

COUNTRYDALE METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

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

1/16/2023

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 1,414,823	\$ 1,207,030	\$ 1,202,219
REVENUES			
Property taxes	1,446,959	1,628,021	1,596,387
Property taxes - contractual obligation	287,564	316,174	322,015
Specific ownership tax	131,690	135,890	134,288
Interest income	2,421	6,660	17,225
General Fund fees	295,461	329,272	363,170
Conduit system license fees	-	14,968	15,260
Total revenues	<u>2,164,095</u>	<u>2,430,985</u>	<u>2,448,345</u>
TRANSFERS IN	<u>100,000</u>	<u>-</u>	<u>-</u>
Total funds available	<u>3,678,918</u>	<u>3,638,015</u>	<u>3,650,564</u>
EXPENDITURES			
General Fund	371,736	413,798	460,000
Debt Service Fund	2,000,152	2,021,998	2,049,688
Total expenditures	<u>2,371,888</u>	<u>2,435,796</u>	<u>2,509,688</u>
TRANSFERS OUT	<u>100,000</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,471,888</u>	<u>2,435,796</u>	<u>2,509,688</u>
ENDING FUND BALANCES	<u>\$ 1,207,030</u>	<u>\$ 1,202,219</u>	<u>\$ 1,140,876</u>
Emergency Reserve	\$ 10,500	\$ 11,800	\$ 13,000
NBH Debt Service Reserve	350,000	350,000	350,000
UMB Debt Service Reserve	490,000	490,000	490,000
TOTAL RESERVE	<u>\$ 850,500</u>	<u>\$ 851,800</u>	<u>\$ 853,000</u>

No assurance provided. See summary of significant assumptions.

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

1/16/2023

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
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ASSESSED VALUATION - JEFFERSON COUNTY

Commercial	\$ 19,275,393	\$ 15,645,627	\$ 18,162,296
Agricultural	645	673	613
State assessed	248,946	3,346	138,863
Vacant land	1,285,407	582,814	582,814
Personal property	-	1,554,998	-
Natural resources	26	26	26
Certified Assessed Value	\$ 20,810,417	\$ 17,787,484	\$ 18,884,612

MILL LEVY

General	2.600	2.600	2.600
Debt Service	17.500	18.000	17.250
Contractual Obligation	3.613	3.598	3.590
Total mill levy	23.713	24.198	23.440

PROPERTY TAXES

General	\$ 54,107	\$ 46,247	\$ 49,100
Debt Service	364,182	320,175	325,760
Contractual Obligation	75,188	63,999	67,796
Levied property taxes	493,477	430,421	442,656
Adjustments to actual/rounding	-	219	-
Budgeted property taxes	\$ 493,477	\$ 430,640	\$ 442,656

ASSESSED VALUATION - DEBT ONLY

Commercial	\$ 62,909,611	\$ 63,082,765	\$ 70,551,337
Industrial	5,253	-	-
State assessed	322,843	52	261,830
Personal property	-	6,871,223	-
Certified Assessed Value	\$ 63,237,707	\$ 69,954,040	\$ 70,813,167

MILL LEVY

Debt Service	17.500	18.000	17.250
Contractual Obligation	3.613	3.598	3.590
Total mill levy	21.113	21.598	20.840

PROPERTY TAXES

Debt Service	\$ 1,106,660	\$ 1,259,173	\$ 1,221,527
Contractual Obligation	228,478	251,695	254,219
Levied property taxes	1,335,138	1,510,868	1,475,746
Adjustments to actual/rounding	(62,156)	2,687	-
Refunds and abatements	(31,936)	-	-
Budgeted property taxes	\$ 1,241,046	\$ 1,513,555	\$ 1,475,746

BUDGETED PROPERTY TAXES

General	\$ 54,107	\$ 46,271	\$ 49,100
Debt Service	1,392,852	1,581,750	1,547,287
Contractual Obligation	287,564	316,174	322,015
Budgeted Property Taxes	\$ 1,734,523	\$ 1,944,195	\$ 1,918,402

No assurance provided. See summary of significant assumptions.

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

1/16/2023

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 473,611	\$ 351,544	\$ 322,515
REVENUES			
Property Taxes	54,107	46,271	49,100
Interest Income	101	460	4,629
General Fund Fees	295,461	329,272	363,170
Conduit System License Fees	-	14,968	15,260
Total revenues	349,669	390,971	432,159
Total funds available	823,280	742,515	754,674
EXPENDITURES			
General and administrative			
Accounting	25,275	27,720	32,000
Auditing	4,000	4,250	5,000
County Treasurer's Fee	958	894	737
Dues and Licenses	780	596	1,000
Insurance	8,112	16,778	17,500
District Management	18,510	18,500	21,300
Legal Services	5,653	5,000	5,000
Miscellaneous	280	1,286	1,000
Election Expense	-	888	1,000
Contingency	-	6,202	4,213
Operations and maintenance			
Landscape Maintenance	142,068	145,000	145,000
Non-potable Water	154,455	155,000	155,000
Electric and Gas	1,023	1,000	1,250
Repairs and Maintenance	298	25,886	50,000
Snow Removal	10,324	11,000	20,000
Total expenditures	371,736	420,000	460,000
TRANSFERS OUT			
Transfers to other fund	100,000	-	-
Total expenditures and transfers out requiring appropriation	471,736	420,000	460,000
ENDING FUND BALANCE	\$ 351,544	\$ 322,515	\$ 294,674
Emergency Reserve	\$ 10,500	\$ 11,800	\$ 13,000

No assurance provided. See summary of significant assumptions.

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

1/16/2023

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 941,212	\$ 855,486	\$ 873,502
REVENUES			
Property Taxes	1,392,852	1,581,750	1,547,287
Property Taxes - Contractual Obligation	287,564	316,174	322,015
Specific Ownership Tax	131,690	135,890	134,288
Interest Income	2,320	6,200	12,596
Total revenues	1,814,426	2,040,014	2,016,186
TRANSFERS IN			
Transfers from other funds	100,000	-	-
Total funds available	2,855,638	2,895,500	2,889,688
EXPENDITURES			
General and administrative			
County Treasurer's Fee	21,168	23,728	23,209
County Treasurer's Fees - Contractual Obligation	4,370	4,742	4,830
Paying Agent Fees	800	800	800
Intergovernmental Payments - Rec Center	238,209	259,276	265,056
Intergovernmental Payments - Cost Share	20,176	21,606	22,088
Intergovernmental Payments - Land Leases	28,453	30,000	30,000
Contingency	-	-	22,647
Debt Service			
Loan interest - Series 2015	472,876	447,746	421,958
Bond Interest - 2010 Sub Bond	449,100	449,100	449,100
Loan Principal - Series 2015	765,000	785,000	810,000
Total expenditures	2,000,152	2,021,998	2,049,688
Total expenditures and transfers out requiring appropriation	2,000,152	2,021,998	2,049,688
ENDING FUND BALANCE	\$ 855,486	\$ 873,502	\$ 840,000
NBH Debt Service Reserve	\$ 350,000	\$ 350,000	\$ 350,000
UMB Debt Service Reserve	490,000	490,000	490,000
TOTAL RESERVE	\$ 840,000	\$ 840,000	\$ 840,000

No assurance provided. See summary of significant assumptions.

**COUNTRYDALE 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 court order in 1997 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 entirely in Jefferson County, Colorado.

The District was established to provide financing for the design, acquisition, construction, and installation of essential public-purpose facilities such as parks and recreation, sanitary sewer, traffic and safety controls, street improvements, public transportation, water, television relay, telephone and fiber optic service, mosquito control, and the operation and maintenance of the District.

The District has authorized but unissued debt of \$14,622,754. However, pursuant to the Service Plan, the District's debt may not exceed \$27,000,000 without the consent of the City of Westminster. The District has \$10,000 of debt authorization remaining under the service plan. The voters also approved the District's ability to annually collect and retain all revenue without regard to TABOR limitations.

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.

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 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%.

The calculation of the taxes levied for collection in 2023 is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**COUNTRYDALE METROPOLITAN DISTRICT
2023 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 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 7% of the property taxes collected by both the General Fund and the Debt Service Fund.

General Fund Fee

On November 4, 2005, the District entered into an Exclusion and Service Agreement with the property owner for the exclusion of certain real property in the District. The property continues to be subject to the levy of taxes for the payment of its proportionate share of the outstanding debt existing at the time of the exclusion. The property has been excluded from the boundaries of the District and is therefore excluded from any future General Fund mill levy. As consideration for the benefits derived from the District's continued provision of operation and maintenance services, the owner of the property agrees to pay the District a general fund fee calculated as if it was in the District. This fee is calculated by taking the property's percentage of final assessed value times the operation and maintenance costs for the year. The District anticipates assessing a fee for collection in 2023 as displayed in the General Fund budget.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as accounting, insurance, legal and management expenses. Operating expenditures also include landscape maintenance and water.

County Treasurer's Fees

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

Debt Service

Principal and interest payments are provided based on the debt amortization schedules from the 2015 Senior Loan and 2010 Subordinate Bonds (discussed under Debt and Leases).

Intergovernmental Payments

The District has entered into two cost sharing agreements with the City. The first agreement calls for the District to certify a fixed rate mill levy of 3 mills. The proceeds of the mill levy will be made available to the City for the purpose of jointly financing public recreation facilities.

**COUNTRYDALE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

The second agreement calls for the District to certify a mill levy of not less than .25 mills and not more than .50 mills to generate \$20,000 of revenue. All revenue generated by the mill levy is to be transferred to the City. The revenue is to be utilized to enhance golf course operations.

The District has assumed certain obligations of the developer under a land lease with the City which obligates the District to pay the City on an annual basis for a portion of the costs incurred by the City to defray the costs associated with the lease of the County property necessary for the existence of the golf course. The annual reimbursement for 2023 is \$30,000.

These mill levies are in addition to the debt service and operations mill levy. The District mill levy in 2023 to meet these contractual obligations is shown on the Property Tax Summary Information page of the budget.

Debt and Leases

2015 Senior Loan

On July 1, 2015, the District issued \$17,100,000 of Unlimited Tax General Obligation Refunding Senior Note, Series 2015 (the "Note"). The District entered into a Loan Agreement with NBH Bank in the amount of \$17,100,000 on July 1, 2015, as evidenced by the Note (the "Loan").

The Loan is due July 1, 2035, with an annual interest rate of 3.24%, calculated on the basis of a 360-day year and actual number of days elapsed, payable semi-annually on June 1 and December 1. Payments of principal are due annually on December 1.

The District may prepay amounts owing under the Note at any time and from time to time. The District may be required to pay a Prepayment Fee equal to interest accrued from the beginning of the last payment date to the date of prepayment, plus the present value of the difference between (a) the amount that would have been realized by the Bank on the prepaid amount for the remaining term of the Loan at the Fixed Interest Rate on the Note and (b) the amount that would be realized by the Bank by reinvesting such prepaid funds for the remaining term of the Loan.

The Loan is secured by and payable from Pledged Revenue as defined as monies derived from the Required Mill Levy, net of collection costs; Specific Ownership Taxes; and any other legally available moneys which the Board determines in its sole discretion to apply as Pledged Revenue.

The District's Required Mill Levy, as defined in the Loan (defined below), means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of and interest on the Loan, as the same become due and payable, and to make up any deficiencies in the Reserve Fund, without limitation of rate.

The Loan is further secured by the Debt Service Reserve Fund in the required amount of \$350,000 for so long as the Loan is outstanding.

**COUNTRYDALE METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

2010 Subordinate Bonds

The District issued \$5,490,000 of Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Subordinate Bonds, Series 2010B, dated December 17, 2010 (the "Subordinate Bonds"). The Bond Resolution authorizing the issuance of the Subordinate Bonds was amended on July 10, 2015. The Required Mill Levy imposed by the District to pay debt service on the Subordinate Bonds has converted from a limited to an unlimited mill levy.

The Subordinate Bonds are term bonds due December 15, 2037, with an interest rate of 9.00%, payable annually on December 15. The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in part, on December 15, 2025 and on any date thereafter without a redemption premium.

The Subordinate Bonds are secured by and payable from Pledged Revenue as defined as monies derived from the imposition of the Subordinate Required Mill Levy, net of collection costs; the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy, net of any costs of collection; and any other legally available moneys which the District determines, in its sole discretion, to credit as Pledged Revenue, on a subordinate basis to the Loan.

The District's Subordinate Required Mill Levy as defined in the Amended Bond Resolution, means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Subordinate Bonds, as the same become due and payable, without limitation of rate.

The Subordinate Bonds are further secured by the Subordinate Debt Service Reserve Fund in the required amount of \$490,000 for so long as the Subordinate Bonds are outstanding.

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 the fiscal year spending for 2023, as defined under TABOR.

Debt Service Reserve

The District is required to maintain a debt service reserve of \$350,000 under the Loan. This reserve was initially established from the proceeds of the issuance of the Loan.

Subordinate Bond Reserve

Under the Subordinate Bonds, the District is required to maintain a reserve in the amount of \$490,000.

This information is an integral part of the accompanying budget

**COUNTRYDALE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$17,100,000 Loan Agreement with
NBH Bank, N.A.
Interest Rate 3.24%
Dated July 10, 2015**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 810,000	\$ 421,958	\$ 1,231,958
2024	835,000	396,433	1,231,433
2025	865,000	367,920	1,232,920
2026	895,000	339,505	1,234,505
2027	920,000	310,104	1,230,104
2028	950,000	280,649	1,230,649
2029	980,000	248,675	1,228,675
2030	1,010,000	216,482	1,226,482
2031	1,045,000	183,303	1,228,303
2032	1,075,000	149,383	1,224,383
2033	1,110,000	113,661	1,223,661
2034	1,150,000	77,198	1,227,198
2035	1,200,000	22,896	1,222,896
2036	-	-	-
2037	-	-	-
	<u>\$ 12,845,000</u>	<u>\$ 3,128,165</u>	<u>\$ 15,973,165</u>

No assurance provided. See summary of significant assumptions.

**COUNTRYDALE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$5,490,000 General Obligation Limited Tax
(Convertible to Unlimited Tax) Refunding Subordinate
Bonds- Series 2010B Interest Rate 9.00%
Dated December 22, 2010**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 449,100	\$ 449,100
2024	-	449,100	449,100
2025	-	449,100	449,100
2026	-	449,100	449,100
2027	-	449,100	449,100
2028	-	449,100	449,100
2029	-	449,100	449,100
2030	-	449,100	449,100
2031	-	449,100	449,100
2032	-	449,100	449,100
2033	-	449,100	449,100
2034	-	449,100	449,100
2035	-	449,100	449,100
2036	-	449,100	449,100
2037	4,990,000	449,100	5,439,100
	<u>\$ 4,990,000</u>	<u>\$ 6,736,500</u>	<u>\$ 11,726,500</u>

No assurance provided. See summary of significant assumptions.