

ASPEN RESERVE METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2018 Actual	2019 Adopted Budget	2020 Adopted Budget
Assessed Valuation	\$ 2,467,880	\$ 3,648,570	\$ 4,447,030
Mill Levy			
General Fund	10.000	10.000	10.000
Debt Service Fund	55.277	55.277	55.664
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
Total Mill Levy	<u>65.277</u>	<u>65.277</u>	<u>65.664</u>
Property Taxes			
General Fund	\$ 24,679	\$ 36,486	\$ 44,470
Debt Service Fund	136,417	201,682	247,539
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
Actual/Budgeted Property Taxes	<u>\$ 161,096</u>	<u>\$ 238,168</u>	<u>\$ 292,009</u>

ASPEN RESERVE METROPOLITAN DISTRICT

2020 Budget Message

Introduction

The District was formed in 2016 for the purpose of providing design, financing, acquisition, and construction, of certain infrastructure improvements. These improvements have been dedicated to the City of Thornton, Adams County, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2020 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2020 fiscal year based on available revenues. This budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District.

The Board of Directors authorized adjustment of the District mill levy in accordance with the Colorado Constitution, Article X, Section 3 (the "Gallagher Adjustment"). The Gallagher Adjustment and the District's Service Plan authorize an adjustment of the Maximum Debt Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2004, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The adjustment to the Maximum Debt Mill Levy is determined by the Board so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The Colorado General Assembly passed House Bill 17-1349 setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property taxes commencing on and after January 1, 2017, and House Bill 19-255 setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%), until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property. The Gallagher Adjustment for the District allows for a total mill levy imposition, as noted in the following paragraph, so the District's revenue is neither diminished nor enhanced.

The District's 2019 assessed value is \$4,447,030. The District certified 65.664 mills for taxes collected in the 2020 fiscal year with 10.000 mills dedicated to the General Fund and 55.664 mills dedicated to the Debt Service Fund.

Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year’s debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations. In 2017, the District issued Series 2017A General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds and Series 2017B Subordinate General Obligation Limited Tax Bonds. Below is a summary of the District’s debt.

Debt Service Requirements					
Year	Series 2017A Senior Bonds		Series 2017B Subordinate Bonds		Annual Total
	Principal	Interest	Principal	Interest	
2020		\$ 176,250			\$ 176,250
2021	\$ 5,000	\$ 176,250			\$ 181,250
2022	\$ 30,000	\$ 175,956		\$ 26,784	\$ 232,740
2023	\$ 30,000	\$ 174,194		\$ 66,485	\$ 270,679
2024	\$ 35,000	\$ 172,431		\$ 68,650	\$ 276,081
2025	\$ 40,000	\$ 170,375		\$ 65,706	\$ 276,081
2026	\$ 45,000	\$ 168,025		\$ 68,566	\$ 281,591
2027	\$ 45,000	\$ 165,381		\$ 71,210	\$ 281,591
2028	\$ 55,000	\$ 162,738		\$ 69,472	\$ 287,210
2029	\$ 60,000	\$ 159,506		\$ 67,704	\$ 287,210
2030	\$ 65,000	\$ 155,981		\$ 71,962	\$ 292,943
2031	\$ 70,000	\$ 152,163		\$ 70,780	\$ 292,943
2032	\$ 80,000	\$ 148,050		\$ 70,740	\$ 298,790
2033	\$ 85,000	\$ 143,350		\$ 70,440	\$ 298,790
2034	\$ 90,000	\$ 138,356		\$ 76,397	\$ 304,753
2035	\$ 95,000	\$ 133,069		\$ 76,684	\$ 304,753
2036	\$ 105,000	\$ 127,488		\$ 78,349	\$ 310,837
2037	\$ 115,000	\$ 121,319		\$ 74,518	\$ 310,837
2038	\$ 125,000	\$ 114,563		\$ 74,450	\$ 314,013
2039	\$ 130,000	\$ 107,219		\$ 79,822	\$ 317,041
2040	\$ 145,000	\$ 99,581	\$ 31,000	\$ 47,736	\$ 323,317
2041	\$ 155,000	\$ 91,063	\$ 37,000	\$ 39,680	\$ 322,743
2042	\$ 170,000	\$ 81,956	\$ 41,000	\$ 36,720	\$ 329,676
2043	\$ 175,000	\$ 71,969	\$ 50,000	\$ 33,440	\$ 330,409
2044	\$ 195,000	\$ 61,688	\$ 50,000	\$ 29,440	\$ 336,128
2045	\$ 205,000	\$ 50,231	\$ 56,000	\$ 25,440	\$ 336,671
2046	\$ 220,000	\$ 38,188	\$ 64,000	\$ 20,960	\$ 343,148
2047	\$ 430,000	\$ 25,263	\$ 198,000	\$ 15,840	\$ 669,103
Total	\$ 3,000,000	\$ 3,562,600	\$ 527,000	\$ 1,497,975	\$ 8,587,575

The **Capital Projects Fund** is used to account for revenues and expenditures to complete capital projects such as new improvements and upgrades to existing infrastructure.

Emergency Reserve

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

ASPEN RESERVE METROPOLITAN DISTRICT

**GENERAL FUND
2020 Adopted Budget**

with 2018 Actual, 2019 Adopted Budget, and 2019 Estimated

	2018 Actual	2019 Adopted Budget	2019 Estimated	2020 Adopted Budget
BEGINNING FUND BALANCE	\$ 16,622	\$ 5,424	\$ 16,227	\$ 22,265
REVENUE				
Property Tax Revenue	24,690	36,486	36,486	44,470
Specific Ownership Taxes	2,011	2,189	2,189	2,668
Developer Advance	-	25,000	28,930	-
Interest Income	249	15	1	-
Transfer fee	11,715	10,815	9,300	4,000
Operations Fee	38,741	63,000	53,000	81,000
Review Fees	3,850	4,000	3,000	3,000
Violation Fees	135	-	-	-
Total Revenue	81,391	141,505	132,906	135,138
Total Funds Available	98,013	146,929	149,133	157,403
EXPENDITURES				
Accounting	11,658	10,000	12,000	10,000
Audit	5,248	5,000	5,000	5,000
Election	1,212	-	-	2,000
Insurance/SDA Dues	3,120	3,465	5,300	5,500
Legal	10,334	10,000	10,000	10,000
Management	17,826	10,000	11,000	9,000
Miscellaneous	5,868	2,000	2,500	2,000
Treasurer's Fees	371	550	550	667
Property Management	14,289	12,000	13,200	13,200
Billing Services	610	1,000	6,000	6,000
Operations and Maint Reserve	-	3,000	-	5,000
Landscape Maintenance	-	31,200	33,200	32,100
Landscape Improvements	-	5,000	-	1,500
Irrigation Repair	-	6,000	250	3,000
Snow Removal	-	15,000	5,000	10,000
Utilities	-	10,000	18,500	17,000
Detention Pond Maintenance	-	3,000	-	1,500
Repairs and Maintenance	-	5,000	381	5,000
Contingency	11,250	10,464	-	12,500
Total Expenditures	81,786	142,679	122,881	150,967
TRANSFERS AND OTHER USES				
Transfer to Capital Projects	-	-	-	-
Emergency Reserve	-	4,250	3,987	4,060
Total Transfers and Other Uses	-	4,250	3,987	4,060
Total Expenditures Requiring Appropriation	81,786	146,929	126,868	155,027
ENDING FUND BALANCE	\$ 16,227	\$ -	\$ 22,265	\$ 2,376

ASPEN RESERVE METROPOLITAN DISTRICT

DEBT SERVICE FUND

2020 Adopted Budget

with 2018 Actual, 2019 Adopted Budget, and 2019 Estimated

	2018 Actual	2019 Adopted Budget	2019 Estimated	2020 Adopted Budget
BEGINNING FUND BALANCE	\$ 688,664	\$ 660,591	\$ 665,620	\$ 703,123
REVENUE				
Property Tax Revenue	136,417	201,682	201,682	247,539
Specific Ownership	11,117	12,101	12,101	14,852
Interest Income	14,521	8,000	10,000	8,000
Transfer from Capital Projects	119	-	-	-
Total Revenue	162,175	221,783	223,783	270,391
Total Funds Available	850,839	882,374	889,403	973,514
EXPENDITURES				
2017A Bond Principal	-	-	-	-
2017A Bond Interest	176,250	176,250	176,250	176,250
Paying Agent/Trustee Fees	5,500	5,500	5,500	5,500
Miscellaneous	1,419	5,220	1,500	1,500
Treasurer's Fees	2,050	3,030	3,030	3,713
Total Expenditures	185,219	190,000	186,280	186,963
TRANSFERS AND OTHER USES				
Total Expenditures Requiring Appropriation	185,219	190,000	186,280	186,963
ENDING FUND BALANCE	\$ 665,620	\$ 692,374	\$ 703,123	\$ 786,551

ASPEN RESERVE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2020 Adopted Budget
with 2018 Actual, 2019 Adopted Budget, and 2019 Estimated

	2018 Actual	2019 Adopted Budget	2019 Estimated	2020 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
REVENUE				
Bond Proceeds	-	-	-	-
Interest Income	131	150	150	150
Transfer from Debt Service	-	-	-	-
Miscellaneous	-	-	-	-
Total Revenue	131	150	150	150
Total Funds Available	131	150	150	150
EXPENDITURES				
Miscellaneous	12	-	10	10
Transfer to Debt Service	119	150	140	140
Total Expenditures	131	150	150	150
Total Expenditures Requiring Appropriation	131	150	150	150
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -