

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/22

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|----------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Transfers from CCSMD No. 5 | - | 1,055,163 | 32,295,000 |
| Developer advance | - | 1,091,363 | 32,429,974 |
| Total revenues | <u>-</u> | <u>2,146,526</u> | <u>64,725,000</u> |
| Total funds available | <u>-</u> | <u>2,146,526</u> | <u>64,725,000</u> |
| EXPENDITURES | | | |
| General Fund | - | 36,200 | 135,000 |
| Capital Projects Fund | - | 2,110,326 | 64,590,000 |
| Total expenditures | <u>-</u> | <u>2,146,526</u> | <u>64,725,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>-</u> | <u>2,146,526</u> | <u>64,725,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| EMERGENCY RESERVE | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 10</u> |
| TOTAL RESERVE | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 10</u> |

No assurance provided. See summary of significant assumptions

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/31/22

| ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|----------------|-------------------|----------------|
|----------------|-------------------|----------------|

ASSESSED VALUATION

| | | | | | | |
|--------------------------|----|-----|----|-------|----|-------|
| Agricultural | \$ | 430 | \$ | 2,250 | \$ | 2,340 |
| Certified Assessed Value | | 430 | | 2,250 | | 2,340 |

MILL LEVY

| | | | |
|-----------------|-------|-------|--------|
| General | 0.000 | 0.000 | 10.069 |
| Total mill levy | 0.000 | 0.000 | 10.069 |

PROPERTY TAXES

| | | | | | | |
|-------------------------|----|---|----|---|----|----|
| General | \$ | - | \$ | - | \$ | 24 |
| Budgeted property taxes | | - | | - | | 24 |

BUDGETED PROPERTY TAXES

| | | | | | | |
|---------|----|---|----|---|----|----|
| General | \$ | - | \$ | - | \$ | 24 |
| | | - | | - | | 24 |

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/22

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Property taxes | - | - | 24 |
| Specific ownership tax | - | - | 2 |
| Developer advance | - | 36,200 | 134,974 |
| Total revenues | <u>-</u> | <u>36,200</u> | <u>135,000</u> |
| Total funds available | <u>-</u> | <u>36,200</u> | <u>135,000</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | - | 10,000 | 50,000 |
| Directors' fees | - | 200 | - |
| Dues | - | - | 3,000 |
| Insurance | - | - | 26,000 |
| Legal | - | 26,000 | 50,000 |
| Contingency | - | - | 6,000 |
| Total expenditures | <u>-</u> | <u>36,200</u> | <u>135,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>-</u> | <u>36,200</u> | <u>135,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| EMERGENCY RESERVE | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 10</u> |
| TOTAL RESERVE | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 10</u> |

No assurance provided. See summary of significant assumptions

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
 CAPITAL PROJECTS FUND
 2022 BUDGET
 WITH 2020 ACTUAL AND 2021 ESTIMATED
 For the Years Ended and Ending December 31,**

1/31/22

| | ACTUAL 2020 | ESTIMATED 2021 | BUDGET 2022 |
|---|----------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Developer advance | - | 1,055,163 | 32,295,000 |
| Transfers from CCSMD No. 5 | - | 1,055,163 | 32,295,000 |
| Total revenues | <u>-</u> | <u>2,110,326</u> | <u>64,590,000</u> |
| Total funds available | <u>-</u> | <u>2,110,326</u> | <u>64,590,000</u> |
| EXPENDITURES | | | |
| Capital Projects | | | |
| Repay developer advance | - | 1,055,163 | 32,295,000 |
| Capital outlay | - | 1,055,163 | 32,295,000 |
| Total expenditures | <u>-</u> | <u>2,110,326</u> | <u>64,590,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>-</u> | <u>2,110,326</u> | <u>64,590,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by Order and Decree of the District Court of Douglas County, Colorado on November 18, 2004, to provide financing for design, acquisition, construction and installation, relocation and redevelopment of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of the Town of Parker, Douglas County, Colorado.

At its organization election held on November 2, 2004, the voters approved general obligation indebtedness of \$37,560,000 for street improvements, \$37,560,000 for traffic safety, \$59,280,000 for parks and recreational facilities, \$14,280,000 for sanitary sewer system, \$8,880,000 for a complete potable and non-potable water system, \$130,000,000 for refunding District debt and \$10,000,000 for general operation and maintenance. District voters approved authorization to increase property tax up to \$1,000,000 annually to pay for the operations and maintenance expenditures of the District. Per the District's Service Plan, the Districts are limited to \$213,500,000, in the aggregate. Additionally, the election allows the District to collect, spend and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

The District has no employees and all administrative function 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.

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, sale 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 mill levy adopted by the District.

**CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

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 8.0% of the property taxes collected

Developer Advances

The District is in the development stage. As such, operating and administrative costs are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for the future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Transfers from Cherry Creek South Metropolitan District No. 5

Pursuant to the Infrastructure Acquisition and Project Fund Disbursement Agreement between the District, Cherry Creek South Metropolitan District No. 5 ("District No. 5") and Cherry Creek South Metropolitan District No. 6 ("District No. 6"), the Districts have agreed that the District will own, operate and maintain all public improvements benefitting all Districts. The costs of the public improvements anticipated to be paid by the District No. 5 in 2022 are transferred to the District.

Expenditures

General and Administrative

General and administrative expenditures include services necessary to maintain the District's administrative viability such as legal, accounting, dues and insurance.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Debts and Leases

The District has no outstanding debt or any operating or capital leases.

Reserve Funds

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.