

DEER CREEK METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

**DEER CREEK METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/21/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 2,548,178	\$ 2,808,080	\$ 2,827,976	\$ 2,827,976	\$ 3,114,098
REVENUES					
Property taxes	711,557	806,819	782,124	806,819	805,638
Specific ownership taxes	60,475	64,546	28,020	56,000	56,395
Interest income	67,222	70,000	18,125	25,000	17,500
Reimbursed expenditures	4,420	5,000	-	5,000	5,000
Conservation Trust entitlement	3,242	3,000	1,401	3,000	3,000
Total revenues	<u>846,916</u>	<u>949,365</u>	<u>829,670</u>	<u>895,819</u>	<u>887,533</u>
Total funds available	<u>3,395,094</u>	<u>3,757,445</u>	<u>3,657,646</u>	<u>3,723,795</u>	<u>4,001,631</u>
EXPENDITURES					
General Fund	225,405	308,000	146,255	272,912	261,390
Debt Service Fund	326,180	326,785	41,595	326,785	329,274
Capital Projects Fund	15,533	50,000	6,323	10,000	638,000
Total expenditures	<u>567,118</u>	<u>684,785</u>	<u>194,173</u>	<u>609,697</u>	<u>1,228,664</u>
Total expenditures and transfers out requiring appropriation	<u>567,118</u>	<u>684,785</u>	<u>194,173</u>	<u>609,697</u>	<u>1,228,664</u>
ENDING FUND BALANCES	<u>\$ 2,827,976</u>	<u>\$ 3,072,660</u>	<u>\$ 3,463,473</u>	<u>\$ 3,114,098</u>	<u>\$ 2,772,967</u>
EMERGENCY RESERVE	\$ 11,000	\$ 11,900	\$ 10,000	\$ 11,300	\$ 11,300
TOTAL RESERVE	<u>\$ 11,000</u>	<u>\$ 11,900</u>	<u>\$ 10,000</u>	<u>\$ 11,300</u>	<u>\$ 11,300</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/21/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION					
Residential	\$ 11,985,603	\$ 15,059,002	\$ 15,059,002	\$ 15,059,002	\$ 15,055,951
Commercial	10,937,265	11,094,870	11,094,870	11,094,870	11,066,265
State assessed	1,812	1,703	1,703	1,703	1,790
Vacant land	812	812	812	812	812
Personal property	1,378,039	1,474,372	1,474,372	1,474,372	1,465,517
Certified Assessed Value	<u>\$ 24,303,531</u>	<u>\$ 27,630,759</u>	<u>\$ 27,630,759</u>	<u>\$ 27,630,759</u>	<u>\$ 27,590,335</u>
MILL LEVY					
General	11.200	11.200	11.200	11.200	11.200
Debt Service	18.000	18.000	18.000	18.000	18.000
Total mill levy	<u>29.200</u>	<u>29.200</u>	<u>29.200</u>	<u>29.200</u>	<u>29.200</u>
PROPERTY TAXES					
General	\$ 272,200	\$ 309,465	\$ 309,465	\$ 309,465	\$ 309,012
Debt Service	437,464	497,354	497,354	497,354	496,626
Levied property taxes	709,664	806,819	806,819	806,819	805,638
Adjustments to actual/rounding	1,893	-	(24,695)	-	-
Budgeted property taxes	<u>\$ 711,557</u>	<u>\$ 806,819</u>	<u>\$ 782,124</u>	<u>\$ 806,819</u>	<u>\$ 805,638</u>
BUDGETED PROPERTY TAXES					
General	\$ 272,926	\$ 309,465	\$ 299,993	\$ 309,465	\$ 309,012
Debt Service	438,631	497,354	482,131	497,354	496,626
	<u>\$ 711,557</u>	<u>\$ 806,819</u>	<u>\$ 782,124</u>	<u>\$ 806,819</u>	<u>\$ 805,638</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/21/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 596,913	\$ 730,601	\$ 725,084	\$ 725,084	\$ 830,137
REVENUES					
Property taxes	272,926	309,465	299,993	309,465	309,012
Specific ownership taxes	60,475	64,546	28,020	56,000	56,395
Interest income	15,755	18,000	4,525	7,500	5,000
Reimbursed expenditures	4,420	5,000	-	5,000	5,000
Total revenues	<u>353,576</u>	<u>397,011</u>	<u>332,538</u>	<u>377,965</u>	<u>375,407</u>
Total funds available	<u>950,489</u>	<u>1,127,612</u>	<u>1,057,622</u>	<u>1,103,049</u>	<u>1,205,544</u>
EXPENDITURES					
General and administrative					
Accounting	20,901	22,000	12,497	22,000	23,000
Audit	3,900	4,000	4,000	4,000	4,000
Treasurer's fees	4,061	4,642	4,500	4,642	4,635
Insurance	7,924	8,500	8,294	8,294	8,500
District management	36,629	35,000	21,433	35,000	40,000
Legal	2,718	10,000	3,267	10,000	10,000
Director's fees	600	1,200	300	600	900
Dues and subscriptions	483	600	543	543	600
Election expense	-	100	333	333	-
Website	-	1,000	-	1,000	1,000
Miscellaneous expenses	573	1,000	690	1,000	1,000
Contingency	-	14,458	-	-	16,865
Operations and maintenance					
Engineering	897	2,500	1,999	2,500	2,500
Landscape maintenance	49,752	65,000	41,169	65,000	45,000
Perimeter fence maintenance	1,200	5,000	-	-	-
Snow removal	5,400	10,000	2,595	10,000	10,000
Tree program	68,665	100,000	33,745	85,000	70,390
Water-irrigation	21,702	23,000	10,890	23,000	23,000
Total expenditures	<u>225,405</u>	<u>308,000</u>	<u>146,255</u>	<u>272,912</u>	<u>261,390</u>
Total expenditures and transfers out requiring appropriation	<u>225,405</u>	<u>308,000</u>	<u>146,255</u>	<u>272,912</u>	<u>261,390</u>
ENDING FUND BALANCE	<u>\$ 725,084</u>	<u>\$ 819,612</u>	<u>\$ 911,367</u>	<u>\$ 830,137</u>	<u>\$ 944,154</u>
EMERGENCY RESERVE	<u>\$ 11,000</u>	<u>\$ 11,900</u>	<u>\$ 10,000</u>	<u>\$ 11,300</u>	<u>\$ 11,300</u>
TOTAL RESERVE	<u>\$ 11,000</u>	<u>\$ 11,900</u>	<u>\$ 10,000</u>	<u>\$ 11,300</u>	<u>\$ 11,300</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/21/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,021,707	\$ 1,160,921	\$ 1,163,392	\$ 1,163,392	\$ 1,343,961
REVENUES					
Property taxes	438,631	497,354	482,131	497,354	496,626
Interest income	29,234	30,000	7,718	10,000	7,500
Total revenues	<u>467,865</u>	<u>527,354</u>	<u>489,849</u>	<u>507,354</u>	<u>504,126</u>
Total funds available	<u>1,489,572</u>	<u>1,688,275</u>	<u>1,653,241</u>	<u>1,670,746</u>	<u>1,848,087</u>
EXPENDITURES					
Treasurer's fees	6,530	7,460	7,232	7,460	7,449
Paying agent fees	200	1,000	200	1,000	1,000
Bond interest	74,450	68,325	34,163	68,325	60,825
Bond principal	245,000	250,000	-	250,000	260,000
Total expenditures	<u>326,180</u>	<u>326,785</u>	<u>41,595</u>	<u>326,785</u>	<u>329,274</u>
Total expenditures and transfers out requiring appropriation	<u>326,180</u>	<u>326,785</u>	<u>41,595</u>	<u>326,785</u>	<u>329,274</u>
ENDING FUND BALANCE	<u>\$ 1,163,392</u>	<u>\$ 1,361,490</u>	<u>\$ 1,611,646</u>	<u>\$ 1,343,961</u>	<u>\$ 1,518,813</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/21/20

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 929,558	\$ 916,558	\$ 939,500	\$ 939,500	\$ 940,000
REVENUES					
Interest income	22,233	22,000	5,882	7,500	5,000
Conservation Trust entitlement	3,242	3,000	1,401	3,000	3,000
Total revenues	<u>25,475</u>	<u>25,000</u>	<u>7,283</u>	<u>10,500</u>	<u>8,000</u>
Total funds available	<u>955,033</u>	<u>941,558</u>	<u>946,783</u>	<u>950,000</u>	<u>948,000</u>
EXPENDITURES					
Concrete repairs	772	10,000	6,323	10,000	10,000
Traffic Study	-	30,000	-	-	-
Contingency	-	10,000	-	-	105,000
School playground equipment	14,761	-	-	-	-
Fence rebuild	-	-	-	-	125,000
Trail construction	-	-	-	-	300,000
Trail engineering and design	-	-	-	-	65,000
Middle school court improvements	-	-	-	-	33,000
Total expenditures	<u>15,533</u>	<u>50,000</u>	<u>6,323</u>	<u>10,000</u>	<u>638,000</u>
Total expenditures and transfers out requiring appropriation	<u>15,533</u>	<u>50,000</u>	<u>6,323</u>	<u>10,000</u>	<u>638,000</u>
ENDING FUND BALANCE	<u>\$ 939,500</u>	<u>\$ 891,558</u>	<u>\$ 940,460</u>	<u>\$ 940,000</u>	<u>\$ 310,000</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
2021 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 on May 14, 1998, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District is located wholly within Jefferson County, the Foothills Park and Recreation District and the Southwest Metropolitan Water and Sanitation District.

The District was established to provide acquisition, construction, maintenance and operation of street improvements, storm drainage, traffic and safety control devices, television relay and translation, mosquito control, and parks and recreational facilities within its boundaries.

At the District's organizational election, the District's voters authorized the issuance of \$2,550,000 of general obligation indebtedness for street improvements; \$600,000 of general obligation indebtedness for park and recreation improvements; \$75,000 of general obligation indebtedness for traffic and safety control devices; and \$75,000 of general obligation indebtedness for television relay and translation system improvements. The District voters also approved a measure that allows the District to collect and spend all revenues without regard to any limitation found in Article X, Section 20 of the Colorado Constitution ("TABOR") or Section 29-1-301 of the Colorado Revised Statutes.

At a special election held November 3, 1998, District electors authorized the issuance by the District of \$3,200,000 of general obligation indebtedness for street improvements, \$200,000 of general obligation indebtedness for traffic and safety control devices and \$4,075,000 of general obligation indebtedness for purposes of refunding, paying or defeasing outstanding District financial obligations.

The District has no employees and all operations and 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 calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

**DEER CREEK METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicles licensed 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 7% of the property taxes collected.

Conservation Trust Funds

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under State statutes.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.50%.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense. Estimated expenditures related to general repairs and maintenance, road maintenance, fence maintenance, tree maintenance, landscaping, irrigation, engineering, utilities and snow removal were also included the General Fund budget.

County Treasurer's Fees

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

Capital Outlay

Anticipated expenditures for capital projects are outlined on page 5 of the Budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2012 General Obligation Refunding Bonds (discussed under Debt and Leases).

Debt and Leases

On April 12, 2012, the District issued \$3,800,000 in Series 2012 General Obligation Refunding Bonds with interest of 2.00% to 4.00%, consisting of serial bonds due through December 1, 2026. The bonds are subject to redemption prior to maturity on or after December 1, 2022, at the option of the District without redemption premium. The bonds were issued to advance refund all of the District's General Obligation Bonds, Series 2001 and to pay for the costs of issuing the 2012 bonds. The Series 2012 Bonds are rated "A" by Standard and Poor's.

**DEER CREEK METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020
2012 G.O. Refunding Bonds	\$ 1,940,000	\$ -	\$ 250,000	\$ 1,690,000
Bond Premium	41,350	-	9,572	31,778
Total	<u>\$ 1,981,350</u>	<u>\$ -</u>	<u>\$ 259,572</u>	<u>\$ 1,721,778</u>

	Balance at December 31, 2020	Additions	Reductions	Balance at December 31, 2021
2012 G.O. Refunding Bonds	\$ 1,690,000	\$ -	\$ 260,000	\$ 1,430,000
Bond Premium	31,778	-	8,521	23,257
Total	<u>\$ 1,721,778</u>	<u>\$ -</u>	<u>\$ 268,521</u>	<u>\$ 1,453,257</u>

The District has no operating or capital leases.

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.

**DEER CREEK METROPOLITAN DISTRICT
DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	\$3,800,000 General Obligation Refunding Bonds Series 2012 - Interest 2.00%-4.00% Dated April 12, 2012 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total
2021	\$ 260,000	\$ 60,825	\$ 320,825
2022	275,000	53,025	328,025
2023	275,000	43,400	318,400
2024	285,000	33,775	318,775
2025	295,000	23,800	318,800
2026	300,000	12,000	312,000
	\$ 1,690,000	\$ 226,825	\$ 1,916,825

No assurance provided. See summary of significant assumptions.