

HASKINS STATION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021

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

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ 9,903,692	\$ 5,948,772
REVENUE			
Bonds Premium	234,938	-	-
Developer Advance	431,708	3,566,000	4,150,579
Operations Fees	-	-	42,480
Property Taxes	-	100	84,056
Senior Bonds	10,280,000	-	-
Specific Ownership Taxes	-	8	10,175
Interest Income	26,939	72,600	19,101
Subordinate Bonds	2,655,000	-	-
Property Taxes - URA	-	-	60,385
Transfer Fees	-	-	103,200
Total revenue	<u>13,628,585</u>	<u>3,638,708</u>	<u>4,469,976</u>
TRANSFERS IN	2,348,500	1,553	-
Total funds available	<u>15,977,085</u>	<u>13,543,953</u>	<u>10,418,748</u>
EXPENDITURES			
General Fund	31,872	60,527	75,000
Operations Fee Fund	-	-	100,000
Debt Service Fund	34,267	514,001	515,500
Capital Projects Fund	3,658,754	7,019,100	8,237,500
Total expenditures	<u>3,724,893</u>	<u>7,593,628</u>	<u>8,928,000</u>
TRANSFERS OUT	2,348,500	1,553	-
Total expenditures and transfers out requiring appropriation	<u>6,073,393</u>	<u>7,595,181</u>	<u>8,928,000</u>
ENDING FUND BALANCES	<u>\$ 9,903,692</u>	<u>\$ 5,948,772</u>	<u>\$ 1,490,748</u>
EMERGENCY RESERVE	\$ -	\$ 100	\$ 1,000
DEBT SERVICE RESERVE FUND	-	806,500	806,500
CAP I/BOND FUND	-	1,023,123	637,568
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 1,829,723</u>	<u>\$ 1,445,068</u>

No assurance provided. See summary of significant assumptions.

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

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Residential	\$ -	\$ -	\$ 986
Agricultural	-	1,212	-
State assessed	-	-	28,168
Vacant land	-	203	2,027,918
	-	1,415	2,057,072
Adjustments	-	-	(867,559)
Certified Assessed Value	<u>\$ -</u>	<u>\$ 1,415</u>	<u>\$ 1,189,513</u>
MILL LEVY			
General	0.000	15.000	15.000
Debt Service	0.000	55.664	55.664
Total mill levy	<u>0.000</u>	<u>70.664</u>	<u>70.664</u>
PROPERTY TAXES			
General	\$ -	\$ 21	\$ 17,843
Debt Service	-	79	66,213
Budgeted property taxes	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 84,056</u>
BUDGETED PROPERTY TAXES			
General	\$ -	\$ 21	\$ 17,843
Debt Service	-	79	66,213
	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 84,056</u>

No assurance provided. See summary of significant assumptions.

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

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ (5,396)	\$ 100
REVENUE			
Developer Advance	26,476	66,000	43,079
Property Taxes	-	21	17,843
Specific Ownership Taxes	-	2	2,160
Property Taxes - URA	-	-	12,818
Total revenue	<u>26,476</u>	<u>66,023</u>	<u>75,900</u>
Total funds available	<u>26,476</u>	<u>60,627</u>	<u>76,000</u>
EXPENDITURES			
General and administrative			
Accounting	7,625	21,000	25,000
Audit	-	5,000	5,000
County Treasurer's fee	-	-	268
Dues	183	342	500
Insurance	2,337	2,510	3,000
Legal	21,703	30,000	35,000
Miscellaneous	24	-	-
Election	-	1,661	-
Contingency	-	14	6,232
Total expenditures	<u>31,872</u>	<u>60,527</u>	<u>75,000</u>
Total expenditures and transfers out requiring appropriation	<u>31,872</u>	<u>60,527</u>	<u>75,000</u>
ENDING FUND BALANCE	<u>\$ (5,396)</u>	<u>\$ 100</u>	<u>\$ 1,000</u>
EMERGENCY RESERVE	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 1,000</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 100</u>	<u>\$ 1,000</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
OPERATIONS FEE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUE			
Operations Fees	-	-	42,480
Transfer Fees	-	-	103,200
Total revenue	<u>-</u>	<u>-</u>	<u>145,680</u>
Total funds available	<u>-</u>	<u>-</u>	<u>145,680</u>
EXPENDITURES			
Contingency	-	-	100,000
Total expenditures	<u>-</u>	<u>-</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>100,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 45,680</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ 2,319,386	\$ 1,829,623
REVENUE			
Property Taxes	-	79	66,213
Specific Ownership Taxes	-	6	8,015
Interest income	5,153	22,600	8,150
Property Taxes - URA	-	-	47,567
Total revenue	<u>5,153</u>	<u>22,685</u>	<u>129,945</u>
TRANSFERS IN			
Transfers from other funds	<u>2,348,500</u>	<u>1,553</u>	<u>-</u>
Total funds available	<u>2,353,653</u>	<u>2,343,624</u>	<u>1,959,568</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	1	993
Contingency	-	-	507
Debt Service			
Bond interest	34,267	514,000	514,000
Total expenditures	<u>34,267</u>	<u>514,001</u>	<u>515,500</u>
Total expenditures and transfers out requiring appropriation	<u>34,267</u>	<u>514,001</u>	<u>515,500</u>
ENDING FUND BALANCE	<u>\$ 2,319,386</u>	<u>\$ 1,829,623</u>	<u>\$ 1,444,068</u>
DEBT SERVICE RESERVE FUND	\$ -	\$ 806,500	\$ 806,500
CAP I/BOND FUND	-	1,023,123	637,568
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 1,829,623</u>	<u>\$ 1,444,068</u>

No assurance provided. See summary of significant assumptions.

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

1/7/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ 7,589,702	\$ 4,119,049
REVENUE			
Senior Bonds	10,280,000	-	-
Subordinate Bonds	2,655,000	-	-
Bonds Premium	234,938	-	-
Developer Advance	405,232	3,500,000	4,107,500
Interest income	21,786	50,000	10,951
Total revenue	<u>13,596,956</u>	<u>3,550,000</u>	<u>4,118,451</u>
Total funds available	<u>13,596,956</u>	<u>11,139,702</u>	<u>8,237,500</u>
EXPENDITURES			
General and Administrative			
Accounting	121	5,600	7,500
Engineering - costs verification	-	10,000	7,500
Legal	639	3,000	7,500
Capital Projects			
Bond issue costs	589,741	-	-
Public Improvements	405,232	3,500,000	4,107,500
Repay Developer Advance - Interest	2,576	500	-
Repay Developer Advance - Principal	405,232	3,500,000	4,107,500
Payment to City - Regional Improvements	2,255,213	-	-
Total expenditures	<u>3,658,754</u>	<u>7,019,100</u>	<u>8,237,500</u>
TRANSFERS OUT			
Transfers to other fund	<u>2,348,500</u>	<u>1,553</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>6,007,254</u>	<u>7,020,653</u>	<u>8,237,500</u>
ENDING FUND BALANCE	<u>\$ 7,589,702</u>	<u>\$ 4,119,049</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
2021 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 for Jefferson County on January 7, 2019, 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 within the City of Arvada, Jefferson County, Colorado.

The District was established to provide a part or all of the public improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District is to finance the construction of public improvements, including water facilities, storm sewer and sanitation facilities, street and roadway improvements, traffic and safety control, parks and recreation, transportation, television relay and translator, and mosquito elimination and control. At an election held on November 6, 2018, voters authorized indebtedness to finance the costs of the public improvements, including debt refunding, funding intergovernmental agreements, and to fund the operations and maintenance of the public improvements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to its Service Plan, the District is permitted to issue bond indebtedness of up to \$36,000,000. In the future, the District may issue a portion or all of the authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this budget, the amount and timing of any debt issuance is not determinable. The District's maximum debt mill levy is 50.000 mills as may be adjusted pursuant to the provisions of the Service Plan.

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

Developer Advances

The District is in the development stage. As such, the District's general and administrative expenditures will be mainly funded by the Developer. Capital expenditures (for public improvements) will also be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**HASKINS STATION METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

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, sale 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 for collection in 2020 is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

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.

Operations Fee

The District imposes an Operations Fee that is comprised of a recurring payment and a transfer payment. Each residential unit is charged a recurring payment fee of \$360 annually. A transfer payment fee of \$600 is imposed on transfers of a vacant lot or residential unit by an end user, with certain exceptions, and is collected at the time of transfer.

Operations Fees are not pledged to the repayment of the Bonds. Operations Fees are to be applied solely to operations and maintenance costs, and may not be used by the District to pay for General and Administrative Costs.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .50%.

Expenditures

General and Administrative

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

Maintenance Expenditures

Anticipated expenditures for maintenance are reflected in the Operations Fees Fund.

**HASKINS STATION METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District issued the Senior Bonds and the Subordinate Bonds on November 7, 2019, in the respective amounts of \$10,280,000 and \$2,655,000.

The proceeds of the 2019A Senior Bonds were used to: (i) finance public improvements related to the Development; (ii) make a payment to the City to fund certain regional improvements in accordance with an intergovernmental agreement between the City and the District, (iii) fund capitalized interest on the 2019A Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuance of the 2019A Senior Bonds and certain costs of issuance of the 2019B(3) Subordinate Bonds. Proceeds of the 2019B(3) Subordinate Bonds will be used to: (i) finance additional public improvements related to the Development; and (ii) pay certain other costs of issuance of the 2019B(3) Subordinate Bonds.

The Senior Bonds bear interest at an average rate of 5% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.75% per annum and are payable annually on December 15, beginning December 15, 2019 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

**HASKINS STATION METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The District has outstanding Developer advances. Estimated activity for Developer advances is as follows:

	Balance at December 31, 2019	Additions	Retirement of Long-Term Obligations	Balance at December 31, 2020
Developer Advances - Capital	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -
Developer Advances - Operations	26,476	66,000	-	92,476
Accrued Interest -				
Developer Advances - Operations	370	3,199	-	3,569
Total	<u>\$ 26,846</u>	<u>\$ 3,569,199</u>	<u>\$ 3,500,000</u>	<u>\$ 96,045</u>
	Balance at December 31, 2020	Additions	Retirement of Long-Term Obligations	Balance at December 31, 2021
Developer Advances - Capital	\$ -	\$ 4,107,500	\$ 4,107,500	\$ -
Developer Advances - Operations	92,476	43,079	-	135,555
Accrued Interest -				
Developer Advances - Operations	3,569	7,423	-	10,992
Total	<u>\$ 96,045</u>	<u>\$ 4,158,002</u>	<u>\$ 4,107,500</u>	<u>\$ 146,547</u>

*Balances and activity are estimated

The District has no outstanding operating or capital leases.

Reserves

Debt Service Reserve

The Debt Service Reserve in the amount of \$806,500 is required to be maintained on the Senior Bonds.

Emergency Reserve

The District has provided an Emergency Reserve fund (equal to at least 3% of fiscal year spending for 2021 as defined under TABOR).

This information is an integral part of the accompanying budget.

**HASKINS STATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$10,280,000 Limited Tax (Convertible to Unlimited Tax)
General Obligation and Special Revenue Bonds
Series 2019A, Dated November 7, 2019
Principal Due December 1
Interest at 5.000%
Payable June 1 and December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 514,000	\$ 514,000
2022	-	514,000	514,000
2023	20,000	514,000	534,000
2024	120,000	513,000	633,000
2025	130,000	507,000	637,000
2026	145,000	500,500	645,500
2027	155,000	493,250	648,250
2028	175,000	485,500	660,500
2029	185,000	476,750	661,750
2030	205,000	467,500	672,500
2031	215,000	457,250	672,250
2032	240,000	446,500	686,500
2033	250,000	434,500	684,500
2034	280,000	422,000	702,000
2035	295,000	408,000	703,000
2036	320,000	393,250	713,250
2037	340,000	377,250	717,250
2038	370,000	360,250	730,250
2039	385,000	341,750	726,750
2040	420,000	322,500	742,500
2041	440,000	301,500	741,500
2042	480,000	279,500	759,500
2043	505,000	255,500	760,500
2044	545,000	230,250	775,250
2045	570,000	203,000	773,000
2046	615,000	174,500	789,500
2047	645,000	143,750	788,750
2048	695,000	111,500	806,500
2049	1,535,000	76,750	1,611,750
Total	<u><u>\$ 10,280,000</u></u>	<u><u>\$ 10,725,000</u></u>	<u><u>\$ 21,005,000</u></u>