

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

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

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 7,621,908	\$ 1,479,047	\$ 1,118,505
REVENUE			
Developer Advance	5,762,228	3,219,424	5,008,000
Operations Fees	-	1,000	84,600
Property Taxes	82,882	141,709	177,287
Specific Ownership Taxes	11,305	14,558	12,410
Interest Income	1,816	10,013	30,100
Property Taxes - URA	60,384	109,820	137,324
Transfer Fees	-	4,200	85,800
Bond Issuance	-	3,444,346	5,000,000
Total revenue	<u>5,918,615</u>	<u>6,945,070</u>	<u>10,535,521</u>
Total funds available	<u>13,540,523</u>	<u>8,424,117</u>	<u>11,654,026</u>
EXPENDITURES			
General Fund	55,334	77,000	89,000
Operations Fee Fund	-	1,000	84,600
Debt Service Fund	521,979	522,635	545,000
Capital Projects Fund	11,484,163	6,704,977	10,000,100
Total expenditures	<u>12,061,476</u>	<u>7,305,612</u>	<u>10,718,700</u>
Total expenditures and transfers out requiring appropriation	<u>12,061,476</u>	<u>7,305,612</u>	<u>10,718,700</u>
ENDING FUND BALANCES	<u>\$ 1,479,047</u>	<u>\$ 1,118,505</u>	<u>\$ 935,326</u>
EMERGENCY RESERVE	\$ 27	\$ 1,900	\$ 2,500
SPECIAL REVENUE RESERVE	-	4,200	90,000
DEBT SERVICE RESERVE FUND	806,500	806,500	806,500
SURPLUS FUND	613,407	305,454	35,602
TOTAL RESERVE	<u>\$ 1,419,934</u>	<u>\$ 1,118,054</u>	<u>\$ 934,602</u>

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

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Residential - single family	\$ 986	\$ 3,365	\$ 3,270
State assessed	28,168	864	3,610
Vacant land	2,027,918	3,466,352	4,703,818
Personal property	-	28,462	37,464
	<u>2,057,072</u>	<u>3,499,043</u>	<u>4,748,162</u>
Adjustments	(867,559)	(1,540,731)	(2,090,187)
Certified Assessed Value	<u>\$ 1,189,513</u>	<u>\$ 1,958,312</u>	<u>\$ 2,657,975</u>
MILL LEVY			
General	15.000	16.699	16.699
Debt Service	55.664	55.664	50.001
Total mill levy	<u>70.664</u>	<u>72.363</u>	<u>66.700</u>
PROPERTY TAXES			
General	\$ 17,843	\$ 32,702	\$ 44,386
Debt Service	66,213	109,007	132,901
	<u>84,056</u>	<u>141,709</u>	<u>177,287</u>
Levied property taxes	84,056	141,709	177,287
Adjustments to actual/rounding	(1,174)	-	-
Budgeted property taxes	<u>\$ 82,882</u>	<u>\$ 141,709</u>	<u>\$ 177,287</u>
BUDGETED PROPERTY TAXES			
General	<u>\$ 17,594</u>	<u>\$ 32,702</u>	<u>\$ 44,386</u>
Debt Service	<u>65,288</u>	<u>109,007</u>	<u>132,901</u>
	<u>\$ 82,882</u>	<u>\$ 141,709</u>	<u>\$ 177,287</u>

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

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ (17,034)	\$ (6,556)	\$ 2,351
REVENUE			
Developer advance	33,000	24,500	8,000
Property taxes	17,594	32,702	44,386
Specific ownership taxes	2,400	3,360	3,107
Interest income	-	2	-
Property taxes - URA	12,818	25,343	34,380
Total revenue	65,812	85,907	89,873
Total funds available	48,778	79,351	92,224
EXPENDITURES			
General and administrative			
Accounting	25,731	27,000	31,000
Auditing	5,400	5,500	6,500
County Treasurer's fees	264	491	666
Dues	558	323	700
Insurance	2,288	2,533	3,000
Legal	20,789	35,000	38,000
Miscellaneous	304	1,500	2,000
Election	-	3,000	4,000
Contingency	-	1,653	3,134
Total expenditures	55,334	77,000	89,000
Total expenditures and transfers out requiring appropriation	55,334	77,000	89,000
ENDING FUND BALANCE	\$ (6,556)	\$ 2,351	\$ 3,224
EMERGENCY RESERVE	\$ 27	\$ 1,900	\$ 2,500
TOTAL RESERVE	\$ 27	\$ 1,900	\$ 2,500

**HASKINS STATION METROPOLITAN DISTRICT
OPERATIONS FEE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 4,200
REVENUE			
Operations fees	-	1,000	84,600
Transfer fees	-	4,200	85,800
Total revenue	-	5,200	170,400
TRANSFERS IN			
Transfers from other funds	-	-	-
Total funds available	-	5,200	174,600
EXPENDITURES			
General and Administrative			
Billing services	-	500	8,000
Insurance and bonds	-	-	3,000
District management	-	500	16,000
Contingency	-	-	600
Operations and Maintenance			
Website	-	-	1,000
Lighting	-	-	1,000
Electricity	-	-	1,000
Water	-	-	3,000
Park equipment	-	-	1,000
Landscaping	-	-	25,000
Snow removal	-	-	20,000
Repairs and maintenance	-	-	5,000
Total expenditures	-	1,000	84,600
Total expenditures and transfers out requiring appropriation	-	1,000	84,600
ENDING FUND BALANCE	\$ -	\$ 4,200	\$ 90,000
SPECIAL REVENUE RESERVE	\$ -	\$ 4,200	\$ 90,000
TOTAL RESERVE	\$ -	\$ 4,200	\$ 90,000

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

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,819,606	\$ 1,419,907	\$ 1,111,954
REVENUE			
Property taxes	65,288	109,007	132,901
Specific ownership taxes	8,905	11,198	9,303
Interest income	521	10,000	30,000
Property taxes - URA	47,566	84,477	102,944
Total revenue	122,280	214,682	275,148
Total funds available	1,941,886	1,634,589	1,387,102
EXPENDITURES			
General and administrative			
County Treasurer's fees	979	1,635	1,994
Paying agent fees	7,000	7,000	7,000
Contingency	-	-	2,006
Debt Service			
Bond interest	514,000	514,000	514,000
Bond principal	-	-	20,000
Total expenditures	521,979	522,635	545,000
Total expenditures and transfers out requiring appropriation	521,979	522,635	545,000
ENDING FUND BALANCE	\$ 1,419,907	\$ 1,111,954	\$ 842,102
DEBT SERVICE RESERVE FUND	\$ 806,500	\$ 806,500	\$ 806,500
SURPLUS FUND	613,407	305,454	35,602
TOTAL RESERVE	\$ 1,419,907	\$ 1,111,954	\$ 842,102

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

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 5,819,336	\$ 65,696	\$ -
REVENUE			
Developer advance	5,729,228	3,194,924	5,000,000
Interest income	1,295	11	100
Bond Issuance	-	3,444,346	5,000,000
Total revenue	<u>5,730,523</u>	<u>6,639,281</u>	<u>10,000,100</u>
Total funds available	<u>11,549,859</u>	<u>6,704,977</u>	<u>10,000,100</u>
EXPENDITURES			
General and Administrative			
Accounting	5,573	3,000	6,000
Engineering - costs verification	10,393	7,000	8,000
Legal	7,240	1,000	6,000
Capital Projects			
Bond issue costs	-	201,020	160,000
Public Improvements	5,729,228	3,194,924	5,000,000
Repay Developer Advance - Interest	2,501	112,909	-
Repay Developer Advance - Principal	5,729,228	3,185,124	4,820,100
Total expenditures	<u>11,484,163</u>	<u>6,704,977</u>	<u>10,000,100</u>
Total expenditures and transfers out requiring appropriation	<u>11,484,163</u>	<u>6,704,977</u>	<u>10,000,100</u>
ENDING FUND BALANCE	<u>\$ 65,696</u>	<u>\$ -</u>	<u>\$ -</u>

**HASKINS STATION 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 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
2023 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.

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.

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 \$564 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 discussed under the Debt and Leases below. 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 3%.

**HASKINS STATION METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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

Expenditures for maintenance are reflected in the Operations Fees Fund.

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 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 Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuance of the Senior Bonds and certain costs of issuance of the Subordinate Bonds. Proceeds of the 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 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.

On December 21, 2022, the District issued the Junior Subordinate Lien Limited Tax General Obligation Draw Down Bonds, Series 2022C(3) in the aggregate principal amount of up to \$5,202,000 (first draw \$3,444,346) (the "Bonds"). The proceeds of the first draw of the Bonds were used to finance public improvements related to the Development and pay the costs of issuance of the Bonds. The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

The District has no outstanding operating or capital leases.

**HASKINS STATION METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 2023 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>
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	\$ 10,280,000	\$ 9,697,000	\$ 19,977,000