

DEER CREEK METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**DEER CREEK METROPOLITAN DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 2,827,976	\$ 3,032,374	\$ 3,104,752
REVENUES			
Property taxes	805,515	805,865	316,204
Specific ownership taxes	60,302	60,700	22,134
Interest income	22,775	1,550	1,503
Reimbursed expenditures	-	10,000	5,000
Conservation Trust entitlement	2,935	3,500	3,500
Total revenues	<u>891,527</u>	<u>881,615</u>	<u>348,341</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>369,000</u>
Total funds available	<u>3,719,503</u>	<u>3,913,989</u>	<u>3,822,093</u>
EXPENDITURES			
General Fund	270,694	244,676	290,000
Debt Service Fund	325,981	328,861	1,500,000
Capital Projects Fund	90,454	235,700	1,000,000
Total expenditures	<u>687,129</u>	<u>809,237</u>	<u>2,790,000</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>369,000</u>
Total expenditures and transfers out requiring appropriation	<u>687,129</u>	<u>809,237</u>	<u>3,159,000</u>
ENDING FUND BALANCES	<u>\$ 3,032,374</u>	<u>\$ 3,104,752</u>	<u>\$ 663,093</u>
EMERGENCY RESERVE	<u>\$ 12,000</u>	<u>\$ 11,400</u>	<u>\$ 10,300</u>
TOTAL RESERVE	<u>\$ 12,000</u>	<u>\$ 11,400</u>	<u>\$ 10,300</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/21

ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
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ASSESSED VALUATION

Residential	\$ 15,059,002	\$ 15,055,951	\$ 16,583,783
Commercial	11,094,870	11,066,265	10,292,012
State assessed	1,703	1,790	3,563
Vacant land	812	812	812
Personal property	1,474,372	1,473,298	1,352,294
Certified Assessed Value	\$ 27,630,759	\$ 27,598,116	\$ 28,232,464

MILL LEVY

General	11.200	11.200	11.200
Debt Service	18.000	18.000	0.000
Total mill levy	29.200	29.200	11.200

PROPERTY TAXES

General	\$ 309,465	\$ 309,099	\$ 316,204
Debt Service	497,354	496,766	-
Levied property taxes	806,819	805,865	316,204
Adjustments to actual/rounding	(1,304)	-	-
Budgeted property taxes	\$ 805,515	\$ 805,865	\$ 316,204

BUDGETED PROPERTY TAXES

General	\$ 308,965	\$ 309,099	\$ 316,204
Debt Service	496,550	496,766	-
	\$ 805,515	\$ 805,865	\$ 316,204

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 725,084	\$ 829,142	\$ 964,815
REVENUES			
Property taxes	308,965	309,099	316,204
Specific ownership taxes	60,302	60,700	22,134
Interest income	5,485	550	1,000
Reimbursed expenditures	-	10,000	5,000
Total revenues	<u>374,752</u>	<u>380,349</u>	<u>344,338</u>
Total funds available	<u>1,099,836</u>	<u>1,209,491</u>	<u>1,309,153</u>
EXPENDITURES			
General and administrative			
Accounting	21,669	26,000	28,600
Audit	4,000	4,000	4,500
Treasurer's fees	4,639	4,636	4,743
Insurance	8,294	8,442	9,300
District management	47,949	40,000	50,000
Legal	8,989	10,000	10,000
Director's fees	600	600	900
Dues and subscriptions	543	498	600
Election expense	416	-	2,000
Website	-	1,000	1,000
Miscellaneous expenses	1,430	500	1,000
Contingency	-	-	14,557
Operations and maintenance			
Engineering	6,849	1,000	2,500
Landscape maintenance	66,666	45,000	50,000
Snow removal	2,835	5,000	10,000
Tree program	72,278	75,000	75,000
Water-irrigation	23,537	23,000	25,300
Total expenditures	<u>270,694</u>	<u>244,676</u>	<u>290,000</u>
TRANSFERS OUT			
Transfer to other funds	<u>-</u>	<u>-</u>	<u>369,000</u>
Total expenditures and transfers out requiring appropriation	<u>270,694</u>	<u>244,676</u>	<u>659,000</u>
ENDING FUND BALANCE	<u>\$ 829,142</u>	<u>\$ 964,815</u>	<u>\$ 650,153</u>
EMERGENCY RESERVE	<u>\$ 12,000</u>	<u>\$ 11,400</u>	<u>\$ 10,300</u>
TOTAL RESERVE	<u>\$ 12,000</u>	<u>\$ 11,400</u>	<u>\$ 10,300</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,163,392	\$ 1,344,285	\$ 1,512,690
REVENUES			
Property taxes	496,550	496,766	-
Interest income	10,324	500	250
Total revenues	<u>506,874</u>	<u>497,266</u>	<u>250</u>
Total funds available	<u>1,670,266</u>	<u>1,841,551</u>	<u>1,512,940</u>
EXPENDITURES			
Treasurer's fees	7,456	7,451	-
Miscellaneous expenses	-	385	-
Paying agent fees	200	200	1,000
Bond interest	68,325	60,825	53,025
Bond principal	250,000	260,000	1,430,000
Contingency	-	-	15,975
Total expenditures	<u>325,981</u>	<u>328,861</u>	<u>1,500,000</u>
Total expenditures and transfers out requiring appropriation	<u>325,981</u>	<u>328,861</u>	<u>1,500,000</u>
ENDING FUND BALANCE	<u>\$ 1,344,285</u>	<u>\$ 1,512,690</u>	<u>\$ 12,940</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 939,500	\$ 858,947	\$ 627,247
REVENUES			
Interest income	6,966	500	253
Conservation Trust entitlement	2,935	3,500	3,500
Total revenues	<u>9,901</u>	<u>4,000</u>	<u>3,753</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>369,000</u>
Total funds available	<u>949,401</u>	<u>862,947</u>	<u>1,000,000</u>
EXPENDITURES			
Concrete repairs	6,323	-	-
Contingency	-	-	200,000
Fence rebuild	84,131	145,000	-
Middle school court improvements	-	40,700	-
Trail construction	-	-	750,000
Trail engineering and design	-	50,000	50,000
Total expenditures	<u>90,454</u>	<u>235,700</u>	<u>1,000,000</u>
Total expenditures and transfers out requiring appropriation	<u>90,454</u>	<u>235,700</u>	<u>1,000,000</u>
ENDING FUND BALANCE	<u>\$ 858,947</u>	<u>\$ 627,247</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
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 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
2022 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.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.10%.

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). The District anticipates paying the remaining principal balance in 2022.

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
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

	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>

	Balance at December 31, 2021	Additions	Reductions	Balance at December 31, 2022
2012 G.O. Refunding Bonds	\$ 1,430,000	\$ -	\$ 1,430,000	\$ -
Bond Premium	23,257	-	23,257	-
Total	<u>\$ 1,453,257</u>	<u>\$ -</u>	<u>\$ 1,453,257</u>	<u>\$ -</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
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
	\$ 1,430,000	\$ 166,000	\$ 1,596,000

No assurance provided. See summary of significant assumptions.