

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ (733,324)	\$ 8,635	\$ 61,163
REVENUES			
Property taxes	632	500	500
Specific ownership tax	60	54	44
Interest income	76	9	400
Fire protection tax	61	48	48
Developer advance	42,000	-	-
Other income	-	1	500
Transfer from district No.2	15,084	99,183	205,298
Intergovernmental Revenue - District No. 2	21,014,368	1,657,247	3,281,600
Total revenues	<u>21,072,281</u>	<u>1,757,042</u>	<u>3,488,390</u>
Total funds available	<u>20,338,957</u>	<u>1,765,677</u>	<u>3,549,553</u>
EXPENDITURES			
General and administrative	44,190	47,267	213,000
Capital projects	20,286,132	1,657,247	3,281,600
Total expenditures	<u>20,330,322</u>	<u>1,704,514</u>	<u>3,519,600</u>
Total expenditures and transfers out requiring appropriation	<u>20,330,322</u>	<u>1,704,514</u>	<u>3,519,600</u>
ENDING FUND BALANCES	<u>\$ 8,635</u>	<u>\$ 61,163</u>	<u>\$ 29,953</u>
EMERGENCY RESERVE	<u>\$ 500</u>	<u>\$ 3,000</u>	<u>\$ 6,300</u>
TOTAL RESERVE	<u>\$ 500</u>	<u>\$ 3,000</u>	<u>\$ 6,300</u>

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/7/22

ACTUAL	ESTIMATED	BUDGET
2020	2021	2022

ASSESSED VALUATION

Agricultural	10	10	10
State assessed	200	200	200
Personal property	7,900	6,200	6,200
Certified Assessed Value	\$ 8,110	\$ 6,410	\$ 6,410

MILL LEVY

General	77.929	77.929	77.929
Fire Protection	7.514	7.514	7.514
Total mill levy	85.443	85.443	85.443

PROPERTY TAXES

General	\$ 632	\$ 500	\$ 500
Fire Protection	61	48	48
Levied property taxes	693	548	548
Budgeted property taxes	\$ 693	\$ 548	\$ 548

BUDGETED PROPERTY TAXES

General	\$ 632	\$ 500	\$ 500
Fire Protection	61	48	48
	\$ 693	\$ 548	\$ 548

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (5,088)	\$ 8,635	\$ 61,163
REVENUES			
Property taxes	632	500	500
Specific ownership tax	60	54	44
Interest income	76	9	400
Developer advance	42,000	-	-
Fire Protection Tax	61	48	48
Other Income	-	1	500
Transfer from District No.2	15,084	99,183	205,298
Total revenues	57,913	99,795	206,790
Total funds available	52,825	108,430	267,953
EXPENDITURES			
General and administrative			
Accounting	8,316	10,750	40,000
Auditing	10,500	10,000	10,000
County Treasurer's fee	9	8	8
Fire Protection Treasurer's fees	1	1	1
Dues and licenses	554	687	1,000
Insurance and bonds	5,820	6,011	7,500
District management	7,786	7,000	30,000
Legal services	10,853	2,500	40,000
Miscellaneous	291	262	500
Payment to Town	60	48	47
Election expense	-	-	2,000
Landscaping	-	-	25,000
Utilities	-	10,000	20,000
Repay developer advance	-	-	50,000
Contingency	-	-	11,944
Total expenditures	44,190	47,267	238,000
Total expenditures and transfers out requiring appropriation	44,190	47,267	238,000
ENDING FUND BALANCE	\$ 8,635	\$ 61,163	\$ 29,953
EMERGENCY RESERVE	\$ 500	\$ 3,000	\$ 6,300
TOTAL RESERVE	\$ 500	\$ 3,000	\$ 6,300

No assurance provided. See summary of significant assumptions.

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/7/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (728,236)	\$ -	\$ -
REVENUES			
Intergovernmental Revenue - District No. 2	21,014,368	1,657,247	3,281,600
Total revenues	<u>21,014,368</u>	<u>1,657,247</u>	<u>3,281,600</u>
Total funds available	<u>20,286,132</u>	<u>1,657,247</u>	<u>3,281,600</u>
EXPENDITURES			
Capital Projects			
Accounting	24,949	26,000	-
District management	23,358	21,000	-
Legal services	32,558	7,200	-
Capital outlay	<u>20,205,267</u>	<u>1,603,047</u>	<u>3,281,600</u>
Total expenditures	<u>20,286,132</u>	<u>1,657,247</u>	<u>3,281,600</u>
Total expenditures and transfers out requiring appropriation	<u>20,286,132</u>	<u>1,657,247</u>	<u>3,281,600</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County on December 3, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado.

The District was organized to provide financing for the design, acquisition, installation and construction of sanitation improvements, water improvements, street improvements, traffic and safety control improvements, park and recreation improvements, transportation improvements, television relay and translation improvements, mosquito control, fire protection, emergency medical services, and operation and maintenance of the District. Under the Service Plan, the District is the Service District related to Crowfoot Valley Ranch Metropolitan District No. 2, the Financing District ("District No. 2").

On November 4, 2014, the District's voters authorized general obligation indebtedness of \$53,000,000 for street improvements, \$53,000,000 for parks and recreation, \$53,000,000 for water supply system, \$53,000,000 for sanitary sewer system, \$53,000,000 for traffic and safety control, \$53,000,000 for public transport, \$53,000,000 for fire protection and emergency response facilities, and \$106,000,000 for refinancing of District debt. This voter authorization replaced the voter authorization of December 3, 2002. District voters also approved authorization for the District to retain and spend District revenues, from any lawful source, in excess of the spending, revenue raising or other limitations in Article X, Section 20 of the Colorado constitution. Emergency reserves, required under TABOR have been provided.

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

The District 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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District's service plan sets a mill levy cap for payment of general obligation debt and for operations and maintenance of 70.000 mills district wide, with 20.00 mills for operating costs. Additionally 6.750 mills is designated for fire protection, payable to the Castle Rock Fire Protection District.

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues - (continued)

The operating mill levy may include an additional levy not to exceed 10.00 mills for subdistricts created to serve specific areas within the district.

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.15% from 7.20% for property tax years 2019-2020 on June 10, 2019 with a report submitted to the State Board of Equalization. Accordingly, the mill levy has been adjusted upward to reflect the change assessed value calculation.

The property taxes levied are as shown on the Property Tax Summary Page.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 8.0% of the total property taxes collected by the General Fund.

Developer Advances

The District is in the development stage. As such, the Developer has funded expenditures necessary for the District's general operations and capital infrastructure development. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer under agreements approved by the Board. The District does not anticipate developer advances for 2022.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .10%.

Expenditures

General and Administrative Expenditures

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

Payment to Town

The District has entered into an intergovernmental agreement with the Town of Castle Rock for fire protection and emergency response services. The Town of Castle Rock was required to build a new fire station to service the District and as a result the District agreed to levy 7.514 mills, as adjusted for changes in assessed valuation, and remit the proceeds, net of collection fees, to the Town annually.

**CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

County Treasurer’s Fees

County Treasurer’s fees have been computed at 1.5% of property tax collections.

Capital Outlay

The District anticipates infrastructure improvements during 2022 as displayed in the Capital Projects Fund.

Debt and Leases

The District has no outstanding indebtedness, nor any operating or capital 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.

Crowfoot Valley Ranch Metropolitan District No. 1 Schedule of Developer Advances				
	Balance at December 31, 2020	Additions	Payments	Balance at December 31, 2021
Developer advance payable	\$ 293,692	\$ -	\$ -	\$ 293,692
Accrued interest on advances	237,003	23,495	-	260,498
	\$ 530,695	\$ 23,495	\$ -	\$ 554,190
	Balance at December 31, 2021*	Additions*	Payments*	Balance at December 31, 2022*
Developer advance payable	\$ 293,692	\$ -	\$ -	\$ 293,692
Accrued interest on advances	260,498	23,495	50,000	233,993
	\$ 554,190	\$ 23,495	\$ 50,000	\$ 527,685
*Estimated amounts				

This information is an integral part of the accompanying budget.