigation Repairs	-	2,500	-	2,500	2,500
Landscape Maintenance	29,755	30,000	5,400	10,800	30,000
Tree Care	-	2,500	-	-	2,500
Snow removal	8,152	25,000	10,973	16,460	25,000
Landscape Enhancements	-	2,500	-	-	2,500
Total Landscaping	<u>37,907</u>	<u>62,500</u>	<u>16,373</u>	<u>29,760</u>	<u>62,500</u>
Utilities					
Irrigation/Water	7,984	10,000	-	-	10,000
Electric- Irrigation & Lighting	215	7,500	248	496	7,500
Winter Watering/Irrigation	-	2,500	2,052	2,500	2,500
Total Utilities	<u>8,199</u>	<u>20,000</u>	<u>2,300</u>	<u>2,996</u>	<u>20,000</u>
Entrance monuments	-	1,500	-	-	1,500
Other maintenance & repair					
Mailbox - Cluster boxes	-	2,500	-	-	2,500
Graffiti Removal	-	2,500	-	-	2,500
	<u>-</u>	<u>5,000</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
Contingency	-	228,795	-	-	363,575
Emergency reserve (3%)	-	6,531	-	-	6,534
Total expenditures	<u>118,361</u>	<u>408,978</u>	<u>57,807</u>	<u>110,853</u>	<u>544,062</u>
Ending fund balance	<u>\$ 195,813</u>	<u>\$ -</u>	<u>\$ 361,208</u>	<u>\$ 325,771</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 3,209,157</u>			<u>\$ 3,210,707</u>
Mill Levy		<u>63.395</u>			<u>63.395</u>

**Yarrow Gardens Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2025**

	Actual 2023	Adopted Budget 2024	Actual 6/30/2024	Estimate 2024	Adopted Budget 2025
Beginning fund balance	\$ 385,762	\$ 431,342	\$ 432,188	\$ 432,188	\$ 446,936
Revenues:					
Property taxes	159,168	227,962	230,379	230,379	228,060
Specific ownership taxes	11,391	15,957	6,344	12,700	15,964
Interest income	<u>13,505</u>	<u>9,000</u>	<u>7,967</u>	<u>15,930</u>	<u>9,000</u>
Total revenues	<u>184,064</u>	<u>252,919</u>	<u>244,690</u>	<u>259,009</u>	<u>253,024</u>
Total funds available	<u>569,826</u>	<u>684,261</u>	<u>676,878</u>	<u>691,197</u>	<u>699,960</u>
Expenditures:					
Series 2018A Bond interest	129,250	129,250	64,625	129,250	127,781
Series 2018A Bond principal	-	25,000	-	25,000	25,000
Series 2018B Bond interest	-	80,592	-	80,592	97,758
Series 2018B Bond principal	-	-	-	-	-
Treasurer's fees	2,388	3,419	1,796	3,419	3,421
Trustee / paying agent fees	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
Total expenditures	<u>137,638</u>	<u>244,261</u>	<u>72,421</u>	<u>244,261</u>	<u>259,960</u>
Ending fund balance	<u>\$ 432,188</u>	<u>\$ 440,000</u>	<u>\$ 604,457</u>	<u>\$ 446,936</u>	<u>\$ 440,000</u>
Max Surplus Fund req before pmt on 2018B		<u>\$ 440,000</u>			<u>\$ 440,000</u>
Assessed valuation		<u>\$ 3,209,157</u>			<u>\$ 3,210,707</u>
Mill Levy		<u>71.035</u>			<u>71.031</u>
Total Mill Levy		<u>134.430</u>			<u>134.426</u>