

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT #4
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Villages at Castlerock Metropolitan District #4.

The Villages at Castlerock Metropolitan District #4 has adopted budgets for three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the regional improvements that are to be built for the benefit of the District and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2024 will be property taxes, district fees and transfers from Founders Metropolitan District. The district intends to impose a 4.721 mill levy on property within the district for 2024, all of which are dedicated to the General Fund.

The Villages at Castle Rock Metropolitan District #4
Adopted Budget
General Fund
For the Year ended December 31, 2024

| | Actual <u>2022</u> | Adopted Budget <u>2023</u> | Actual <u>6/30/2023</u> | Estimate <u>2023</u> | Adopted Budget <u>2024</u> |
|-------------------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 2,585,823 | \$ 2,878,718 | \$ 2,878,718 | \$ 2,878,718 | \$ 1,982,924 |
| Revenues: | | | | | |
| Property taxes | 5,226 | 5,308 | 5,308 | 5,226 | 7,466 |
| Ownership taxes | 523 | 371 | 246 | 523 | 587 |
| Reimbursements | 48,000 | - | - | - | - |
| Interest/Miscellaneous | 24 | 500 | 177 | 266 | 500 |
| Transfer from Founders | <u>2,567,787</u> | <u>2,267,833</u> | <u>2,156,094</u> | <u>2,267,833</u> | <u>3,275,473</u> |
| Total revenues | <u>2,621,560</u> | <u>2,274,012</u> | <u>2,161,825</u> | <u>2,273,848</u> | <u>3,284,026</u> |
| Total funds available | <u>5,207,383</u> | <u>5,152,730</u> | <u>5,040,543</u> | <u>5,152,566</u> | <u>5,266,950</u> |
| Expenditures: | | | | | |
| Legal | 75,000 | 98,000 | 58,798 | 117,596 | 105,000 |
| Special counsel | 55,000 | 85,000 | 36,814 | 73,628 | 85,000 |
| Accounting | 24,000 | 30,000 | 20,853 | 34,206 | 36,000 |
| Audit | 10,000 | 12,000 | - | 12,000 | 12,000 |
| Insurance | 23,462 | 28,000 | 26,689 | 26,689 | 31,000 |
| Administrative / Asst. Manager | 104,531 | 103,180 | 51,590 | 103,180 | 103,180 |
| District management | 48,000 | 58,000 | 17,039 | 40,000 | 55,000 |
| Facilities management | 97,000 | 126,000 | 63,000 | 126,000 | 126,000 |
| Directors fees & expenses | 5,000 | 7,000 | 3,300 | 7,000 | 7,000 |
| Payroll tax expense | 536 | 536 | - | 536 | 536 |
| Development assistance & referrals | 9,500 | 9,000 | 5,565 | 9,000 | 11,000 |
| Community outreach and website | 3,000 | 5,000 | - | 5,000 | 5,000 |
| SDA dues & conference | 4,500 | 5,000 | 1,572 | 1,572 | 5,000 |
| Miscellaneous / Reprographic | 500 | 500 | 355 | 1,000 | 600 |
| Election expense | 3,000 | 35,000 | 7,766 | 7,766 | - |
| Utilities - Electrical | 7,800 | 8,000 | 3,160 | 8,000 | 9,000 |
| Utilities - Irrigation Water | 215,000 | 235,000 | 33,544 | 198,000 | 235,000 |
| Operations and maintenance programs | 1,271,500 | 1,479,000 | 588,455 | 1,239,000 | 1,325,000 |
| GF Rehab and Improvements | 265,650 | 2,486,350 | 252,460 | 1,075,000 | 2,613,141 |
| Project Management - CCI & PCGI | - | - | 9,442 | 18,884 | - |
| Project Management - GF projects | 22,100 | 39,400 | 7,030 | 18,000 | 102,000 |
| District #9 - Legal/Engineering | 75,000 | 70,000 | 14,728 | 35,000 | 50,000 |
| Snowplow damage-repairs | 5,000 | 6,000 | - | 6,000 | 6,000 |
| Weather damage - other repairs | 3,500 | 6,500 | - | 6,500 | 6,500 |
| Treasurer's fees | 86 | 85 | 80 | 85 | 121 |
| Contingency | - | 72,202 | - | - | 190,000 |
| Emergency reserve | - | 147,977 | - | - | 147,872 |
| Total expenditures | <u>2,328,665</u> | <u>5,152,730</u> | <u>1,202,240</u> | <u>3,169,642</u> | <u>5,266,950</u> |
| Ending fund balance | <u>\$ 2,878,718</u> | <u>\$ -</u> | <u>\$ 3,838,303</u> | <u>\$ 1,982,924</u> | <u>\$ -</u> |
| Assessed value | | <u>\$ 1,164,970</u> | | | <u>\$ 1,581,430</u> |
| Mill levy | | <u>4.556</u> | | | <u>4.721</u> |

The Villages at Castle Rock Metropolitan District #4
Adopted Budget
Capital Project Fund
For the Year ended December 31, 2024

| | Actual <u>2022</u> | Adopted Budget <u>2023</u> | Actual <u>6/30/2023</u> | Estimate <u>2023</u> | Adopted Budget <u>2024</u> |
|-----------------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 3,020,040 | \$ 2,994,128 | \$ 2,994,128 | \$ 2,994,128 | \$ 3,229,999 |
| Revenues: | | | | | |
| Interest income | 20,000 | 10,000 | 167,914 | 251,871 | 150,000 |
| Fee agreement with District #7 | - | 5,587 | - | - | 5,587 |
| Transfer from Founders (Dev fees) | - | 30,000 | - | - | 30,000 |
| Development fee rebates from Town | <u>230,000</u> | <u>210,000</u> | <u>17,183</u> | <u>85,000</u> | <u>128,000</u> |
| Total revenues | <u>250,000</u> | <u>255,587</u> | <u>185,097</u> | <u>336,871</u> | <u>313,587</u> |
| Total funds available | <u>3,270,040</u> | <u>3,249,715</u> | <u>3,179,225</u> | <u>3,330,999</u> | <u>3,543,586</u> |
| Expenditures: | | | | | |
| Capital construction | 160,000 | 640,000 | 24,549 | 50,000 | 1,085,500 |
| Project management - CTF Projects | 5,000 | 25,000 | 9,975 | 19,000 | 62,500 |
| Planning/engineering - Founders | 110,912 | 32,000 | 24,493 | 32,000 | 32,000 |
| Miscellaneous projects | <u>-</u> | <u>10,000</u> | <u>-</u> | <u>-</u> | <u>10,000</u> |
| Total expenditures | <u>275,912</u> | <u>707,000</u> | <u>59,017</u> | <u>101,000</u> | <u>1,190,000</u> |
| Ending fund balance | <u>\$ 2,994,128</u> | <u>\$ 2,542,715</u> | <u>\$ 3,120,208</u> | <u>\$ 3,229,999</u> | <u>\$ 2,353,586</u> |

The Villages at Castle Rock Metropolitan District #4
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2024

| | Actual <u>2022</u> | Adopted Budget <u>2023</u> | Actual <u>6/30/2023</u> | Estimate <u>2023</u> | Adopted Budget <u>2024</u> |
|------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|----------------------------------|
| Beginning fund balance | \$ 382,701 | \$ 32,701 | \$ 32,701 | \$ 32,701 | \$ 47,701 |
| Revenues: | | | | | |
| Transfer from Founders | <u>3,600,000</u> | <u>3,965,000</u> | <u>3,769,640</u> | <u>3,965,000</u> | <u>5,220,000</u> |
| Total revenues | <u>3,600,000</u> | <u>3,965,000</u> | <u>3,769,640</u> | <u>3,965,000</u> | <u>5,220,000</u> |
| Total funds available | <u>3,982,701</u> | <u>3,997,701</u> | <u>3,802,341</u> | <u>3,997,701</u> | <u>5,267,701</u> |
| Expenditures: | | | | | |
| Bond interest | <u>3,950,000</u> | <u>3,950,000</u> | <u>1,975,000</u> | <u>3,950,000</u> | <u>5,250,000</u> |
| Total expenditures | <u>3,950,000</u> | <u>3,950,000</u> | <u>1,975,000</u> | <u>3,950,000</u> | <u>5,250,000</u> |
| Ending fund balance | <u>\$ 32,701</u> | <u>\$ 47,701</u> | <u>\$ 1,827,341</u> | <u>\$ 47,701</u> | <u>\$ 17,701</u> |