WBMD 2027 Proposed Budget, Version 4: Cover Letter to the Board

Nov 24, 2026

Board,

Attached is version 4 of the proposed 2027 budget for our work session on Tuesday, December 1 at 2:00 PM by Zoom. It folds the comments Jim and I worked through with Diane into the November 16 draft from CRS. We hold the budget hearing and adopt on December 11, and the levy is certified to Summit County by December 15.

The levy

The total levy drops to 66.427 mills from 68.156 in 2026. Because assessed value grew, collections still rise 1.8%, to $806,205 from $792,087.

Fund	2027 mills	2027 taxes	What it pays for
General Fund (includes 0.457 refunds and abatements)	36.157	$438,827	Operations, ranch manager, roads, snow, administration
General Fund reserve	5.000	$60,684	Reserve
Stewardship	12.359	$149,998	Resiliency and wildfire planning, and the last $60,000 of General Fund advances
Road paving	4.700	$57,043	Pays off the road loan in 2027
Well #3	4.455	$54,069	Well 3R, in Capital Projects
SRF loan	3.756	$45,585	Existing SRF water loan
Total	66.427	$806,205	

The General Fund levy is close to its voter-approved limit of $439,915 for 2027. New General Fund spending has to come from fund balance, the reserve or loans, not a higher levy.

What changed in version 4

None of these changes move the levy. They place the wish list, the water shortfall and the Well 3R work.

1. **General Fund:** $23,390 of 2027 items. Grizzly rock screen $9,000, Nordic trail link from Filing 1 to Filing 2 $6,600, second set of truck rims $2,600, shop sink with eyewash $2,000, tools $2,000, training (trench competent person, OSHA 30, Class 1 operator) $740 and a 3-point bale spear $450.
2. **General Fund reserve:** engraved road-name signs $20,000 and Tract K dead-tree clearing $4,000. With the $60,000 Stewardship repayment coming in, the reserve ends 2027 at about $307,545.

3. **Water Operations:** a $38,000 General Fund transfer in 2026 covers the 2025 and 2026 shortfalls, through a 2026 budget amendment. No transfer is planned for 2027, and water charges stay at $95,000.
4. **2026 water equipment:** the $35,800 for the backflow preventer, booster pump and zone valve is proposed to be repaid to the General Fund from the 2027 loan, subject to lender approval. With it the General Fund ends 2027 at about $55,700, or about $19,900 without it.
5. **Capital Projects:** an $850,000 2027 loan appropriation for Well 3R and the water system list. That covers $782,916 of identified work, including the $90,000 Well 3R design and a trench shoring kit for our own crew, plus a $31,284 contingency. It is spending authority only. Borrowing beyond the $150,000 of Well 3R debt voters approved in 2024 needs a new ballot question.
6. **Stewardship:** $10,000 added for wildfire plan consulting and grant match. The fund ends 2027 at about $45,177.
7. **Road paving:** the road loan is paid off in 2027 and the remaining balance, about $5,300, closes to the General Fund. Road improvements wait for a ballot question.
8. **SRF loan:** the reduced SRF levy continues for 2027, which needs a board waiver of the reserve requirement. It returns to about $100,000 a year (roughly 8 mills) in 2028.
9. **Audit:** with loan proceeds, 2027 revenues top $1 million, so the budget carries an $18,000 audit.

For discussion on December 1

I'd like to open with election timing, since it shapes several of these decisions. Our regular election is May 4, 2027, when three seats are up. Tax and debt questions can go on that ballot or on the November 2, 2027 ballot, and a question approved in either still allows a levy collected in 2028.

Questions we may need on a 2027 ballot:

- **Well 3R loan:** needed for any borrowing above the $150,000 already approved.
- **Water R&M levy:** about 2 mills would cover the $25,000 repairs and maintenance line, as an alternative to raising fees. It does move us away from water fees paying for water operations.
- **Roads:** Tier 1B road base, Tiers 2 and 3, and paving, about $242,600 plus paving. The ballot can authorize a maximum levy and debt that the board certifies only when the work is ready. November would give us six more months to firm up costs.

We'll also discuss a water base fee increase of $10 to $20 a month, which would raise about $6,700 to $13,400 a year across 56 accounts.

December 11

On December 11 the board will be asked to adopt the budget and certify the levy, approve the 2026 budget amendment for Water Operations and waive the SRF reserve requirement for 2027. We'll also adopt a reimbursement resolution so 2027 loan proceeds can repay the 2026 water equipment, the 2025 and 2026 Well 3R spending and the 2027 Well 3R design.

Please send any questions to Diane or Carlos before the work session rather than replying to all, so the board's discussion stays in the meeting. Thanks,

Mat Sherwood
President, Willow Brook Metropolitan District