

SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021

**SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/4/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ (5,821)	\$ (7,877)	\$ -
REVENUES			
Developer Advance - Operations	30,821	43,137	50,000
Developer Advance - Capital Outlay	-	-	100,000
Total revenues	<u>30,821</u>	<u>43,137</u>	<u>150,000</u>
TRANSFERS IN			
Total funds available	<u>25,000</u>	<u>35,260</u>	<u>150,000</u>
EXPENDITURES			
General Fund	32,877	35,260	50,000
Capital Projects Fund	-	-	100,000
Total expenditures	<u>32,877</u>	<u>35,260</u>	<u>150,000</u>
Total expenditures and transfers out requiring appropriation	<u>32,877</u>	<u>35,260</u>	<u>150,000</u>
ENDING FUND BALANCES	<u>\$ (7,877)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/4/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Agricultural	\$ 78	\$ 99	\$ 99
Certified Assessed Value	<u>\$ 78</u>	<u>\$ 99</u>	<u>\$ 99</u>
MILL LEVY			
General	0.000	0.000	0.000
Total mill levy	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Levied property taxes	-	-	-
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/4/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ (5,821)	\$ (7,877)	\$ -
REVENUES			
Developer Advance - Operations	30,821	43,137	50,000
Total revenues	<u>30,821</u>	<u>43,137</u>	<u>50,000</u>
Total funds available	<u>25,000</u>	<u>35,260</u>	<u>50,000</u>
EXPENDITURES			
Accounting	15,471	15,000	20,000
Dues	500	750	800
Insurance	1,935	2,510	2,600
District Management	4,122	2,000	6,600
Legal	10,774	15,000	20,000
Total expenditures	<u>32,877</u>	<u>35,260</u>	<u>50,000</u>
Total expenditures and transfers out requiring appropriation	<u>32,877</u>	<u>35,260</u>	<u>50,000</u>
ENDING FUND BALANCE	<u>\$ (7,877)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
 CAPITAL PROJECTS FUND
 2021 BUDGET
 WITH 2019 ACTUAL AND 2020 ESTIMATED
 For the Years Ended and Ending December 31,**

12/4/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer Advance - Capital Outlay	-	-	100,000
Total revenues	<u>-</u>	<u>-</u>	<u>100,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>100,000</u>
EXPENDITURES			
Capital Outlay	-	-	100,000
Total expenditures	<u>-</u>	<u>-</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>100,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The SW Prospect I25 Metropolitan District No. 7 (District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized concurrently with SW Prospect I25 Metropolitan District Nos. 1-6 (collectively the Districts) by order and decree of the District Court for Larimer County on June 1, 2018, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Fort Collins, Larimer County, Colorado.

Pursuant to the Consolidated Service Plan, District No. 7 will serve as the service district and will be responsible for managing the construction and operation of the facilities and improvements for the Districts. Districts Nos. 1-6 will serve as the financing districts and are responsible for providing the funding and tax base needed to support the capital improvements.

During elections held on May 8, 2018, a majority of the District's electors authorized general obligation indebtedness of \$1,759,500,000 for the above listed facilities, intergovernmental agreements and debt refunding. Additionally, on May 8, 2018, the District's voters authorized the District to collect, retain and spend all revenues in excess of TABOR spending, revenue raising or other limitations.

The Consolidated Service Plan limits the aggregate amount of debt that may be issued by the Districts to \$103,500,000.

The District has no employees and all administrative functions 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

Developer Advances

The District is in the development stage. As such, the operating and administrative as well as capital costs for 2021 are to 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 bond proceeds and other legally available revenue.

Expenditures

General and Administrative Expenditures

The District, as the service district, will provide for all general and administrative expenditures for the Districts. General and administrative expenditures include the services necessary to maintain the Districts' administrative viability such as legal, accounting, managerial, insurance, meeting and other administrative expenses

**SW PROSPECT I25 METROPOLITAN DISTRICT NO. 7
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Capital Outlay

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

Debt and Leases

The District has no debt, nor operating or capital leases.

Reserves

TABOR requires local governments to establish an emergency reserve equal to at least 3% of fiscal year spending as defined under TABOR. Since all revenue anticipated in 2021 are related to developer advances, no emergency reserve has been provided for.

This information is an integral part of the accompanying budget.