

**TRADITIONS METROPOLITAN DISTRICT**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for the Traditions Metropolitan District.

Traditions Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation bonds.

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 2026 will be interest income and property taxes from the imposition of a 24.687 mill levy on property within the district for 2026, of which 2.559 mills will be dedicated to the General Fund and the balance of 22.128 mills will be allocated to the Debt Service Fund.

**Traditions Metropolitan District  
 FKA Traditions 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>	Amended Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 206,746	\$ 136,452	\$ 173,254	\$ 173,254	\$ 62,509
Revenues:					
Property taxes	93,113	89,995	89,187	89,995	89,979
Specific ownership taxes	5,287	6,300	2,398	5,000	6,299
Interest income	47	10	9	10	10
Total revenues	<u>98,447</u>	<u>96,305</u>	<u>91,594</u>	<u>95,005</u>	<u>96,288</u>
Total funds available	<u>305,193</u>	<u>232,757</u>	<u>264,848</u>	<u>268,259</u>	<u>158,797</u>
Expenditures:					
Accounting	6,683	6,500	1,745	6,500	7,000
Audit	5,600	5,700	-	6,000	6,600
Legal	52,250	50,000	17,751	50,000	50,000
Election expense	-	-	-	-	-
Insurance	3,636	6,000	3,539	3,600	6,000
Miscellaneous	3,226	1,500	800	1,500	1,500
Director Fees	2,200	2,000	400	1,800	2,000
Treasurer fees	1,397	1,350	1,338	1,350	1,350
Security	34,925	50,000	37,162	75,000	50,000
Detention Pond	22,022	90,000	-	60,000	-
Transfer to Cap Proj Fund	-	-	-	-	-
Emergency reserve (3%)	-	2,192	-	-	2,234
Contingency	-	17,515	-	-	32,113
Total expenditures	<u>131,939</u>	<u>232,757</u>	<u>62,735</u>	<u>205,750</u>	<u>158,797</u>
Ending fund balance	<u>\$ 173,254</u>	<u>\$ -</u>	<u>\$ 202,113</u>	<u>\$ 62,509</u>	<u>\$ -</u>
Assessed Valuation		<u>\$ 36,332,113</u>			<u>\$ 35,161,903</u>
Mill levy		<u>2.477</u>			<u>2.559</u>

**Traditions Metropolitan District  
 Adopted Budget  
 Capital 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	\$ 600,000	\$ 900,000	\$ 1,189,987	\$ 1,189,987	\$ -
Revenues:					
Transfer from Debt Service	589,987	30,000	-	98,000	63,409
Transfer from General Fund	-	-	-	60,000	-
Transfer from HOA	-	-	-	-	-
Interest income	-	-	-	-	-
Total revenues	<u>589,987</u>	<u>30,000</u>	<u>-</u>	<u>158,000</u>	<u>63,409</u>
Total funds available	<u>1,189,987</u>	<u>930,000</u>	<u>1,189,987</u>	<u>1,347,987</u>	<u>63,409</u>
Expenditures:					
Issuance costs	-	-	-	-	-
Dentention Pond Improv	-	660,000	1,888	1,347,987	63,409
Total expenditures	<u>-</u>	<u>660,000</u>	<u>1,888</u>	<u>1,347,987</u>	<u>63,409</u>
Ending fund balance	<u>\$ 1,189,987</u>	<u>\$ 270,000</u>	<u>\$ 1,188,099</u>	<u>\$ -</u>	<u>\$ -</u>

**Traditions Metropolitan District  
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	\$ 968,595	\$ 774,656	\$ 500,000	\$ 500,000	\$ 500,785
Revenues:					
Property taxes	801,780	803,921	796,709	803,900	778,063
Specific ownership taxes	47,208	56,274	21,424	43,000	54,464
Interest income	<u>111,993</u>	<u>100,000</u>	<u>45,659</u>	<u>91,300</u>	<u>90,000</u>
Total revenues	<u>960,981</u>	<u>960,195</u>	<u>863,792</u>	<u>938,200</u>	<u>922,527</u>
Total funds available	<u>1,929,576</u>	<u>1,734,851</u>	<u>1,363,792</u>	<u>1,438,200</u>	<u>1,423,312</u>
Expenditures:					
Bond interest - 2016	562,556	551,956	275,978	551,956	538,206
Bond principal - 2016	265,000	275,000	-	275,000	305,000
Transfer to Capital Project	589,987	30,000	-	98,000	63,409
Paying agent fees	-	5,000	400	400	5,000
Treasurer fees	<u>12,033</u>	<u>12,059</u>	<u>11,952</u>	<u>12,059</u>	<u>11,671</u>
Total expenditures	<u>1,429,576</u>	<u>874,015</u>	<u>288,330</u>	<u>937,415</u>	<u>923,286</u>
Ending fund balance	<u>\$ 500,000</u>	<u>\$ 860,836</u>	<u>\$ 1,075,462</u>	<u>\$ 500,785</u>	<u>\$ 500,026</u>
Senior Surplus Max req	<u>\$ 500,000</u>	<u>\$ 500,000</u>		<u>\$ 500,000</u>	<u>\$ 500,000</u>
Assessed Valuation		<u>\$ 36,332,113</u>			<u>\$ 35,161,903</u>
Mill Levy		<u>22.127</u>			<u>22.128</u>
Total Mill Levy		<u>24.604</u>			<u>24.687</u>