

ABILENE STATION METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

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

1/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	44,466	121,199	123,663
Specific ownership tax	3,151	8,484	8,656
Interest income	-	-	730
Other revenue	-	2,817	2,130
Investment Income	1,516	-	-
Bond issuance	-	-	2,860,000
Total revenues	<u>49,133</u>	<u>132,500</u>	<u>2,995,179</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>401,825</u>
Total funds available	<u>49,133</u>	<u>132,500</u>	<u>3,397,004</u>
EXPENDITURES			
General Fund	49,133	132,500	134,449
Debt Service Fund	-	-	109,633
Capital Projects Fund	-	-	2,458,175
Total expenditures	<u>49,133</u>	<u>132,500</u>	<u>2,702,257</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>401,825</u>
Total expenditures and transfers out requiring appropriation	<u>49,133</u>	<u>132,500</u>	<u>3,104,082</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 292,922</u>
Debt Service Reserve Fund	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 237,375</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 237,375</u>

No assurance provided. See summary of significant assumptions.

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

1/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION			
Commercial	\$ 797,436	\$ 2,697,870	\$ 2,710,920
State assessed	150	10	10
Personal		1,276	570
Vacant land	314,069	330,817	380,067
Certified Assessed Value	\$ 1,111,655	\$ 3,029,973	\$ 3,091,567
 MILL LEVY			
General	40.000	40.000	40.000
Total mill levy	40.000	40.000	40.000
 PROPERTY TAXES			
General	\$ 44,466	\$ 121,199	\$ 123,663
Budgeted property taxes	\$ 44,466	\$ 121,199	\$ 123,663
 BUDGETED PROPERTY TAXES			
General	\$ 44,466	\$ 121,199	\$ 123,663
	\$ 44,466	\$ 121,199	\$ 123,663

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

1/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	44,466	121,199	123,663
Specific ownership tax	3,151	8,484	8,656
Other revenue	-	2,817	2,130
Investment Income	1,516	-	-
Total revenues	49,133	132,500	134,449
Total funds available	49,133	132,500	134,449
EXPENDITURES			
General and administrative			
County Treasurer's fee	690	1,818	1,855
Contingency	-	2,817	2,130
Transfers to Abilene Station MD No.2-General Fund	48,443	127,865	130,464
Total expenditures	49,133	132,500	134,449
Total expenditures and transfers out requiring appropriation	49,133	132,500	134,449
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**ABILENE STATION METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Interest income	-	-	730
Total revenues	<u>-</u>	<u>-</u>	<u>730</u>
TRANSFERS IN			
Transfers from other funds - Capital Project	<u>-</u>	<u>-</u>	<u>401,825</u>
Total funds available	<u>-</u>	<u>-</u>	<u>402,555</u>
EXPENDITURES			
Debt Service			
Bond Interest	-	-	109,633
Total expenditures	<u>-</u>	<u>-</u>	<u>109,633</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>109,633</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 292,922</u>
Debt Service Reserve Fund	\$ -	\$ -	\$ 237,375
TOTAL RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 237,375</u>

No assurance provided. See summary of significant assumptions.

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

1/18/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Bond issuance	-	-	2,860,000
Total revenues	<u>-</u>	<u>-</u>	<u>2,860,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>2,860,000</u>
EXPENDITURES			
Capital Projects			
Transfer to Abilene Station Metro No.2-CP	-	-	2,458,175
Total expenditures	<u>-</u>	<u>-</u>	<u>2,458,175</u>
TRANSFERS OUT			
Transfers to Debt Service Fund	<u>-</u>	<u>-</u>	<u>401,825</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>2,860,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**ABILENE STATION METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized on March 16, 2007, to provide financing for the design, acquisition, construction, installation, relocation, operation and maintenance of essential public-purpose facilities such as water, sanitation, streets, safety protection, transportation, mosquito control, television and relay, park and recreation and fire protection. The District's service plan does not authorize the District to provide operational activities unless the District enters into an intergovernmental agreement with the City of Aurora. The District's service area is located entirely in the City of Aurora (City), in Arapahoe County, Colorado.

Under the Service Plan, the District will provide essential public improvements located entirely within the City. The District may, with agreement by the City, engage in other activities. The property in the District is anticipated to be developed consistent with the terms, requirements and provisions of a Development Agreement.

The District is authorized to finance Public Improvements that can be funded from Debt to be repaid from fees or from tax revenues collected from mill levies which shall not exceed the Maximum Debt Mill Levy on residential and/or commercial properties. The District may impose fees as a source of revenue for repayment of debt, capital cost, and/or for operations and maintenance.

In the first year of collection of a debt service mill levy, the District is required to impose a mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the Aurora Regional Improvements (ARI) Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time.

On November 7, 2006, the electorate authorized general obligation debt in the amount of \$72,000,000 in each category to provide financing for the design, acquisition, construction and installation of the essential public-purpose facilities above. The District's Service Plan authorizes the total Debt issuance to \$72,000,000, with a maximum debt mill levy of 50.000 mills (subject to adjustment), and also authorizes the District to impose an operations mill levy.

The current construction of District improvements is expected to be financed by developer advances until bonded debt is issued to repay the developer.

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.

**ABILENE STATION METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 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.

Specific Ownership Tax

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.

Bond Issuance

The District anticipates issuing general obligation bonds. Bond proceeds will be used to pay infrastructure costs, bond issue costs and capitalized interest. Significant terms of the bond issuance will be determined at the time of issuance.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of .10%.

Expenditures

General and administration

General and administration expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**ABILENE STATION METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - Continued

Transfer to Abilene Station Metro District No. 2

The District will transfer all General Fund property taxes and other General Fund revenues to Abilene Station Metro District No. 2 (ASMD No.2) to pay for administrative costs incurred by the District and paid for by ASMD No. 2.

The District will also transfer all available Capital Projects revenues to ASMD No. 2 to pay for infrastructure and bond issuance costs incurred by the District and ASMD No. 2, which are to be paid for by ASMD No. 2.

Debt and Leases

The District has no operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to ASMD No. 2, which pays for all Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget.

Debt Service Reserve

It is anticipated that the new bond issuance will require the District to maintain a debt service reserve of \$237,375. The anticipated Debt Service Reserve is included in the District's Debt Service Fund balance.

This information is an integral part of the accompanying budget.