

**REDTAIL RANCH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021**

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

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ (5,085)	\$ 53,190	\$ 366,151
REVENUES			
Property taxes	115,763	601,361	225,731
Specific ownership tax	7,713	28,600	11,287
Interest income	662	3,000	1,800
Developer advance	2,500	-	8,600,000
Total revenues	<u>126,638</u>	<u>632,961</u>	<u>8,838,818</u>
Total funds available	<u>121,553</u>	<u>686,151</u>	<u>9,204,969</u>
EXPENDITURES			
General Fund	68,363	320,000	235,000
Capital Projects Fund	-	-	8,600,000
Total expenditures	<u>68,363</u>	<u>320,000</u>	<u>8,835,000</u>
Total expenditures and transfers out requiring appropriation	<u>68,363</u>	<u>320,000</u>	<u>8,835,000</u>
ENDING FUND BALANCES	<u>\$ 53,190</u>	<u>\$ 366,151</u>	<u>\$ 369,969</u>

No assurance provided. See summary of significant assumptions.

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

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Oil & Gas	7,343,910	39,817,770	14,740,750
Agricultural	11,470	10,050	10,050
State assessed	245,320	261,350	297,930
Certified Assessed Value	\$ 7,600,700	\$ 40,089,170	\$ 15,048,730
 MILL LEVY			
General	15.000	15.000	15.000
Total mill levy	15.000	15.000	15.000
 PROPERTY TAXES			
General	\$ 114,010	\$ 601,338	\$ 225,731
Levied property taxes	114,010	601,338	225,731
Adjustments to actual/rounding	-	(300,000)	-
Budgeted property taxes	\$ 114,010	\$ 301,338	\$ 225,731
 BUDGETED PROPERTY TAXES			
General	\$ 114,010	\$ 301,338	\$ 225,731
	\$ 114,010	\$ 301,338	\$ 225,731

No assurance provided. See summary of significant assumptions.

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

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ (5,085)	\$ 53,190	\$ 366,151
REVENUES			
Property taxes	115,763	601,361	225,731
Specific ownership tax	7,713	28,600	11,287
Interest income	662	3,000	1,800
Developer advance	2,500	-	-
Total revenues	126,638	632,961	238,818
Total funds available	121,553	686,151	604,969
EXPENDITURES			
General and administrative			
Accounting	7,877	9,000	15,000
Contingency	-	2,072	97,114
County Treasurer's fee	1,740	9,061	3,386
Dues and licenses	354	695	1,000
Election expense	-	1,022	-
Insurance and bonds	2,994	3,211	3,500
Legal services	7,221	4,000	15,000
Repay developer advance	48,177	290,939	-
Operations and maintenance			
Repairs and maintenance	-	-	100,000
Total expenditures	68,363	320,000	235,000
Total expenditures and transfers out requiring appropriation	68,363	320,000	235,000
ENDING FUND BALANCE	\$ 53,190	\$ 366,151	\$ 369,969
EMERGENCY RESERVE	\$ 3,700	\$ 19,000	\$ 7,200
TOTAL RESERVE	\$ 3,700	\$ 19,000	\$ 7,200

No assurance provided. See summary of significant assumptions.

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

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	-	8,600,000
Total revenues	-	-	8,600,000
Total funds available	-	-	8,600,000
EXPENDITURES			
Engineering	-	-	200,000
Streets	-	-	6,500,000
Sewer	-	-	940,000
Water	-	-	960,000
Total expenditures	-	-	8,600,000
Total expenditures and transfers out requiring appropriation	-	-	8,600,000
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**REDTAIL RANCH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized to provide for the planning, design, acquisition, construction, installation, and financing of Public Improvements. The District has the power and authority to provide for essential public services and facilities including streets, traffic and safety controls, water, sanitation, parks and recreation, mosquito control, public transportation, and television relay and translation services. The District anticipates providing services for the common use and benefit of inhabitants and taxpayers within the boundaries of the District. The District's service area is located in Weld County, Colorado, entirely within the Town of Erie. With the exception of certain trails, open spaces, and pocket parks, the Public Improvements are intended to be dedicated to the Town of Erie for ownership and maintenance.

The District was formed by District Court Order on November 18, 2014. At an election held on November 4, 2014, total debt authorization was approved in the amount of \$26,950,000 for the above listed facilities and services, as well as debt authorization of \$500,000 for operations and maintenance and \$27,450,000 for debt refunding. The District's service plan limits the District's total debt to \$30,000,000 (excluding debt refunding), with a maximum debt mill levy of 50.000 (as adjusted for changes in the method of calculating assessed valuation) and a maximum mill levy for operations of 15.000, which cannot be adjusted for any changes in the method of calculating assessed valuation. The maximum debt service mill levy as adjusted is 55.278.

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 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 page of the budget using the adopted mill levy imposed by the District.

**REDTAIL RANCH METROPOLITAN DISTRICT
2018 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 5% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of 0.5%.

Developer Advances

In 2021, capital expenditures are anticipated to be funded by the Developer. Developer advances are to be recorded as revenue for budget purposes and may be repaid to the Developer from unpledged revenue in future years

Expenditures

Administrative Expenses

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance, meeting expense, and other administrative expenses.

Capital Outlay

The District's capital outlay consists primarily of expenditures for streets, water, and sewer improvements. These expenditures are outlined in the capital projects fund.

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.

**REDTAIL RANCH METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2019, the District had \$320,694.42 in outstanding developer advances and accrued interest at 7% per annum. Repayment of advances and accrued interest is subject to annual appropriation if and when eligible funds become available. See below for the anticipated developer advance transactions:

The District has no general obligation debt, nor any capital or operating leases.

	<u>12/31/2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/2020</u>
Developer Advance				
Principal	\$ 278,104	\$ -	\$ 278,104	-
Accrued interest	42,591	16,894	59,485	-
	<u>\$ 320,695</u>	<u>\$ 16,894</u>	<u>\$ 337,589</u>	<u>-</u>
	<u>12/31/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/2021</u>
Developer Advance				
Principal	<u>\$ -</u>	<u>\$ 8,600,000</u>	<u>\$ -</u>	<u>\$ 8,600,000</u>
	<u>\$ -</u>	<u>\$ 8,600,000</u>	<u>\$ -</u>	<u>\$ 8,600,000</u>

This information is an integral part of the accompanying budget.