

DEER CREEK METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

**DEER CREEK METROPOLITAN DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/11/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 3,032,374	\$ 3,114,351	\$ 1,684,506
REVENUES			
Property taxes	788,099	316,204	311,339
Specific ownership taxes	61,657	21,000	21,794
Interest income	788	14,141	39,646
Reimbursed expenditures	3,895	5,000	5,000
Conservation Trust entitlement	3,458	3,500	3,500
Total revenues	<u>857,897</u>	<u>359,845</u>	<u>381,279</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>349,000</u>
Total funds available	<u>3,890,271</u>	<u>3,474,196</u>	<u>2,414,785</u>
EXPENDITURES			
General Fund	235,097	301,384	326,000
Debt Service Fund	328,335	1,483,225	24,539
Capital Projects Fund	212,488	5,081	1,010,000
Total expenditures	<u>775,920</u>	<u>1,789,690</u>	<u>1,360,539</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>349,000</u>
Total expenditures and transfers out requiring appropriation	<u>775,920</u>	<u>1,789,690</u>	<u>1,709,539</u>
ENDING FUND BALANCES	<u>\$ 3,114,351</u>	<u>\$ 1,684,506</u>	<u>\$ 705,245</u>
EMERGENCY RESERVE	<u>\$ 11,000</u>	<u>\$ 10,400</u>	<u>\$ 11,200</u>
TOTAL RESERVE	<u>\$ 11,000</u>	<u>\$ 10,400</u>	<u>\$ 11,200</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/11/23

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
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ASSESSED VALUATION

Residential - single family	\$ 15,055,951	\$ 16,583,783	\$ 16,119,914
Commercial	11,066,265	10,292,012	10,268,175
State assessed	1,790	3,563	3,802
Vacant land	812	812	812
Personal property	1,473,298	1,352,294	1,405,451
Certified Assessed Value	\$ 27,598,116	\$ 28,232,464	\$ 27,798,154

MILL LEVY

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

PROPERTY TAXES

General	\$ 309,099	\$ 316,204	\$ 311,339
Debt Service	496,766	-	-
Levied property taxes	805,865	316,204	311,339
Adjustments to actual/rounding	(17,766)	-	-
Budgeted property taxes	\$ 788,099	\$ 316,204	\$ 311,339

BUDGETED PROPERTY TAXES

General	\$ 302,285	\$ 316,204	\$ 311,339
Debt Service	485,814	-	-
	\$ 788,099	\$ 316,204	\$ 311,339

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/11/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 829,142	\$ 962,293	\$ 1,008,113
REVENUES			
Property taxes	302,285	316,204	311,339
Specific ownership taxes	61,657	21,000	21,794
Interest income	411	5,000	34,000
Reimbursed expenditures	3,895	5,000	5,000
Total revenues	368,248	347,204	372,133
Total funds available	1,197,390	1,309,497	1,380,246
EXPENDITURES			
General and administrative			
Accounting	23,385	28,000	30,000
Audit	4,000	4,500	5,000
Treasurer's fees	4,530	4,743	4,670
Insurance	8,636	8,907	10,000
District management	35,652	35,000	50,000
Legal	6,816	7,500	10,000
Director's fees	500	800	900
Dues and subscriptions	498	525	600
Election expense	-	936	2,000
Website	-	1,000	1,000
Miscellaneous expenses	273	250	1,000
Contingency	-	-	9,830
Operations and maintenance			
Engineering	1,285	6,000	5,000
Landscape maintenance	47,677	50,000	50,000
Snow removal	1,344	7,500	10,000
Tree program	77,415	126,745	100,000
Water-irrigation	23,086	18,978	36,000
Total expenditures	235,097	301,384	326,000
TRANSFERS OUT			
Transfer to other funds	-	-	349,000
Total expenditures and transfers out requiring appropriation	235,097	301,384	675,000
ENDING FUND BALANCE	\$ 962,293	\$ 1,008,113	\$ 705,246
EMERGENCY RESERVE	\$ 11,000	\$ 10,400	\$ 11,200
TOTAL RESERVE	\$ 11,000	\$ 10,400	\$ 11,200

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/11/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,344,285	\$ 1,501,764	\$ 24,539
REVENUES			
Property taxes	485,814	-	-
Interest income	-	6,000	-
Total revenues	<u>485,814</u>	<u>6,000</u>	<u>-</u>
Total funds available	<u>1,830,099</u>	<u>1,507,764</u>	<u>24,539</u>
EXPENDITURES			
Treasurer's fees	7,280	-	-
Miscellaneous expenses	30	-	-
Paying agent fees	200	200	-
Bond interest	60,825	53,025	-
Bond principal	260,000	1,430,000	-
Contingency	-	-	24,539
Total expenditures	<u>328,335</u>	<u>1,483,225</u>	<u>24,539</u>
Total expenditures and transfers out requiring appropriation	<u>328,335</u>	<u>1,483,225</u>	<u>24,539</u>
ENDING FUND BALANCE	<u>\$ 1,501,764</u>	<u>\$ 24,539</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/11/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 858,947	\$ 650,294	\$ 651,854
REVENUES			
Interest income	377	3,141	5,646
Conservation Trust entitlement	3,458	3,500	3,500
Total revenues	<u>3,835</u>	<u>6,641</u>	<u>9,146</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>349,000</u>
Total funds available	<u>862,782</u>	<u>656,935</u>	<u>1,010,000</u>
EXPENDITURES			
Concrete repairs	7,842	-	10,000
Contingency	-	-	200,000
Fence rebuild	142,340	3,112	-
Middle school court improvements	40,700	-	-
Trail construction	-	-	750,000
Trail engineering and design	21,606	1,969	50,000
Total expenditures	<u>212,488</u>	<u>5,081</u>	<u>1,010,000</u>
Total expenditures and transfers out requiring appropriation	<u>212,488</u>	<u>5,081</u>	<u>1,010,000</u>
ENDING FUND BALANCE	<u>\$ 650,294</u>	<u>\$ 651,854</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
2023 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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created

**DEER CREEK METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Property Taxes (continued)

subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

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 4.0%.

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 and Leases

Debt Service

The District has no operating or capital leases.

**DEER CREEK METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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.