

VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

**VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/13/23

| | ACTUAL 2021 | ESTIMATED 2022 | BUDGET 2023 |
|---|------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 107 | \$ 191 | \$ 2,894 |
| REVENUES | | | |
| Developer advance | 3,250,363 | 2,618,236 | 9,677,500 |
| Intergovernmental revenues - District No. 7 | - | 2,000,000 | 9,460,000 |
| Intergovernmental revenues - District No. 3 | 3,250,447 | 620,939 | 2,697 |
| Total revenues | <u>6,500,810</u> | <u>5,239,175</u> | <u>19,140,197</u> |
| Total funds available | <u>6,500,917</u> | <u>5,239,366</u> | <u>19,143,091</u> |
| EXPENDITURES | | | |
| General Fund | - | - | 220,000 |
| Capital Projects Fund | 6,500,726 | 5,236,472 | 18,920,000 |
| Total expenditures | <u>6,500,726</u> | <u>5,236,472</u> | <u>19,140,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>6,500,726</u> | <u>5,236,472</u> | <u>19,140,000</u> |
| ENDING FUND BALANCES | <u>\$ 191</u> | <u>\$ 2,894</u> | <u>\$ 3,091</u> |
| EMERGENCY RESERVE | <u>\$ 100</u> | <u>\$ 100</u> | <u>\$ 100</u> |
| TOTAL RESERVE | <u>\$ 100</u> | <u>\$ 100</u> | <u>\$ 100</u> |

No assurance provided. See summary of significant assumptions.

VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/13/23

| ACTUAL | ESTIMATED | BUDGET |
|--------|-----------|--------|
| 2021 | 2022 | 2023 |

ASSESSED VALUATION

| | | | | | | |
|--------------------------|----|-----|----|-----|----|----|
| Agricultural | \$ | 168 | \$ | 168 | \$ | 20 |
| Certified Assessed Value | \$ | 168 | \$ | 168 | \$ | 20 |

MILL LEVY

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

PROPERTY TAXES

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

BUDGETED PROPERTY TAXES

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

No assurance provided. See summary of significant assumptions.

VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/13/23

| | ACTUAL 2021 | ESTIMATED 2022 | BUDGET 2023 |
|---|----------------|-------------------|-----------------|
| BEGINNING FUND BALANCES | \$ 107 | \$ 191 | \$ 2,894 |
| REVENUES | | | |
| Developer advance | - | - | 217,500 |
| Intergovernmental revenues - District No. 3 | 84 | 2,703 | 2,697 |
| Total revenues | <u>84</u> | <u>2,703</u> | <u>220,197</u> |
| Total funds available | <u>191</u> | <u>2,894</u> | <u>223,091</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | - | - | 60,000 |
| Audit | - | - | 20,000 |
| Dues and membership | - | - | 3,600 |
| Insurance and bonds | - | - | 44,000 |
| Legal services | - | - | 60,000 |
| Miscellaneous | - | - | 10,000 |
| Election expense | - | - | 400 |
| Contingency | - | - | 22,000 |
| Total expenditures | <u>-</u> | <u>-</u> | <u>220,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>-</u> | <u>-</u> | <u>220,000</u> |
| ENDING FUND BALANCES | <u>\$ 191</u> | <u>\$ 2,894</u> | <u>\$ 3,091</u> |
| EMERGENCY RESERVE | <u>\$ 100</u> | <u>\$ 100</u> | <u>\$ 100</u> |

No assurance provided. See summary of significant assumptions.

**VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1
 CAPITAL PROJECTS FUND
 2023 BUDGET
 WITH 2021 ACTUAL AND 2022 ESTIMATED
 For the Years Ended and Ending December 31,**

1/13/23

| | ACTUAL 2021 | ESTIMATED 2022 | BUDGET 2023 |
|---|------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Developer advance | 3,250,363 | 2,618,236 | 9,460,000 |
| Intergovernmental revenues - District No. 7 | - | 2,000,000 | 9,460,000 |
| Intergovernmental revenues - District No. 3 | 3,250,363 | 618,236 | - |
| Total revenues | <u>6,500,726</u> | <u>5,236,472</u> | <u>18,920,000</u> |
| Total funds available | <u>6,500,726</u> | <u>5,236,472</u> | <u>18,920,000</u> |
| EXPENDITURES | | | |
| Capital Projects | | | |
| Repay developer advance | 3,250,363 | 2,618,236 | 9,460,000 |
| Capital outlay | 3,250,363 | 2,618,236 | 9,460,000 |
| Total expenditures | <u>6,500,726</u> | <u>5,236,472</u> | <u>18,920,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>6,500,726</u> | <u>5,236,472</u> | <u>18,920,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

**VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Villages at Johnstown Metropolitan District No. 1 (District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized concurrently with Villages of Johnstown District Nos. 2-8 (collectively, the Districts) by order and decree of the District Court for Larimer County on May 30, 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. 1 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. 2-8 will serve as the financing districts and are responsible for providing the funding and tax base needed to support the capital improvements.

During the election held on May 8, 2018, a majority of the District's electors authorized general obligation indebtedness of \$1,190,000,000, for the above listed facilities, intergovernmental agreements and debt refunding. Additionally, on May 8, 2018, the Districts' 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 \$72,500,000.

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 costs as well as capital improvements costs for 2023 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.

**VILLAGES AT JOHNSTOWN METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Transfers from Villages at Johnstown Metropolitan District No. 3

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefitting the Districts. The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District.

Pursuant to the Infrastructure Acquisition and Reimbursement Agreement, and the Addendum to that agreement, between the District, Villages at Johnstown Metropolitan District No. 3, and the Developers, the District will acquire the Public Infrastructure from the Developers, and Villages at Johnstown Metropolitan District No. 3 will be responsible for reimbursing the Developers.

Transfers from Villages at Johnstown Metropolitan District No. 7

Pursuant to the Infrastructure Acquisition and Reimbursement Agreement, and the Addendum to that agreement, between the District, Villages at Johnstown Metropolitan District No. 7, and the Developers the District will acquire the Public Infrastructure from the Developers, and Villages at Johnstown Metropolitan District No. 7 will be responsible for reimbursing the Developers.

Expenditures

General and Administrative Expenditures

The District, as the service district, will provide for all general and administrative services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenses.

Capital Outlay

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

Debt and Leases

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

Reserves

The District has provided an emergency reserve fund equal to at least 3% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.