

POUDRE TECH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**POUDRE TECH METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,539,274	\$ 1,457,243	\$ 4,130,731
REVENUES			
System development fees	57,500	75,000	375,000
Water meter sales	57,500	75,000	330,000
Developer advance - Office overhead	60,000	60,000	60,000
Developer advance - Manager & field staff	250,000	250,000	250,000
Water Service Fees	966,803	1,200,000	2,180,979
Transfer from Raindance #1 - W-Club Cost Share	-	-	450,000
Recreation Fees (Pool & W-Club)	-	400,000	435,000
Note proceeds	-	921,258	-
Other revenue	-	2,400	-
Reimbursed Expenditures	477,452	-	-
Transfers from WV No. 1 - Operations	787,013	821,795	923,817
Transfers from WV No. 2 - Operations	1,756,739	1,981,535	2,222,073
Transfers from WV No. 1 - Series 2020 Bonds	285,220	286,231	285,232
Transfers from WV No. 2 - Series 2020 Bonds	948,587	959,606	956,256
Loan Issuance	6,600,000	14,800,000	-
Transfer from Raindance Metro District No. 1	-	50,000	282,125
Total revenues	12,246,814	21,882,825	8,750,482
Total funds available	13,786,088	23,340,068	12,881,213
EXPENDITURES			
General Fund	3,465,494	3,331,500	4,095,500
Debt Service Fund	1,239,188	1,245,837	1,241,488
Enterprise Fund	7,624,163	14,632,000	3,018,000
Total expenditures	12,328,845	19,209,337	8,354,988
Total expenditures and transfers out requiring appropriation	12,328,845	19,209,337	8,354,988
ENDING FUND BALANCES	\$ 1,457,243	\$ 4,130,731	\$ 4,526,225
EMERGENCY RESERVE	\$ 37,745	\$ 88,900	\$ 102,400
TOTAL RESERVE	\$ 37,745	\$ 88,900	\$ 102,400

No assurance provided. See summary of significant assumptions.

**POUDRE TECH METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
----------------	-------------------	----------------

ASSESSED VALUATION

State assessed	\$ 20	\$ 10	\$ 10
Vacant land	4,350	4,350	4,190
Personal property	1,460	1,470	1,560
Certified Assessed Value	\$ 5,830	\$ 5,830	\$ 5,760

MILL LEVY

Total mill levy	0.000	0.000	0.000
-----------------	-------	-------	-------

PROPERTY TAXES

Budgeted property taxes	\$ -	\$ -	\$ -
-------------------------	------	------	------

BUDGETED PROPERTY TAXES

\$ -	\$ -	\$ -	-
------	------	------	---

No assurance provided. See summary of significant assumptions.

**POUDRE TECH METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 422,035	\$ 37,745	\$ 893,233
REVENUES			
Transfers from WV No. 1 - Operations	787,013	821,795	923,817
Transfers from WV No. 2 - Operations	1,756,739	1,981,535	2,222,073
Note Proceeds	-	921,258	-
Transfer from RDMD No. 1 - W-Club Cost Share	-	-	450,000
Recreation Fees (Pool & W-Club)	-	400,000	435,000
Other revenue	-	2,400	-
Reimbursed Expenditures	477,452	-	-
Developer Advance - Office Overhead	60,000	60,000	60,000
Total revenues	<u>3,081,204</u>	<u>4,186,988</u>	<u>4,090,890</u>
Total funds available	<u>3,503,239</u>	<u>4,224,733</u>	<u>4,984,123</u>
EXPENDITURES			
General and administrative			
Accounting	70,262	75,000	75,000
Administration			
Assets management - staffing	181,549	275,000	220,000
Management fee	37,800	27,000	45,000
Audit	27,754	36,726	38,000
Banking and loan fees	134	200	200
Consulting and studies	36,613	20,000	20,000
District events	54,444	100,000	15,000
Dues and membership	1,739	1,746	2,800
Insurance	64,054	58,370	60,000
Legal	67,222	108,000	75,000
Miscellaneous	6,136	6,458	6,000
Office supplies	9,918	10,000	10,000
Office overhead	60,000	60,000	60,000
Rent	24,000	45,000	32,000
Repay Developer advance - Office overhead	-	60,000	60,000
Repay Developer advance - Certified costs	477,452	-	-
Operations and maintenance			
Electricity and gas	66,504	65,000	53,000
Operations and Maintenance Staff	-	-	215,000
Landscape and open space			
Irrigation repairs	-	126,000	120,000
Softscape - Landscape contract	412,000	400,000	420,000
Special projects and mowing	277,727	60,000	50,000
Snow removal	50,387	50,000	52,500
Farms	-	25,000	32,000
Stocking the Lakes with Fish	-	60,000	30,000
Orchard Trees and Operation	-	20,000	10,000
Pest control	8,509	12,000	12,000
Repairs and maintenance	97,448	60,000	62,000
Patrol services	136,927	275,000	150,000
Beach maintenance	41,477	10,000	25,000
Concrete and trial repairs	-	-	15,000
Aqua Park Management	76,181	20,000	-
Hardscape - Fence maintenance/Staining	17,245	20,000	25,000
District Irrigation Water Usage	-	200,000	200,000
IGA - RDMD No. 1 - Maintenance Building Cost Share	-	-	20,000
W-Club			
Rent	-	275,000	300,000
CAM	-	50,000	60,000
Operating Expense	-	410,000	540,000
IGA - RDMD No. 1 - River Resort Cost Share	-	-	360,000
Capital Outlay			
Tree replacement	2,965	20,000	20,000
Capital projects - 7th Street Bridge	921,258	-	-
Capital projects - Farm Field Irrigation	191,916	-	-
Equipment acquisition	-	15,000	60,000
Capital Projects - Sprinkler Upgrades	7,290	-	-
Capital Projects - Curb & Sidewalk and Boat Ramp	38,583	-	-
Capital Projects	-	200,000	275,000
Debt Service			
Principal on operating line of credit	-	-	190,000
Interest on Operating Line of Credit	-	75,000	80,000
Total expenditures	<u>3,465,494</u>	<u>3,331,500</u>	<u>4,095,500</u>
Total expenditures and transfers out requiring appropriation	<u>3,465,494</u>	<u>3,331,500</u>	<u>4,095,500</u>
ENDING FUND BALANCE	<u>\$ 37,745</u>	<u>\$ 893,233</u>	<u>\$ 888,623</u>
EMERGENCY RESERVE	\$ 37,745	\$ 88,900	\$ 102,400
TOTAL RESERVE	<u>\$ 37,745</u>	<u>\$ 88,900</u>	<u>\$ 102,400</u>

No assurance provided. See summary of significant assumptions.

**POUDRE TECH METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 5,381	\$ -	\$ -
REVENUES			
Transfers from WV No. 1 - Series 2020 Bonds	285,220	286,231	285,232
Transfers from WV No. 2 - Series 2020 Bonds	948,587	959,606	956,256
Total revenues	<u>1,233,807</u>	<u>1,245,837</u>	<u>1,241,488</u>
 Total funds available	 <u>1,239,188</u>	 <u>1,245,837</u>	 <u>1,241,488</u>
EXPENDITURES			
Debt Service			
Paying agent fees	2,750	3,000	3,000
Bond interest - Series 2020	616,438	597,837	578,488
Bond principal - Series 2020	620,000	645,000	660,000
Total expenditures	<u>1,239,188</u>	<u>1,245,837</u>	<u>1,241,488</u>
 Total expenditures and transfers out requiring appropriation	 <u>1,239,188</u>	 <u>1,245,837</u>	 <u>1,241,488</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**POUDRE TECH METROPOLITAN DISTRICT
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUNDS AVAILABLE	\$ 1,111,858	\$ 1,419,498	\$ 3,237,498
REVENUES			
Water service fees	966,803	-	-
Water service fees - Residential/Commercial	-	750,000	1,600,979
Water service fees - District	-	250,000	200,000
Water service fees - Golf Course	-	200,000	380,000
Water meter sales	57,500	75,000	330,000
System development fees	57,500	75,000	375,000
Developer advance - Manager & field staff	250,000	250,000	250,000
Loan Issuance	6,600,000	14,800,000	-
Transfer from Raindance Metro District No. 1	-	50,000	282,125
Total revenues	<u>7,931,803</u>	<u>16,450,000</u>	<u>3,418,104</u>
Total funds available	<u>9,043,661</u>	<u>17,869,498</u>	<u>6,655,602</u>
EXPENDITURES			
General and administrative			
Water Enterprise Study	-	34,000	-
Administration - Billing	110,928	150,000	150,000
Core	-	-	850
Banking Fees	-	-	20
Management fee	-	25,000	40,000
Water Billing and Field Staff - Advance	-	-	130,000
Consulting and studies	-	15,000	10,000
Operations and maintenance			
Repairs and maintenance	477,102	400,000	520,000
Water quality treatments	-	50,000	75,000
Electricity and gas	135,386	140,000	150,000
Water meters and installations	1,563,400	100,000	330,000
Other Water Operating Expenses			
Scada	41,370	35,000	45,000
Delivery and Ditch expenses	106,955	150,000	100,000
Water system manager & field staff	250,000	250,000	250,000
Contingency	-	148,000	30,755
Debt Service			
2016 Loan interest	90,917	-	-
2016 Loan principal	3,444,000	-	-
2022 Loan principal	-	6,600,000	-
2022 Loan interest	118,952	235,000	-
2023 Loan interest	-	200,000	846,375
Cost of issuance	158,000	200,000	-
Repay Developer advance - Manager & field staff	250,000	250,000	250,000
Capital Outlay			
Eagle Lake Outlet Structure	-	110,000	-
Rockbridge Seawall	-	135,000	-
Meter replacement	477,415	100,000	90,000
River Stabilization and Improvement Project	110,234	100,000	-
Pumps and Pump Stations	275,903	-	-
Whitney Bay Reservoir Wall Movement	13,601	5,000	-
Transfer to RDMD No. 1 - Reservoir	-	5,200,000	-
Total expenditures	<u>7,624,163</u>	<u>14,632,000</u>	<u>3,018,000</u>
Total expenditures and transfers out requiring appropriation	<u>7,624,163</u>	<u>14,632,000</u>	<u>3,018,000</u>
ENDING FUNDS AVAILABLE	<u>\$ 1,419,498</u>	<u>\$ 3,237,498</u>	<u>\$ 3,637,602</u>

No assurance provided. See summary of significant assumptions.

**POUDRE TECH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Poudre Tech Metropolitan District (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 the Town of Windsor, Weld County, Colorado in 1994, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide water and wastewater services, street construction, installation of safety control devices and construction and maintenance of parks and recreation facilities. The District is the Operating District organized in conjunction with two other related Financing Districts – Water Valley Metropolitan District Nos. 1 and 2 (District No. 1 and District No. 2). The District serves as the Operating District which is responsible for managing the construction and operation of facilities and improvements needed for District No. 1 and District No. 2. The Financing Districts are responsible for providing the funding and tax base needed to support the Financing Plan for capital improvements.

At its organizational election held on November 4, 2003, the voters approved general obligation indebtedness of \$27,750,000 for street improvements, \$2,250,000 for traffic and safety controls, \$13,500,000 for potable and non-potable water system \$15,000,000 for solid waste disposal, \$17,250,000 for parks and recreational facilities, \$2,250,000 for television relay and translation, \$78,000,000 for refinancing of District debt, and \$7,500,000 for general operations and maintenance. The voters also approved an annual tax increase of \$200,000 for general operations and maintenance. In order to exceed \$78,000,000 in total debt issuance among the Districts, the Districts would be required to submit an Amended Service Plan for approval by the Town Council.

On November 19, 2015, the District created its Water Activity Enterprise to provide water services and to acquire water or water rights. In 2016, the portion of the General Fund balance associated with Enterprise activity was transferred to the Enterprise Fund.

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

Service Fees

The District charges service fees to each homeowner for non-potable water usage.

System Development Fees

In 2024, the District will assess a system development fee of \$2,650 per lot, which is collected at the time the lot is sold. The budget anticipates the collection of system development fees for 142 lots in 2024.

Water Meter Sales

The District anticipates selling and installing water meters for 125 homes in 2024 and expects to collect \$2,650 per home.

**POUDRE TECH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Developer Advance

Pursuant to the Management Agreement between the District and Water Valley Land Company LLC (an entity affiliated with the Developer), Water Valley Land Company LLC will provide certain managerial and administrative services to the District. These services will 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 legally available revenue.

Transfer from Water Valley Metropolitan District No. 1

District No. 1, Financing District, levied 20.340 mills for operations and maintenance. It is anticipated that District No. 1 will transfer the property taxes, net of fees, generated from the 20.340 mills into the District, Operating District, to pay for a portion of the operations and administrative expenditures of all Districts. District No. 1 also levied 17.110 mills for debt service. It is anticipated that District No. 1 will transfer a portion of the property taxes generated from the 17.110 mills into the District to pay for a portion of the Series 2020 bonds' debt service for 2024.

Transfer from Water Valley Metropolitan District No. 2

District No. 2, Financing District, levied 21.960 mills for operations and maintenance. It is anticipated that District No. 2 will transfer the property taxes, net of fees, generated from the 21.960 mills into the District, Operating District, to pay for a portion of the operations and administrative expenditures of all Districts. District No. 2 also levied 16.184 mills for debt service. It is anticipated that District No. 2 will transfer a portion of the property taxes generated from the 16.184 mills to pay for a portion of the Series 2020 bonds' debt service for 2024.

Expenditures

General, Administrative, Operating and Capital Expenditures

General and administrative expenditures include the costs of services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, meeting and other general and administrative expenditures. Operating expenditures such as billing, landscaping, utilities, snow removal, and repairs and maintenance are also included in the District's budget. Further, anticipated capital expenditures (tree replacement and equipment acquisitions) are included in the General Fund's budget.

Debt Service

Principal and interest payments are provided based on the attached debt amortization schedules from the Unlimited Property Tax Supported Revenue Refunding Bonds Series 2020.

**POUDRE TECH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On September 3, 2020, the District issued \$21,015,000 Unlimited Property Tax Supported Revenue Refunding Bonds, Series 2020 (Bonds) with interest rates varying from 2.125% to 4.000%. Proceeds from the sale of the Bonds were used for the purpose of refunding the Series 2010 Bonds. A portion of the proceeds of the Bonds were also used to (a) purchase a municipal bond insurance policy and (b) fund the costs of issuing the Bonds. The Bonds are subject to redemption prior to maturity, at the option of the District. The Bonds maturing on or after December 1, 2031 are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities and if in part in such order of maturities as the District shall determine and by lot within maturities, on December 1, 2030, and on any date thereafter, upon payment of par plus accrued interest, and without any redemption premium.

On June 23, 2022, the District entered into a Loan Agreement with Points West Community Bank (PWCB) to obtain a loan in the amount of \$6,600,000 (Loan). The maturity date of the Loan is December 1, 2027, with a fixed interest rate of 4.030% from June 23, 2022 through December 1, 2027. Interest is paid semiannually on June 1 and December 1. The proceeds from the Loan were used to (i) pay off the balance of principal and accrued interest of an existing loan (2016 Loan Agreement) with PWCB, (ii) pay for the costs of issuing the Loan, and (iii) finance certain public improvements. This loan was paid in full in 2023.

On October 17, 2023, the District entered into a Loan Agreement with Independent Financial Bank to obtain a loan in the amount of \$14,800,000 (2023 Loan). The maturity date of the 2023 Loan is October 17, 2028. The 2023 Loan has a fixed rate of 5.625%. Interest is paid quarterly on March 1, June 1, September 1 and December 1. Principal is paid on June 1 and December 1 of each year through the maturity date, commencing June 1, 2025. The proceed from the 2023 Loan were used to (i) pay off the balance of principal and accrued interest of an existing loan (2022 Loan Agreement) with PWCB, (ii) pay for the costs of issuing the Loan, and (iii) finance certain public improvements.

Reserves

Emergency Reserves

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR.

This information is an integral part of the accompanying budget.

**POUDRE TECH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$21,015,000 Series 2020 Unlimited
Property Tax Supported Revenue
Refunding Bonds
Dated September 3, 2020
Principal due December 1
Interest Rate 2.125% to 4.00% Payable
June 1 and December 1**

<u>Year Ended December 31,</u>	Principal	Interest	Total
2024	\$ 660,000	\$ 578,488	\$ 1,238,488
2025	675,000	558,687	1,233,687
2026	715,000	538,438	1,253,438
2027	740,000	516,987	1,256,987
2028	830,000	494,788	1,324,788
2029	1,130,000	469,887	1,599,887
2030	1,195,000	435,988	1,630,988
2031	1,275,000	400,137	1,675,137
2032	1,310,000	361,888	1,671,888
2033	1,360,000	309,487	1,669,487
2034	1,435,000	255,088	1,690,088
2035	1,505,000	197,687	1,702,687
2036	1,550,000	167,588	1,717,588
2037	1,600,000	121,087	1,721,087
2038	1,650,000	73,088	1,723,088
2039	1,690,000	38,025	1,728,025
	\$ 19,320,000	\$ 5,517,338	\$ 24,837,338

No assurance provided. See summary of significant assumptions.

**POUDRE TECH METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2024**

**\$14,800,000 Water Revenue
Refunding and Improvements Loan, 2023
Dated October 17, 2023
Principal due June 1 and December 1, Commencing June 1, 2025
Interest Rate 5.625% Payable
March, 1, June 1, September 1 and December 1**

Year Ended December 31,	Principal	Estimated Interest*	Total
2024	\$ -	\$ 846,375	\$ 846,375
2025	278,425	838,800	1,117,225
2026	294,530	822,619	1,117,149
2027	311,567	805,503	1,117,070
2028	13,915,478	629,240	14,544,718
	\$ 14,800,000	\$ 3,942,537	\$ 18,742,537

* Represents initial anticipated interest payments, without taking into account prepayment of Loan principal.

No assurance provided. See summary of significant assumptions.