

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/21/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (7,050)	\$ 59,282	\$ 2,007
REVENUES			
Property taxes	3,215	158	74
Specific ownership taxes	-	8	4
Developer advance	841,696	1,661,020	1,727,285
Net investment income	1,073	5,200	6,500
Other revenue	-	-	143,089
Transfers from other districts LHMD2	7,343	6,744	16,891
Transfers from other districts LHMD3	33,766	25,561	103,338
Transfers from other districts LHMD4	27,538	24,034	44,101
Transfers from other districts LHCA	8,086,301	6,000,000	20,241,911
Total revenues	9,000,932	7,722,725	22,283,193
 Total funds available	 8,993,882	 7,782,007	 22,285,200
EXPENDITURES			
General Fund	198,603	280,000	395,000
Capital Projects Fund	8,735,997	7,500,000	21,885,000
Total expenditures	8,934,600	7,780,000	22,280,000
 Total expenditures and transfers out requiring appropriation	 8,934,600	 7,780,000	 22,280,000
ENDING FUND BALANCES	\$ 59,282	\$ 2,007	\$ 5,200
EMERGENCY RESERVE	\$ 2,200	\$ 1,900	\$ 5,200
TOTAL RESERVE	\$ 2,200	\$ 1,900	\$ 5,200

No assurance provided. See summary of significant assumptions.

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/21/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

Vacant land	\$ 214,350	\$ 90	\$ 30
Personal property	-	10,440	4,720
Certified Assessed Value	<u>\$ 214,350</u>	<u>\$ 10,530</u>	<u>\$ 4,750</u>

MILL LEVY

General	15.000	15.000	15.592
Total mill levy	<u>15.000</u>	<u>15.000</u>	<u>15.592</u>

PROPERTY TAXES

General	\$ 3,215	\$ 158	\$ 74
Budgeted property taxes	<u>\$ 3,215</u>	<u>\$ 158</u>	<u>\$ 74</u>

BUDGETED PROPERTY TAXES

General	\$ 3,215	\$ 158	\$ 74
	<u>\$ 3,215</u>	<u>\$ 158</u>	<u>\$ 74</u>

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/21/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (7,050)	\$ 59,282	\$ 2,007
REVENUES			
Property taxes	3,215	158	74
Specific ownership taxes	-	8	4
Developer advance	192,000	161,020	227,285
Net investment income	1,073	5,200	6,500
Transfers from other districts LHMD2	7,343	6,744	16,891
Transfers from other districts LHMD3	33,766	25,561	103,338
Transfers from other districts LHMD4	27,538	24,034	44,101
Total revenues	264,935	222,725	398,193
Total funds available	257,885	282,007	400,200
EXPENDITURES			
General and administrative			
Accounting	31,614	38,000	41,800
Auditing	11,000	11,550	13,000
County Treasurer's fee	-	2	1
Directors' fees	-	21,000	42,000
Dues and membership	2,058	1,882	2,500
Insurance	20,177	21,976	23,000
District management	29,770	30,000	32,000
Legal	48,078	70,000	77,000
Miscellaneous	25,100	18,400	19,000
Payroll taxes	-	1,607	3,213
Election	7,519	5,086	-
Contingency	-	8,097	7,986
Operations and maintenance			
Repairs and maintenance	8,160	15,000	15,000
Landscaping	-	-	50,000
Storm drainage	-	8,900	9,000
Snow removal	15,127	20,000	50,000
Locates	-	8,500	9,500
Total expenditures	198,603	280,000	395,000
Total expenditures and transfers out requiring appropriation	198,603	280,000	395,000
ENDING FUND BALANCES	\$ 59,282	\$ 2,007	\$ 5,200
EMERGENCY RESERVE	\$ 2,200	\$ 1,900	\$ 5,200
TOTAL RESERVE	\$ 2,200	\$ 1,900	\$ 5,200

No assurance provided. See summary of significant assumptions.

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/21/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Developer advance	649,696	1,500,000	1,500,000
Transfers from other districts LHCA	8,086,301	6,000,000	20,241,911
Other revenue	-	-	143,089
Total revenues	8,735,997	7,500,000	21,885,000
Total funds available	8,735,997	7,500,000	21,885,000
EXPENDITURES			
General and Administrative			
Accounting	47,420	51,688	54,272
District management	15,882	13,830	14,522
Legal	71,325	72,038	75,640
Contingency	-	-	143,089
Capital Projects			
Repay developer advance	649,696	1,500,000	1,500,000
Developer advance - interest expense	20,303	20,000	15,000
Engineering	16,933	60,000	60,000
Engineering - Project Planning	-	25,000	25,000
Capital outlay	7,914,438	5,757,444	19,997,477
Total expenditures	8,735,997	7,500,000	21,885,000
Total expenditures and transfers out requiring appropriation	8,735,997	7,500,000	21,885,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**LORETTO HEIGHTS METRO DISTRICT NO. 1
2024 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 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City and County of Denver on August 26, 2019.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

Loretto Heights Metro Districts Nos. 1-5 and Loretto Heights Programming District are expected to work together to provide for the acquisition, construction, and financing of the public improvements and the administration and operations for the Development.

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.

The District has no employees and all administrative functions are contracted.

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 District may impose an Operating Mill Levy of up to 65.000 mills, until the District imposes a Debt Mill Levy. Once the District imposes a Debt Mill Levy, the District's Operating Mill Levy cannot exceed 15.000 mills. The Debt Mill Levy shall not exceed 50.000 mills. The Programming District has the authority to levy 20.000 mills for the purpose of operating and maintaining the Programming District's facilities and services. The District has the authority to impose an additional Regional Mill Levy of 5.000 mills. The Regional Mill Levy shall not exceed a term of 25 years from December 31 of the tax collection year after which the Regional Mill Levy was first imposed. The District's Aggregate Mill Levy maximum is 85.000 mills (15 for Operations, 50 for Debt Service, and 20 for the Programming District), and does not include the Regional Mill Levy. All of these mill levies can be adjusted for any changes in the assessment ratios from the time of the service plan approval, August 26, 2019.

**LORETTO HEIGHTS METRO DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (continued)

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.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

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.

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A portion of the capital expenditures are also expected to 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.

Transfers

The intergovernmental revenues are transfers from Districts No. 2, 3, 4 and Loretto Heights Community Authority. The District will coordinate the payment of administrative expenditures for these 4 districts, as well as the District's own administrative expenditures. District No. 1 also provides for the construction of certain Public Improvements.

**LORETTO HEIGHTS METRO DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative and Operating Expenditures

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

Capital Outlay

The District anticipates infrastructure improvements as noted 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.

This information is an integral part of the accompanying budget.