TALLYN'S REACH AUTHORITY

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

TALLYN'S REACH AUTHORITY
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/18/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,658,432	$ 1,611,298	$ 1,949,296
REVENUES			
General operations fees - Homes	1,801,061	1,876,160	1,948,320
General operations fees - Apartments	444,720	473,280	493,680
General operations fees - Commercial Property	-	-	946
Clubhouse rental	7,705	6,789	10,000
Interest Income	70,201	73,186	78,000
Penalties	17,856	30,252	-
Pool keys	-	-	1,000
Other Revenue	82,406	-	1,000
Transfer from TRMD No. 2 - Admin	95,292	116,147	102,264
Transfer from TRMD No. 3 - Admin	163,116	194,464	185,471
Transfer from TRMD No. 2 - O&M	27,181	93,640	20,704
Transfer from TRMD No. 3 - O&M	86,884	55,536	132,182
Transfer from TRMD No. 2 - Capital	25,961	34,107	24,442
Total revenues	2,822,383	2,953,561	2,998,009
TRANSFERS IN	300,000	750,000	1,500,000
Total funds available	4,780,815	5,314,859	6,447,305
EXPENDITURES			
General Fund	2,192,531	2,084,833	2,352,000
Capital Projects Fund	676,986	530,730	645,000
Total expenditures	2,869,517	2,615,563	2,997,000
TRANSFERS OUT	300,000	750,000	1,500,000
Total expenditures and transfers out requiring appropriation	3,169,517	3,365,563	4,497,000
ENDING FUND BALANCES	$ 1,611,298	$ 1,949,296	$ 1,950,305
EMERGENCY RESERVE	$ 82,800	$ 86,900	$ 88,000
AVAILABLE FOR OPERATIONS	926,948	981,468	61,935
TOTAL RESERVE	$ 1,009,748	$ 1,068,368	$ 149,935

See summary of significant assumptions.

TALLYN'S REACH AUTHORITY
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/18/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 745,599	$ 1,009,748	$ 1,068,368
REVENUES			
General operations fees - Homes	1,801,061	1,876,160	1,948,320
General operations fees - Apartments	444,720	473,280	493,680
General operations fees - Commercial Property	-	-	946
Clubhouse rental	7,705	6,789	10,000
Interest Income	30,459	47,186	38,000
Penalties	17,856	30,252	-
Pool keys	-	-	1,000
Other Revenue	82,406	-	1,000
Transfer from TRMD No. 2 - Admin	95,292	116,147	102,264
Transfer from TRMD No. 2 - O&M	27,181	93,640	20,704
Transfer from TRMD No. 3 - Admin	163,116	194,464	185,471
Transfer from TRMD No. 3 - O&M	86,884	55,536	132,182
Total revenues	2,756,680	2,893,453	2,933,567
Total funds available	3,502,279	3,903,201	4,001,935
EXPENDITURES			
Administration	276,936	254,492	302,785
Operation	246,628	221,373	248,700
Grounds	1,054,068	1,009,544	1,110,579
Recreation	263,527	284,741	350,900
Utilities	351,372	314,683	339,036
Total expenditures	2,192,531	2,084,833	2,352,000
TRANSFERS OUT			
Transfers to other fund	300,000	750,000	1,500,000
Total expenditures and transfers out requiring appropriation	2,492,531	2,834,833	3,852,000
ENDING FUND BALANCES	$ 1,009,748	$ 1,068,368	$ 149,935
EMERGENCY RESERVE	$ 82,800	$ 86,900	$ 88,000
AVAILABLE FOR OPERATIONS	926,948	981,468	61,935
TOTAL RESERVE	$ 1,009,748	$ 1,068,368	$ 149,935

See summary of significant assumptions.

TALLYN'S REACH AUTHORITY
GENERAL FUND
SCHEDULE OF EXPENDITURE DETAILS
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/18/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
EXPENDITURES			
Administration			
Accounting	$ 88,976	$ 75,600	$ 79,400
Accounting - litigation	21,795	-	5,000
Administrative legal services	41,432	25,474	45,000
Auditing	13,000	13,992	14,700
Authority management	47,008	51,870	54,500
Authority mapping services	1,315	3,000	3,000
Billing	31,200	34,440	36,200
Dues and Membership	1,697	1,698	1,750
Election	655	3,831	-
Insurance	22,940	35,514	37,300
Legal - litigation	1,216	-	5,000
Management - litigation	5,102	-	5,000
Miscellaneous	-	386	5,935
Website	600	8,686	10,000
Total Administration	$ 276,936	$ 254,492	$ 302,785
Operation			
Direct costs - postage, mailing, mileage, etc	$ 12,698	15,111	15,800
Engineering	87,759	50,986	50,000
Reserve study	-	-	7,500
Legal collections	789	15,141	10,000
Operations legal services	41,432	25,474	45,000
Property management	103,950	114,660	120,400
Total Operation	$ 246,628	$ 221,373	$ 248,700
Grounds			
Annual flowers	$ 15,046	$ 17,755	$ 18,000
Beautification: flowers & shrubs	131,840	128,086	25,000
Beautification: mulch refresh	57,240	50,900	60,000
Beautification: native grasses management	78,466	99,598	110,000
Beautification: wood posts maintenance	28,702	30,000	10,000
Fuel break mowing	-	2,917	-
Flag maintenance	1,201	962	1,000
Fountain maintenance	-	417	1,000
Irrigation management	79,340	99,869	102,060
Irrigation repairs	81,623	35,000	121,000
Landscape management	269,964	267,962	285,768
Lighting/electrical repairs	9,244	25,613	26,900
Miscellaneous common area maintenance	964	3,187	5,000
Perennial bed maintenance	-	25,000	25,000

TALLYN'S REACH AUTHORITY
GENERAL FUND
SCHEDULE OF EXPENDITURE DETAILS
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/18/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
EXPENDITURES			
Grounds (Continued)			
Pest control	10,652	154	17,500
Retaining walls	17,118	2,083	5,000
Retention/Detention ponds	9,188	4,167	10,000
Seasonal decor	17,656	16,500	16,500
Signage maintenance	1,092	-	-
Snow removal	80,544	38,541	125,000
Tree maintenance	139,888	140,000	105,351
Winter watering	24,300	20,833	40,500
Total Grounds	$ 1,054,068	$ 1,009,544	$ 1,110,579
Recreation			
Clubhouse maintenance supplies	$ 182	$ 1,250	$ 3,000
Clubhouse management	1,009	9,113	9,600
Clubhouse security	-	5,208	5,500
Events	3,225	5,933	6,300
Indoor building maintenance	12,470	2,043	5,000
Janitorial/housekeeping	3,796	15,343	16,200
Kiddie pool	-	-	2,500
Outside building maintenance	15,083	16,198	17,100
Playground equipment	751	10,409	11,000
Pool chemicals	18,177	23,103	24,300
Pool contract	142,000	150,000	157,500
Pool equipment	19,780	19,334	20,400
Pool furniture	320	3,154	5,000
Pool repairs	24,370	4,022	25,000
Security	4,994	4,663	12,500
Storage building/Pool house	-	-	2,000
Supplies other	2,205	1,109	2,000
Telephone/internet	5,283	4,934	6,000
Tennis court maintenance	-	-	10,000
Trash removal	9,882	8,925	10,000
Total Recreation	$ 263,527	$ 284,741	$ 350,900
Utilities			
Water	$ 329,261	293,400	316,636
Gas	22,111	21,283	22,400
Total Utilities	$ 351,372	$ 314,683	$ 339,036

See summary of significant assumptions.

TALLYN'S REACH AUTHORITY
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/18/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 912,833	$ 601,550	$ 880,928
REVENUES			
Interest Income	39,742	26,001	40,000
Transfer from TRMD No. 2 - Capital	25,961	34,107	24,442
Total revenues	65,703	60,108	64,442
TRANSFERS IN	-	-	
Transfers from other funds	300,000	750,000	1,500,000
Total funds available	1,278,536	1,411,658	2,445,370
EXPENDITURES			
Capital Projects			
Clubhouse improvements	1,800	-	5,000
Irrigation updates	17,793	-	100,000
Monuments	66,427	80,044	-
Native grass restoration/upgrades	47,669	-	25,000
Picnic tables & park benches	-	-	5,000
Pool improvements	81,846	30,351	20,000
Retaining walls	176,664	-	5,000
Retention/Detention ponds	32,241	40,000	50,000
Security system	72,721	-	50,000
Streets and sidewalks	-	175,000	150,000
Lighting	-	-	60,000
Trails upgrades	-	-	5,000
Tree replacements	45,131	20,335	80,000
Turf conversions to natives/xeriscaping	116,549	140,000	80,000
Wood Post Replacement	18,145	45,000	10,000
Total expenditures	676,986	530,730	645,000
Total expenditures and transfers out requiring appropriation	676,986	530,730	645,000
ENDING FUND BALANCES	$ 601,550	$ 880,928	$ 1,800,370

See summary of significant assumptions.

TALLYN'S REACH AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Tallyn's Reach Authority (Authority) was organized for the purpose of planning, financing, designing, constructing, installing, operating, maintaining, repairing and replacing public improvements and facilities and providing services to the residents of the Tallyn's Reach districts. The authority was established on February 12, 2018, pursuant to the Tallyn's Reach Authority Establishment Agreement whereby the Tallyn's Reach Metropolitan District No. 2 and Tallyn's Reach Metropolitan District No. 3 agreed to establish the Authority.

The Authority has no employees and all administrative functions are contracted.

The Authority prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

General Operations Fees - Homes

The general operations fee is a fee billed quarterly to residential units at a rate of $270 per lot per quarter. The fee is used to pay for services provided in connection with the construction, operations, and maintenance of public facilities within the Legal Boundaries, including recreational facilities, landscaping and common areas.

General Operations Fees - Apartments

The sanctuary assessments are a fee billed to apartments at a rate of $242 per apartment per quarter. These fees are also used to pay for services provided in connection with the construction, operations, and maintenance of public facilities within the Legal Boundaries, including recreational facilities, landscaping and common areas. Apartments receive a fee discount from residential units to account for lack of pool access.

General Operations Fees - Commercial

The general operations fee is a fee billed annually to commercial units at a rate of $946 per lot per year. The fee is used to pay for services provided in connection with the construction, operations, and maintenance of public facilities within the Legal Boundaries, including recreational facilities, landscaping and common areas. Commercial units receive a fee discount from residential units to account for lack of pool access.

TALLYN'S REACH AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (Continued)

Intergovernmental revenue

During 2026, the Authority anticipates receiving $122,968 from Tallyn's Reach Metropolitan District No. 2 and $317,653 from Tallyn's Reach Metropolitan District No. 3 which will be used to pay for the Authority's Administrative and Operations and Maintenance expenses as required by law and to supplement the contribution to the Authority Capital Fund (Reserves). The Authority anticipates receiving $24,442 from Tallyn's Reach Metropolitan District No. 2 which will be used to pay for infrastructure improvements in the capital fund.

Net Investment Income

Interest earned on the District's available funds has been estimated at historical interest rates earnings.

Expenditures

Administrative and Operating Expenditures

Administrative and operations and maintenance expenditures have been provided based on estimates of the Authority's Board of Directors and consultants and include the services necessary to maintain the Authority's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

Grounds and Recreation Expenses

Grounds and recreation expenses have been estimated by the Authority's management. The estimated expenditures include maintenance of certain facilities and improvements throughout the Authority including but not limited to the grounds, pool, and clubhouse.

Capital Outlay

The Authority anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

The District has no capital or operating leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.