

**EBERT METROPOLITAN DISTRICT
SUBDISTRICT 1
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31**

12/8/2025

	2024 Actual	2025 Budget	2025 Estimated	2026 Proposed Budget
INCOME				
REVENUES				53.000 Mills
Property taxes	467,959	468,713	468,713	477,497
Specific ownership tax	22,262	23,436	15,860	14,325
Interest income	23,449	13,000	23,308	10,000
Other income	31,541	1,000	1,000	-
Intergovernmental revenue - TCSD4	299,259	292,683	292,683	301,921
Insurance Proceeds	129,653	-	-	-
Revenues Total	974,123	798,832	801,565	803,743
Total Income	974,123	798,832	801,565	803,743
EXPENDITURES				
Administration				
Accounting	25,179	15,000	19,512	13,200
County Treasurer's fees	4,683	4,687	4,653	4,775
Management fees	48,000	49,440	86,397	50,923
Sub-District Management	99,405	50,000	38,250	39,398
Program Management/Lifestyle Manager	92,179	110,000	102,000	107,100
Part-time Assistant	-	-	-	20,000
Facility Maintenance/Management	91,804	110,000	110,378	80,000
Miscellaneous	-	1,000	-	2,600
Copies	-	-	205	400
Office Supplies	-	-	8	500
Insurance Proceeds Expenses	-	-	-	-
Ins - F&EC or Package	-	5,000	-	-
Contingency	-	20,897	11,000	25,000
Total Administration	361,250	366,024	357,280	343,896
General Operations and Maintenance				
Cleaning	36,390	30,000	28,508	36,000
Cleaning Supplies	2,456	3,700	1,992	3,000
Elevator	2,068	1,300	1,604	1,300
Fire Alarm/Extinguishers	1,050	1,200	576	1,000
Fitness equipment service	963	1,500	1,400	1,600
Pest control	2,490	4,200	3,740	5,000
Kitchen supplies	3,857	4,500	4,500	5,000
Phone monitoring	272	500	285	500
Security monitoring	6,553	8,500	8,665	8,500
Signage	319	500	-	500
Windows	-	1,500	1,200	2,000
Key Fobs, Bldg Access Maint & Repair	2,736	1,000	500	1,000
Appliances	171	1,200	-	1,200
Batteries	-	200	-	-
Equipment	445	1,500	-	1,500
Light bulbs	142	250	-	-
Painting	331	1,500	-	1,500

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Siding/Trim/Stucco	83	5,000	-	5,000
Concrete/Asphalt Maintenance	-	6,000	-	6,000
Dehumidifier	-	1,500	1,500	1,500
Exhaust fans/ventiltion	-	1,000	-	1,000
Geothermal	-	2,500	-	2,500
Mechanical systems	-	5,000	2,500	5,000
Electrical repairs and maintenance	-	-	3,244	3,000
Roof Maint/Repairs	70,192	-	-	2,000
HVAC repairs and maintenance	10,102	7,000	4,238	10,000
Electrical wiring and switches	-	500	-	-
Low voltage systems	-	500	-	-
Lighting	332	4,200	2,183	4,000
Maint/Repair Supplies	-	-	1,361	5,000
Plumbing/Electrical Repairs	-	2,000	-	-
Plumbing systems	370	1,500	1,341	2,500
Clubhouse/Lodge Operations	4,764	8,000	13,147	8,000
Clubhouse Events	47,260	60,500	60,409	60,500
Entertainment/decorations	1,905	2,000	2,000	2,000
Fitness programs	15,933	35,000	12,536	35,000
Contingency Repairs/Maint	8,930	5,000	792	10,000
Utilities - Trash	7,756	8,000	8,000	8,200
Utilities - electric/gas	34,570	37,080	21,831	35,000
Utilities - phone/internet/television	13,304	13,596	13,596	14,000
Utilities - storm drainage	3,591	2,000	4,415	5,500
Utilities - water	10,510	13,650	13,650	14,000
Total Gen Operations and Maintenance	289,845	284,576	219,712	309,300
Landscape and Snow Services				
Landscape Maintenance	14,457	15,500	15,500	16,909
Irrigation Repair/Maint	527	3,000	104	1,500
Irrigation - Backflow testing	1,394	1,500	850	1,000
Community garden	7,686	5,600	(335)	4,500
Landscape - Replacements	9,611	8,000	-	10,000
Snow removal	9,927	18,000	6,950	15,000
Total Landscape and Snow	43,602	51,600	23,069	48,909
Pool Operation and Maintenance				
Pool Maintenance	4,413	3,500	2,966	3,500
Annual Pool/Spa Licensing Renewal	1,000	1,300	1,200	1,400
Pool Life safety equipment	1,763	500	-	500
Pool Minor equipment	413	1,000	889	-
Pool Chemicals	6,420	8,000	9,501	10,000
Pool Water quality	-	500	-	-
Pool Deck - Repair/Maint	1,809	5,000	-	7,000
Pool System Equipment	2,609	5,000	2,500	6,000

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Total Pool Operations and Maintenance	18,427	24,800	17,056	28,400
Capital				
Clubhouse	45,346	30,000	23,015	30,000
Lodge	7,219	6,000	1,098	10,000
Total Capital	52,565	36,000	24,113	40,000
Expenditures Totals	765,689	763,000	641,231	770,505
Excess of Revenue Over (Under) Expenditures	208,434	35,832	160,334	33,238
Fund Balance Beginning of Year	262,967	471,401	471,401	631,735
Fund Balance - End of Year	471,401	507,233	631,735	664,973
Emergency Reserve	23,700	24,000	24,000	24,000
Capital Replacement Reserve	100,000	160,000	160,000	260,000
Available for Operations and carry forward	347,701	323,233	447,735	380,973