

2024 TOWNHALL MEETING

DECEMBER 18, 2023

POUDRE TECH METROPOLITAN DISTRICT

WATER VALLEY METROPOLITAN DISTRICT
Nos. 1 & 2

AGENDA

- Call to Order – Welcome and Introductions
- Metro District Functions
- Status of Public Infrastructure Projects within the District
- Outstanding Bonds
- Unaudited Financial Statements
- Open Floor for Questions – Members of the public may ask questions about the District.
- Adjourn

Water Valley Districts - Functions

- Tax Efficient Funding of Amenities and Infrastructure
- Community Governance
- Ownership, Operations, and Maintenance of all Amenities and Community Property

Water Valley Infrastructure

- All public infrastructure projects in Water Valley are complete, including all: Lakes, Roads, Walkways, Trails, Parks, Utilities, Playgrounds, Farms, Landscaping, Entry ways, and Maintenance Facilities.
- Excavation of Reservoir #2 wrapping up, New pumphouse under construction... to be complete mid-2024

PROPERTY TAX SUPPORTED DEBT

DISTRICTS FINANCED THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF PUBLIC IMPROVEMENTS (STREETS, WATER, SANITATION, PARKS AND RECREATION, TRAFFIC AND SAFETY CONTROLS, ETC.) FROM PROCEEDS OF LOANS AND BONDS.

BONDS PAYABLE:

- PTMD – 2020 REFUNDING BONDS – PAR AMOUNT \$21,015,000
- WVMD 1 – 2016 REFUNDING BONDS – PAR AMOUNT \$7,100,000
- WVMD 2 – 2016 REFUNDING BONDS – PAR AMOUNT \$8,125,000
- TOTAL PAR AMOUNT - \$ 36,240,000
- TOTAL REMAINING BALANCE AT 12/31/23 - \$31,570,000

PROPERTY TAX SUPPORTED DEBT

PTMD – 2020 REFUNDING BONDS

- REFUNDED 2010 BONDS IN 2020... PAR VALUE OF \$21,015,000
- INTEREST SAVINGS OF \$7,506,461 OVER REMAINING 20 YEARS
- PRESENT VALUE OF SAVINGS - \$5,975,760
- INTEREST RATE... OLD 5.00%... NEW 2.36%
- OUTSTANDING BALANCE AS OF 12/31/23 - \$19,320,000

2024 PAYMENTS:

PRINCIPAL - \$ 660,000

INTEREST - \$ 578,488

TOTAL - \$ 1,238,488

PROPERTY TAX SUPPORTED DEBT

WVMD 1 – 2016 REFUNDING BONDS

ORIGINAL PAR VALUE - \$7,100,000

INTEREST RATE - 2.00% TO 5.25%

CALLABLE IN 2026

OUTSTANDING BALANCE AS OF 12/31/23 - \$5,715,000

2024 PAYMENTS:

PRINCIPAL	\$ 240,000
INTEREST	<u>\$ 257,950</u>
TOTAL	\$ 497,950

PROPERTY TAX SUPPORTED DEBT

WVMD 2 – 2016 REFUNDING BONDS

ORIGINAL PAR VALUE - \$8,125,000

INTEREST RATE - 2.00% TO 5.25%

CALLABLE IN 2026

OUTSTANDING BALANCE AS OF 12/31/23 - \$6,535,000

2024 PAYMENTS:

PRINCIPAL	\$ 275,000
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INTEREST	<u>\$ 297,081</u>
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TOTAL	\$ 572,081
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Water Valley Districts – Homeowner Benefit

- Total Debt (support by Property Taxes): \$ 36,240,000
- Total Number of Households: 2,967
- Debt Burden per Household: \$ 12,214
- Use of Proceeds: Fund Construction of Lakes, Parks, Open Space, Trails, Playgrounds, Pavilions, Farms, Orchards, Landscaping, Entry Features / Lakes, Parkways, Other Amenities.
- Without Metro Districts, Average Land Cost for Each Household in Water Valley Would Need to Increase by at Least \$12,214
- Land Costs Represent an Average of 22% of the Overall Cost of a New Home... so, a \$12,214 Increase in Land Costs Translates to an Increase in the Average Cost of a New Home of Approximately \$55,518
- At 5% interest, \$55,518 of Additional 30-Year Mortgage Debt Translates to an Additional Home Payment of \$298 per Month.

Water Valley Metro District vs Typical HOA:

	<u>WATER VALLEY</u>	<u>HOA COMMUNITY</u>	
➤ Assessor Appraised Value	\$ 700,000	\$ 700,000	
➤ Statutory Assessment Rate	<u>6.765%</u>	<u>6.765%</u>	
➤ Assessed Value	\$ 47,355	\$ 47,355	
➤ Water Valley Metro District Mill Levy	<u>42.778 mills</u>	<u>0.00 mills</u>	
➤ Metro District Property Tax	\$ 2,025	\$ -0-	
➤ Annual HOA Dues	<u>\$ 140</u>	<u>\$ 3,300</u>	
➤ Pre-Tax TOTAL COST / Year	\$ 2,165	\$ 3,300	
➤ Property Tax Income Tax Deduction @ 30%	<u>(\$ 607)</u>	<u>\$ 0</u>	
➤ Post-Tax TOTAL COST /Year	\$ 1,558	\$ 3,300	
	Pre-Tax Cost / Month	\$ 181	\$ 275
	Post-Tax Cost / Month	\$ 130	\$ 275

WATER FEE SUPPORTED DEBT

PTMD – 2023 REFUNDING BONDS

ORIGINAL PAR VALUE - \$14,800,000

OUTSTANDING BALANCE AS OF 12/31/23 - \$14,800,000

2024 PAYMENTS:

PRINCIPAL	\$	-0-
INTEREST	\$	<u>832,000</u>
TOTAL	\$	832,000

**Water Valley Metro District No. 1
Balance Sheet - Governmental Funds
October 31, 2023**

	General	Debt Service	Total
Assets			
First Western Trust Bank	\$ 353,637.16	\$ 357,347.95	\$ 710,985.11
UMB Bond Fund	-	7,296.39	7,296.39
UMB Reserve Fund	-	252,028.44	252,028.44
Receivable from County Treasurer	16,810.27	15,687.46	32,497.73
Total Assets	\$ 370,447.43	\$ 632,360.24	\$ 1,002,807.67
 Fund Balances	 370,447.43	 632,360.24	 1,002,807.67
 Liabilities and Fund Balances	 \$ 370,447.43	 \$ 632,360.24	 \$ 1,002,807.67

Water Valley Metro District No. 1
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending October 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 791,549.00	\$ 793,386.41	\$ (1,837.41)
Specific ownership taxes	47,493.00	28,549.07	18,943.93
Interest income	1,500.00	2,914.22	(1,414.22)
Total Revenue	<u>840,542.00</u>	<u>824,849.70</u>	<u>15,692.30</u>
Expenditures			
County Treasurer's fee	11,873.00	11,896.53	(23.53)
Miscellaneous	200.00	25.00	175.00
Transfers to PTMD	828,469.00	550,000.00	278,469.00
Total Expenditures	<u>840,542.00</u>	<u>561,921.53</u>	<u>278,620.47</u>
Net Change in Fund Balances	-	262,928.17	(262,928.17)
Fund Balance - Beginning	100,000.00	107,519.26	(7,519.26)
Fund Balance - Ending	<u>\$ 100,000.00</u>	<u>\$ 370,447.43</u>	<u>\$ (270,447.43)</u>

Water Valley Metro District No. 1
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending October 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 738,678.00	\$ 740,392.70	\$ (1,714.70)
Specific ownership taxes	44,321.00	26,642.31	17,678.69
Interest income	3,500.00	13,340.21	(9,840.21)
Total Revenue	<u>786,499.00</u>	<u>780,375.22</u>	<u>6,123.78</u>
Expenditures			
County Treasurer's fee	11,080.00	11,101.92	(21.92)
Miscellaneous	4,895.00	50.00	4,845.00
Paying agent fees	2,500.00	2,500.00	-
Bond interest	265,294.00	132,646.87	132,647.13
Bond principal	235,000.00	-	235,000.00
Transfers to PTMD - Series 2020 Bonds	286,231.00	286,231.00	-
Total Expenditures	<u>805,000.00</u>	<u>432,529.79</u>	<u>372,470.21</u>
Net Change in Fund Balances	(18,501.00)	347,845.43	(366,346.43)
Fund Balance - Beginning	274,952.00	284,514.81	(9,562.81)
Fund Balance - Ending	<u>\$ 256,451.00</u>	<u>\$ 632,360.24</u>	<u>\$ (375,909.24)</u>

**Water Valley Metro District No. 2
Balance Sheet - Governmental Funds
October 31, 2023**

	General	Debt Service	Total
Assets			
First Western Trust Bank	\$ 743,904.67	\$ 894,221.48	\$ 1,638,126.15
UMB Bond Fund	-	9,028.34	9,028.34
UMB Reserve Fund	-	288,931.34	288,931.34
Receivable from County Treasurer	12,623.74	10,396.94	23,020.68
Total Assets	\$ 756,528.41	\$ 1,202,578.10	\$ 1,959,106.51
 Fund Balances	 756,528.41	 1,202,578.10	 1,959,106.51
 Liabilities and Fund Balances	 \$ 756,528.41	 \$ 1,202,578.10	 \$ 1,959,106.51

Water Valley Metro District No. 2
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending October 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,767,257.00	\$ 1,765,226.63	\$ 2,030.37
Specific ownership taxes	106,035.00	63,740.19	42,294.81
Interest income	2,000.00	7,642.13	(5,642.13)
Payment in lieu of taxes	150,664.00	-	150,664.00
Total Revenue	<u>2,025,956.00</u>	<u>1,836,608.95</u>	<u>189,347.05</u>
Expenditures			
County Treasurer's fee	26,509.00	26,495.01	13.99
Miscellaneous	100.00	45.00	55.00
Transfers to PTMD	1,999,347.00	1,217,763.00	781,584.00
Total Expenditures	<u>2,025,956.00</u>	<u>1,244,303.01</u>	<u>781,652.99</u>
Net Change in Fund Balances	-	592,305.94	(592,305.94)
Fund Balance - Beginning	150,000.00	164,222.47	(14,222.47)
Fund Balance - Ending	<u>\$ 150,000.00</u>	<u>\$ 756,528.41</u>	<u>\$ (606,528.41)</u>

Water Valley Metro District No. 2
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending October 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,455,513.00	\$ 1,453,840.77	\$ 1,672.23
Specific ownership taxes	87,331.00	52,496.77	34,834.23
Interest income	4,000.00	20,289.18	(16,289.18)
Total Revenue	<u>1,546,844.00</u>	<u>1,526,626.72</u>	<u>20,217.28</u>
Expenditures			
County Treasurer's fee	21,833.00	21,821.42	11.58
Miscellaneous	5,699.00	50.00	5,649.00
Paying agent fees	2,500.00	2,500.00	-
Bond interest	305,362.00	152,681.24	152,680.76
Bond principal	265,000.00	-	265,000.00
Transfers to PTMD - Series 2020 Bonds	959,606.00	474,293.50	485,312.50
Total Expenditures	<u>1,560,000.00</u>	<u>651,346.16</u>	<u>908,653.84</u>
Net Change in Fund Balances	(13,156.00)	875,280.56	(888,436.56)
Fund Balance - Beginning	320,673.00	327,297.54	(6,624.54)
Fund Balance - Ending	<u>\$ 307,517.00</u>	<u>\$ 1,202,578.10</u>	<u>\$ (895,061.10)</u>

**POUDRE TECH METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
OCTOBER 31, 2023**

	<u>General</u>	<u>Debt Service</u>	<u>Enterprise</u>	<u>Total</u>
ASSETS				
Points West Bank Checking	\$ 799,592	\$ -	\$ -	\$ 799,592
Points West Bank Enterprise Checking	-	-	165,282	165,282
North Valley Bank Checking	399	-	-	399
CIT Operating	8,000	-	110,051	118,051
Independent Financial - Project Fund	-	-	8,036,539	8,036,539
Independent Financial - Cost of Issue Fund	-	-	117,500	117,500
US Bank Bond Fund	-	466,765	-	466,765
Accounts receivable - Service fees	-	-	188,587	188,587
Due from other funds	47,626	-	-	47,626
Prepaid expense	2,180	-	-	2,180
TOTAL ASSETS	<u>\$ 857,797</u>	<u>\$ 466,765</u>	<u>\$ 8,617,959</u>	<u>\$ 9,942,521</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
CURRENT LIABILITIES				
Accounts payable	\$ 494,905	\$ 2,750	\$ 183,313	\$ 680,968
Developer advance payable	-	-	173,061	173,061
Due to other funds	-	-	47,626	47,626
Total Liabilities	<u>494,905</u>	<u>2,750</u>	<u>404,000</u>	<u>901,655</u>
DEFERRED INFLOWS OF RESOURCES				
Prepaid assessments	-	-	14,852	14,852
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>14,852</u>	<u>14,852</u>
FUND BALANCES				
Total Fund Balances	<u>362,892</u>	<u>464,015</u>	<u>8,199,107</u>	<u>9,026,014</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 857,797</u>	<u>\$ 466,765</u>	<u>\$ 8,617,959</u>	<u>\$ 9,942,521</u>

**POUDRE TECH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2023
GENERAL FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Other revenue	\$ -	\$ 2,300	\$ 2,300
Note proceeds	-	921,258	921,258
Transfer from Raindance No. 1 - W-Club Cost Share	460,500	-	(460,500)
Recreation Fees (Pool & W-Club)	400,000	-	(400,000)
Transfers from WV No. 1 - Operations	828,469	550,000	(278,469)
Transfers from WV No. 2 - Operations	1,999,347	1,217,763	(781,584)
TOTAL REVENUES	<u>3,688,316</u>	<u>2,691,321</u>	<u>(996,995)</u>

**POUDRE TECH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2023**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
EXPENDITURES			
General and Administration			
Accounting	75,000	70,716	4,284
Audit	30,000	30,726	(726)
Dues and membership	2,000	1,746	254
Insurance	55,000	58,370	(3,370)
Legal	65,000	75,476	(10,476)
Miscellaneous	5,000	2,532	2,468
Office supplies	7,000	7,993	(993)
Banking and loan fees	200	71	129
Office overhead	60,000	50,000	10,000
Interest on operating line of credit	59,800	64,789	(4,989)
Administration - Staffing	400,000	204,899	195,101
Consulting and studies	20,000	-	20,000
Rent	20,000	33,757	(13,757)
Administration - Management fee	27,000	31,500	(4,500)
IGA - RMD1 - River Resort Cost Share	298,500	-	298,500
Operations and Maintenance			
Operations and Maintenance	1,317,000	1,048,284	268,716
W-Club			
Rent - W-Club	285,000	217,327	67,673
CAM - W-Club	136,000	30,540	105,460
Operating Expense - W-Club	500,000	437,762	62,238
Capital Outlay			
Capital Outlay	350,000	49,686	300,314
TOTAL EXPENDITURES	<u>3,712,500</u>	<u>2,416,174</u>	<u>1,296,326</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(24,184)	275,147	299,331

**POUDRE TECH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2023
GENERAL FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
OTHER FINANCING SOURCES (USES)			
Developer advance - Office overhead	60,000	50,000	(10,000)
Repay Developer advance - Office overhead	(60,000)	-	60,000
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>50,000</u>	<u>50,000</u>
NET CHANGE IN FUND BALANCES	(24,184)	325,147	349,331
FUND BALANCES - BEGINNING	<u>545,297</u>	<u>37,745</u>	<u>(507,552)</u>
FUND BALANCES - ENDING	<u>\$ 521,113</u>	<u>\$ 362,892</u>	<u>\$ (158,221)</u>

**POUDRE TECH METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2023**

DEBT SERVICE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Transfers from WV No. 1 - Series 2020 Bonds	\$ 286,231	\$ 286,231	\$ -
Transfers from WV No. 2 - Series 2020 Bonds	959,606	474,294	(485,312)
Interest income	-	5,160	5,160
TOTAL REVENUES	<u>1,245,837</u>	<u>765,685</u>	<u>(480,152)</u>
EXPENDITURES			
Bond interest - Series 2020	597,837	298,919	298,918
Bond principal - Series 2020	645,000	-	645,000
Paying agent fees	3,000	2,750	250
TOTAL EXPENDITURES	<u>1,245,837</u>	<u>301,669</u>	<u>944,168</u>
NET CHANGE IN FUND BALANCES	-	464,016	464,016
FUND BALANCES - BEGINNING	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ 464,016</u>	<u>\$ 464,016</u>

**POUDRE TECH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2023**

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Water meter sales	\$ 75,000	\$ 10,000	\$ (65,000)
System development fees	75,000	10,000	(65,000)
Loan issuance	-	14,800,000	14,800,000
Water service fees - Residential/Commercial	750,000	844,192	94,192
Water service fees - District	250,000	-	(250,000)
Water service fees - Golf Course	200,000	-	(200,000)
Interest income	-	4,951	4,951
TOTAL REVENUES	<u>1,350,000</u>	<u>15,669,143</u>	<u>14,319,143</u>

**POUDRE TECH METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TEN MONTHS ENDED OCTOBER 31, 2023**

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance
EXPENDITURES			
General and Administration			
Water Enterprise Study	-	33,422	(33,422)
Administration - Core	-	850	(850)
Administration - Billing	150,000	101,064	48,936
Administration - Management fee	27,000	13,500	13,500
Consulting and studies	-	9,125	(9,125)
Debt Service			
Cost of issuance	-	83,743	(83,743)
2022 Loan interest	267,000	234,361	32,639
2022 Loan principal	264,000	6,600,000	(6,336,000)
Operations and Maintenance			
Repairs and maintenance	150,000	347,670	(197,670)
Electricity and gas	140,000	152,584	(12,584)
Water quality treatments	50,000	64,580	(14,580)
Water system manager & field staff	250,000	166,667	83,333
Scada	35,000	40,723	(5,723)
Delivery and Ditch Expenses	33,000	81,652	(48,652)
Capital Outlay			
Witney Bay Reservoir Wall Movement	-	3,544	(3,544)
Eagle Lake Outlet Structure	-	71,051	(71,051)
Rockbridge Seawall	-	161,533	(161,533)
River Stabilization and Improvement Project	125,000	34,665	90,335
Water meters and installations	75,000	120,037	(45,037)
Meter replacement	90,000	-	90,000
Capital projects - Pumps & Pump Station	500,000	128,924	371,076
TOTAL EXPENDITURES	<u>2,156,000</u>	<u>8,449,695</u>	<u>(6,293,695)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(806,000)	7,219,448	8,025,448
OTHER FINANCING SOURCES (USES)			
	250,000	166,667	(83,333)
Repay Developer advance - Manager & field staff	(250,000)	-	250,000
Transfers to Raindance MD No. 1	-	(606,508)	(606,508)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>(439,841)</u>	<u>(439,841)</u>
NET CHANGE IN FUND BALANCES	(806,000)	6,779,607	7,585,607
FUND BALANCES - BEGINNING	2,146,858	1,419,498	(727,360)
FUND BALANCES - ENDING	<u>\$ 1,340,858</u>	<u>\$ 8,199,107</u>	<u>\$ 6,858,249</u>

2024 TOWN HALL MEETING

POUDRE TECH METROPOLITAN DISTRICT

*WATER VALLEY METROPOLITAN
DISTRICT Nos. 1 & 2*

FURTHER DISCUSSION