INVERNESS NORTH METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

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

The Inverness North Metropolitan District has adopted a budget for one fund, a General Fund, to provide for the payment of operating and maintenance expenditures.

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 specific ownership taxes and property taxes from the imposition of an 11.400 mill levy on property within the district for 2026, of which all will be dedicated to the General Fund.

Inverness North Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimate 2025	Adopted Budget 2026
Beginning fund balance	$ 183,644	$ 184,490	$ 203,880	$ 203,880	$ 239,120
Revenues:					
Property taxes	380,546	360,290	355,364	360,290	362,377
Specific ownership taxes	21,458	21,615	9,897	21,615	21,741
Interest income	9,322	7,000	4,738	7,000	7,000
Total revenues	411,326	388,905	369,999	388,905	391,118
Total funds available	594,970	573,395	573,879	592,785	630,238
Expenditures:					
Management	9,224	8,800	3,793	8,700	8,800
Annual Meeting	-	-	-	-	2,000
Legal	13,171	13,000	4,246	12,000	13,000
Elections	65	5,000	3,176	3,300	-
Accounting	8,840	10,000	3,916	9,000	10,000
Inverness Water - tax fees	127,077	126,417	39,506	39,506	63,575
Inverness Metro - tax fees	127,077	126,417	133,055	133,055	143,044
Landscaping - repair/maint/Enh	-	35,000	1,918	15,000	35,000
Tree maintenance	10,387	9,000	5,987	9,000	9,000
Landscaping - contracts/flowers	68,165	60,000	45,700	60,000	60,000
Mulch	-	20,000	-	20,000	20,000
Irrigation Repairs	1,245	4,000	1,553	3,000	4,000
Handyman Services	-	1,800	-	-	1,800
Electrical repairs	-	2,500	-	2,500	2,500
Holiday lighting	9,588	14,000	-	14,000	14,000
Insurance	4,052	4,500	4,166	4,200	4,500
Website remediation	-	4,000	-	2,000	4,000
Winter Watering	-	5,000	-	5,000	5,000
Snow removal	1,600	2,000	934	2,000	2,000
Treasurers fees	5,703	5,404	5,335	5,404	5,436
Utilities/Irrigation water	4,768	4,000	3,681	5,000	5,000
Miscellaneous	128	1,500	-	1,000	1,500
Contingency	-	97,187	-	-	203,658
Emergency reserve (3%)	-	13,870	-	-	12,425
Total expenditures	391,090	573,395	256,966	353,665	630,238
Ending fund balance	$ 203,880	$ -	$ 316,913	$ 239,120	$ -
Assessed valuation		$ 31,604,421			$ 31,787,474
Gross Mill Levy		15.600			15.600
Less: Temporary Mill Levy Reduction		(4.200)			(4.200)
Mill Levy		11.400			11.400
Mill levy Inverness Water and San		4.000			2.000
Mill levy Inverness Metro District		4.000			4.500