

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/6/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	3,215
Specific ownership tax	-	-	161
Other revenue	-	-	106
Transfer from District No.2	-	2	7,605
Transfer from District No.3	-	-	33,318
Transfer from District No.4	-	-	29,157
Developer advance	-	4,129,529	221,438
Transfer from Other Districts	-	16,652,994	14,023,000
Total revenues	-	20,782,525	14,318,000
Total funds available	-	20,782,525	14,318,000
EXPENDITURES			
General Fund	-	155,502	292,700
Capital Projects Fund	-	20,627,023	14,023,000
Total expenditures	-	20,782,525	14,315,700
Total expenditures and transfers out requiring appropriation	-	20,782,525	14,315,700
ENDING FUND BALANCES	\$ -	\$ -	\$ 2,300
EMERGENCY RESERVE	\$ -	\$ -	\$ 2,300
TOTAL RESERVE	\$ -	\$ -	\$ 2,300

No assurance provided. See summary of significant assumptions.

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/6/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION			
Vacant land	30	30	214,350
Certified Assessed Value	<u>\$ 30</u>	<u>\$ 30</u>	<u>\$ 214,350</u>
MILL LEVY			
General	-	-	15.000
Total mill levy	<u>-</u>	<u>-</u>	<u>15.000</u>
PROPERTY TAXES			
General			
Levied property taxes	\$ -	\$ -	\$ 3,215
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,215</u>
BUDGETED PROPERTY TAXES			
General	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,215</u>
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,215</u>

No assurance provided. See summary of significant assumptions.

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/6/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	155,500	221,438
Other revenue	-	-	106
Property taxes	-	-	3,215
Specific ownership tax	-	-	161
Transfer from District No.2	-	2	7,605
Transfer from District No.3	-	-	33,318
Transfer from District No.4	-	-	29,157
Total revenues	-	155,502	295,000
Total funds available	-	155,502	295,000
EXPENDITURES			
General and administrative			
Accounting	-	43,000	66,000
Auditing	-	-	10,000
County Treasurer's fee	-	-	32
Dues and licenses	-	2,000	2,200
Insurance and bonds	-	9,353	13,000
District management	-	40,000	66,000
Legal services	-	25,000	80,000
Miscellaneous	-	19,000	19,500
Election expense	-	-	33,000
Contingency	-	17,149	2,968
Total expenditures	-	155,502	292,700
Total expenditures and transfers out requiring appropriation	-	155,502	292,700
ENDING FUND BALANCE	\$ -	\$ -	\$ 2,300
EMERGENCY RESERVE	\$ -	\$ -	\$ 2,300
TOTAL RESERVE	\$ -	\$ -	\$ 2,300

No assurance provided. See summary of significant assumptions.

LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/6/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	3,974,029	-
Transfers from other Districts	-	16,652,994	14,023,000
Total revenues	-	20,627,023	14,023,000
Total funds available	-	20,627,023	14,023,000
EXPENDITURES			
Capital Projects			
Repay developer advance	-	3,974,029	-
Repay developer advance interest	-	165,814	-
Engineering	-	22,000	23,000
Capital outlay	-	16,465,180	14,000,000
Total expenditures	-	20,627,023	14,023,000
Total expenditures and transfers out requiring appropriation	-	20,627,023	14,023,000
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**LORETTO HEIGHTS METRO DISTRICT NO. 1
2022 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 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

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.

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.

**LORETTO HEIGHTS METRO DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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.

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.