

BELFORD NORTH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021

**BELFORD NORTH METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ (5,919)	\$ 2,255	\$ 28,665,758
REVENUES			
Property taxes	3,963	4,154	6,750
Specific ownership tax	397	374	540
Interest income	-	2,000	115,000
Developer advance - CLC	30,500	12,000	-
Developer advance - Westside	-	2,970,160	128,000
Intergovt'l revenues - Belford South	-	6,174	1,613,836
Bond proceeds	-	39,155,000	-
Total revenues	<u>34,860</u>	<u>42,149,862</u>	<u>1,864,126</u>
TRANSFERS IN	<u>-</u>	<u>3,875,885</u>	<u>-</u>
Total funds available	<u>28,941</u>	<u>46,028,002</u>	<u>30,529,884</u>
EXPENDITURES			
General Fund	26,159	32,095	130,000
Debt Service Fund	-	-	2,922,609
Capital Projects Fund	527	13,454,264	24,882,011
Total expenditures	<u>26,686</u>	<u>13,486,359</u>	<u>27,934,620</u>
TRANSFERS OUT	<u>-</u>	<u>3,875,885</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>26,686</u>	<u>17,362,244</u>	<u>27,934,620</u>
ENDING FUND BALANCES	<u>\$ 2,255</u>	<u>\$ 28,665,758</u>	<u>\$ 2,595,264</u>
EMERGENCY RESERVE	\$ 200	\$ 200	\$ 100
DEBT SERVICE RESERVE	-	1,904,330	1,904,330
TOTAL RESERVE	<u>\$ 200</u>	<u>\$ 1,904,530</u>	<u>\$ 1,904,430</u>

No assurance provided. See summary of significant assumptions.

**BELFORD NORTH METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Residential	\$ 20,190	\$ 23,230	\$ 23,230
Agricultural	860	890	890
Vacant land	62,730	63,540	63,540
Certified Assessed Value	\$ 83,780	\$ 87,660	\$ 87,660
MILL LEVY			
General	47.300	47.388	10.000
General - Town Capital & Maintenance	0.000	0.000	5.000
Debt Service	0.000	0.000	57.000
Debt Service - Infrastructure Capital	0.000	0.000	5.000
Total mill levy	47.300	47.388	77.000
PROPERTY TAXES			
General	\$ 3,963	\$ 4,154	\$ 877
General - Town Capital & Maintenance	-	-	438
Debt Service	-	-	4,997
Debt Service - Infrastructure Capital	-	-	438
Levied property taxes	3,963	4,154	6,750
Budgeted property taxes	\$ 3,963	\$ 4,154	\$ 6,750
BUDGETED PROPERTY TAXES			
General	\$ 3,963	\$ 4,154	\$ 877
General - Town Capital & Maintenance	-	-	438
Debt Service	-	-	4,997
Debt Service - Infrastructure Capital	-	-	438
	\$ 3,963	\$ 4,154	\$ 6,750

No assurance provided. See summary of significant assumptions.

**BELFORD NORTH METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ (5,919)	\$ 2,255	\$ 200
REVENUES			
Property taxes	3,963	4,154	1,315
Specific ownership tax	397	374	105
Developer advance - CLC	29,973	12,000	-
Developer advance - Westside	-	13,000	128,000
Intergovt'l revenues - Belford South	-	512	1,245
Total revenues	34,333	30,040	130,665
Total funds available	28,414	32,295	130,865
EXPENDITURES			
General and administrative			
Accounting	7,553	7,500	40,000
Audit	-	-	10,000
County Treasurer's fee	59	62	20
Dues and licenses	-	304	750
Insurance and bonds	2,402	2,910	7,000
District management	10,512	7,800	35,000
Legal services	4,379	10,000	20,000
Miscellaneous	1,254	-	7,000
Election expense	-	1,794	-
Remit to Town of Parker	-	-	467
Contingency	-	1,725	9,763
Total expenditures	26,159	32,095	130,000
Total expenditures and transfers out requiring appropriation	26,159	32,095	130,000
ENDING FUND BALANCE	\$ 2,255	\$ 200	\$ 865
EMERGENCY RESERVE	\$ 200	\$ 200	\$ 100
TOTAL RESERVE	\$ 200	\$ 200	\$ 100

No assurance provided. See summary of significant assumptions.

**BELFORD NORTH METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 3,883,547
REVENUES			
Property taxes	-	-	5,435
Specific ownership tax	-	-	435
Interest income	-	2,000	15,000
Intergovt'l revenues - Belford South	-	5,662	1,612,591
Total revenues	-	7,662	1,633,461
TRANSFERS IN			
Transfers from other funds	-	3,875,885	-
Total funds available	-	3,883,547	5,517,008
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	82
Paying agent fees	-	-	7,000
Debt Service			
Bond interest - 2020 Senior Bonds	-	-	1,347,885
Bond interest - 2020 Sub Bonds	-	-	1,567,642
Total expenditures	-	-	2,922,609
Total expenditures and transfers out requiring appropriation	-	-	2,922,609
ENDING FUND BALANCE	\$ -	\$ 3,883,547	\$ 2,594,399
DEBT SERVICE RESERVE	\$ -	\$ 1,904,330	\$ 1,904,330
TOTAL RESERVE	\$ -	\$ 1,904,330	\$ 1,904,330

No assurance provided. See summary of significant assumptions.

**BELFORD NORTH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 24,782,011
REVENUES			
Interest income	-	-	100,000
Developer advance - CLC	527	-	-
Developer advance - Westside	-	2,957,160	-
Bond proceeds	-	39,155,000	-
Total revenues	527	42,112,160	100,000
Total funds available	527	42,112,160	24,882,011
EXPENDITURES			
General and Administrative			
Accounting	295	-	-
District management	232	-	-
Capital Projects			
Repay developer advance	-	3,649,254	-
Parks and recreation	-	198,206	-
Capital cost share - SVMD/BSMD	-	-	125,000
Bond issue costs	-	1,197,850	-
Streets	-	1,439,196	-
Stormwater	-	918,028	-
Sanitary sewer	-	203,881	-
Water	-	197,849	-
Capital outlay	-	5,650,000	24,757,011
Total expenditures	527	13,454,264	24,882,011
TRANSFERS OUT			
Transfers to other fund	-	3,875,885	-
Total expenditures and transfers out requiring appropriation	527	17,330,149	24,882,011
ENDING FUND BALANCE	\$ -	\$ 24,782,011	\$ -

No assurance provided. See summary of significant assumptions.

**BELFORD NORTH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was formed by order and decree on June 13, 2018 in Douglas County, Colorado, 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 Town Council of the Town of Parker, Colorado. The District's service area is located in the Town of Parker, Douglas County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water and sanitation service, street construction, installation of safety control devices, construction and maintenance of parks and recreation facilities, public transportation, fire protection, television relay and translation system, security services and mosquito control. All public infrastructure is to be owned and maintained by the Town of Parker or adjacent governmental entities.

On May 8, 2018, the District's electors authorized to increase taxes \$31,000,000 annually to pay the operations and administrative costs of the District, without limitation. Debt authorization was approved in the amount of \$310,000,000 for public improvements including streets, water, sanitary sewer, parks and recreation, traffic and safety, mosquito control, public transportation, security, fire protection, and television relay and translation. \$31,000,000 of debt was also authorized for the purpose of refunding debt, operations and maintenance, and intergovernmental agreements.

The First Amended and Restated Service Plan dated October 5, 2020, limits the total principal amount of obligations that the District may have outstanding in aggregate at any one time to \$56,700,000 provided that such limitation shall not be applicable to refunding bonds issued by the District to refund outstanding debt.

The Maximum Debt Mill Levy shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows: For the portion of any aggregate District Debt which exceeds 50% of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be 57.000 mills less the number of mills necessary to pay unlimited mill levy Debt, subject to the Mill Levy Adjustment. As of October 5, 2020, the Mill Levy Adjustment allows for a Maximum Debt Mill Levy of 57.398 mills.

If, on or after, October 5, 2020, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy may be increased or decreased to reflect such changes.

On October 16, 2020, the District entered into the Master Intergovernmental Agreement (MIGA) with Belford South Metropolitan District (South) in which the districts agree they may undertake on behalf of both districts the construction, acquisition, installation, financing, operations and maintenance of public improvements, and administrative costs necessary to serve the property within both District's service areas.

The District has no employees and all operations and administrative functions are contracted.

**BELFORD NORTH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided (continued)

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 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.

The change in assessment ratio from 7.20% to 7.15% allows the District to adjust its mill levy to offset the decrease in revenues. The District has elected to impose an adjusted mill levy for operations.

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 8% of the property taxes collected.

Intergovernmental Revenues

Pursuant to the MIGA, South will remit to the District the net property and specific ownership taxes collected based on South's annual tax collection. South will also remit all development fees collected for capital improvements to the District. These fees are pledged to the repayment of principal and interest on the bonds.

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly 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.

**BELFORD NORTH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Interest Income

Interest earned on the District's available funds has been estimated based on historical interest earned.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense.

Remittance to Town of Parker

On October 5, 2020, the District entered into the First Amended and Restated Intergovernmental Agreement with the Town of Parker in which the District agrees to impose a property tax of 5 mills to be used for the planning, design and construction of the Regional infrastructure and 5 mills for the planning, design, construction and/or maintenance of the Town infrastructure. The amount collected will be remitted to Town of Parker.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2020A Bonds and Series 2020B Bonds (discussed under Debt and Leases).

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

On November 2, 2020, the District issued \$22,680,000 in Series 2020A General Obligation Limited Tax Bonds with an interest rate of 5.50%, maturing on December 1, 2050 and \$16,475,000 Series 2020B Subordinate General Obligation Limited Tax Bonds with an interest rate of 8.00%, maturing on December 15, 2050. Proceeds from the Bonds will be used for the purpose of the construction of public infrastructure, funding reserves and capitalized interest, and other costs incurred in connection with the issuance of the bonds.

**BELFORD NORTH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The Series 2020A and 2020B bonds are subject to redemption prior to maturity at the option of the District on December 1, 2025, and on any date thereafter with redemption premium rates as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025, to November 30, 2026	3.00%
December 1, 2026, to November 30, 2027	2.00
December 1, 2027, to November 30, 2028	1.00
December 1, 2028, and thereafter	0.00

Debt obligations are as follows:

	Balance January 1 2020	<u>Estimated</u>		Balance December 31, 2020
		Additions	Deletions	
General Obligation Bonds:				
Series 2020A	\$ -	\$ 22,680,000	\$ -	\$ 22,680,000
Series 2020B	-	16,475,000	-	16,475,000
Total	<u>\$ -</u>	<u>\$ 39,155,000</u>	<u>\$ -</u>	<u>\$ 39,155,000</u>

Developer Advance:

Operations

Principal	\$ 53,000	\$ 28,700	\$ -	\$ 81,700
Interest	3,333	5,054	-	8,387
Total	<u>\$ 56,333</u>	<u>\$ 33,754</u>	<u>\$ -</u>	<u>\$ 90,087</u>

	Balance January 1 2021	<u>2021 Budget</u>		Balance December 31, 2021
		Additions	Deletions	
General Obligation Bonds:				
Series 2020A	\$ 22,680,000	\$ -	\$ -	\$ 22,680,000
Series 2020B	16,475,000	-	-	16,475,000
Total	<u>\$ 39,155,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,155,000</u>

Developer Advance:

Operations

Principal	\$ 81,700	\$ 128,000	\$ -	\$ 209,700
Interest	8,387	11,670	-	20,057
Total	<u>\$ 90,087</u>	<u>\$ 139,670</u>	<u>\$ -</u>	<u>\$ 229,757</u>

**BELFORD NORTH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2021, as defined under TABOR.

Debt Service Reserves

The District maintains a Debt Service Reserve as required with the issuance of the Series 2020A Bonds.

This information is an integral part of the accompanying budget.

**Belford North Metropolitan District
Schedule of Debt Service Requirements to Maturity**

**\$22,680,000 General Obligation Bonds, Series 2020A
Dated November 2, 2020
Interest Rate: 5.50%
Interest Payable December 1
Principal Due December 1**

Year	Principal	Interest	Total
2021	\$ -	\$ 1,347,885	\$ 1,347,885
2022	-	1,247,400	1,247,400
2023	-	1,247,400	1,247,400
2024	-	1,247,400	1,247,400
2025	-	1,247,400	1,247,400
2026	-	1,247,400	1,247,400
2027	285,000	1,247,400	1,532,400
2028	330,000	1,231,725	1,561,725
2029	345,000	1,213,575	1,558,575
2030	395,000	1,194,600	1,589,600
2031	420,000	1,172,875	1,592,875
2032	475,000	1,149,775	1,624,775
2033	500,000	1,123,650	1,623,650
2034	560,000	1,096,150	1,656,150
2035	590,000	1,065,350	1,655,350
2036	655,000	1,032,900	1,687,900
2037	690,000	996,875	1,686,875
2038	765,000	958,925	1,723,925
2039	805,000	916,850	1,721,850
2040	885,000	872,575	1,757,575
2041	935,000	823,900	1,758,900
2042	1,020,000	772,475	1,792,475
2043	1,075,000	716,375	1,791,375
2044	1,170,000	657,250	1,827,250
2045	1,235,000	592,900	1,827,900
2046	1,340,000	524,975	1,864,975
2047	1,415,000	451,275	1,866,275
2048	1,530,000	373,450	1,903,450
2049	1,615,000	289,300	1,904,300
2050	3,645,000	200,475	3,845,475
	<u>\$ 22,680,000</u>	<u>\$ 28,260,485</u>	<u>\$ 50,940,485</u>

No assurance provided. See summary of significant assumptions.