

THE VILLAGE AT DRY CREEK METROPOLITAN DISTRICT NO. 2
2021 BUDGET MESSAGE

The Village At Dry Creek Metropolitan District No. 2 (“District”) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared on the modified accrual basis of accounting.

2021 Budget Strategy

Village At Dry Creek Metropolitan Districts Nos. 1 - 4 were formed to provide for all or part of the Public Improvements, as defined in the districts’ Service Plan, for the use and benefit of all anticipated inhabitants and taxpayers of the districts. The primary purpose of District No. 1 is to coordinate the financing, construction and maintenance of these Public Improvements. The primary purpose of Districts Nos. 2 - 4 is to be financing districts.

Revenues

The District’s primary sources of revenue are 1) property taxes resulting from the imposition of a 12.500 general fund mill levy and 2) PIF revenue. Property tax revenue is transferred to District No. 1 for the funding of administrative and operating and maintenance expenditures. PIF revenue, net of collection expense, is pledged to fund debt service for the Series 2019 General Obligation Bonds.

Expenditures

The District has adopted two separate funds: 1) a General Fund to provide for the transfer of net taxes collected from the general mill levy to District No. 1 and; 2) a Debt Service Fund to provide for debt service on debt issued by the District in 2019. Debt service is funded by net PIF collections received by District 1 and transferred to District 2.

	2019 Audited Actual	2020 Adopted Budget	Variance Positive (Negative)	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Positive (Negative)	2021 Adopted Budget	2021 Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	230	27,207,860		27,207,860				27,640,630	Final AV Per County
Mill Levy									
General Fund	-	12.500		12.500				12.500	Assume Same as 2020
Debt Service Fund	-	-		-				-	
Other	-	-		-				-	
Total mill levy	-	12.500	-	12.500				12.500	
Property Taxes Levied									
General Fund	-	340,098		340,098				345,508	AV * Mill Levy / 1,000
Debt Service Fund	-	-		-				-	AV * Mill Levy / 1,000
Other	-	-		-				-	
Less Provision For Uncollectible									
General Fund	-	-		-				-	Assume 100% Collection
Debt Service Fund	-	-		-				-	Assume 100% Collection
Other	-	-		-				-	
Budgeted Property Taxes									
General Fund	-	340,098		340,098				345,508	
Debt Service Fund	-	-		-				-	
Other	-	-		-				-	
	-	340,098	-	340,098				345,508	

The Village At Dry Creek Metropolitan District No. 2
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified Accrual Basis

Print Date: 1/29/2021

		2019 Audited Actual	2020 Adopted Budget	Variance Positive (Negative)	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Positive (Negative)	2021 Adopted Budget	2021 Budget Notes/Assumptions											
GENERAL FUND																					
REVENUE																					
1-4110	Property taxes	-	340,098	-	340,098	336,082	340,098	(4,016)	345,508	Based on 12.5 mills 6% of Property Taxes											
1-4210	Specific ownership taxes	-	20,400	-	20,400	16,200	13,600	2,600	20,700												
1-4310	Interest income - Taxes	-	1,500	-	1,500	155	300	(145)	1,500												
1-4850	Other income	-	-	-	-	-	-	-	-												
TOTAL REVENUE		-	361,998	-	361,998	352,437	353,998	(1,561)	367,708												
EXPENDITURES																					
1-7000	Accounting	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7020	Audit	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7010	Legal	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7100	Management	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7250	Director's fees	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7280	Election	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7360	Insurance & bonds	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7370	Dues & Subscriptions	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7400	Bank Charges	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7500	Treasurer's fees	-	5,101	-	5,101	-	5,101	5,101	5,183	1.5% of Property Taxes											
1-7550	Miscellaneous	-	-	-	-	-	-	-	-	Paid By District No. 1											
1-7800	Contingency	-	1,000	-	1,000	-	-	-	1,000	Unforeseen Needs											
TOTAL EXPENDITURES		-	6,101	-	6,101	-	5,101	5,101	6,183												
Excess Revenue Over Expenditures		-	355,897	-	355,897	352,437	348,897	3,541	361,525												
OTHER SOURCES (USES)																					
1-7900	Developer Advances	-	-	-	-	-	-	-	-	Net transferred to District #1 For Operations											
1-7900	Transfers To District #1	-	(345,000)	-	(345,000)	(150,000)	(340,097)	190,097	(361,000)												
Total Other Sources / (Uses)		-	(345,000)	-	(345,000)	(150,000)	(340,097)	190,097	(361,000)												
CHANGE IN FUND BALANCE		-	10,897	-	10,897	202,437	8,800	193,637	525												
1-3000	BEGINNING FUND BALANCE	-	-	-	-	-	-	-	10,897												
ENDING FUND BALANCE		-	10,897	-	10,897	202,437	8,800	193,637	11,422												
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COMPONENTS OF FUND BALANCE																					
	Nonspendable	-	-	-	-	-	-	-	-												
	Restricted- TABOR emergency reserve	-	10,860	-	10,860	10,860	-	10,860	11,031												
	Assigned- Capital Reserve	-	-	-	-	-	-	-	-												
	Unassigned	-	37	-	37	191,578	8,800	182,778	391												
TOTAL ENDING FUND BALANCE		-	10,897	-	10,897	202,437	8,800	193,637	11,422												

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

The Village At Dry Creek Metropolitan District No. 2
Statement of Revenues, Expenditures, & Changes In Fund Balance
For the Period Indicated

Modified Accrual Basis

Print Date: 1/29/2021

		2019 Audited Actual	2020 Adopted Budget	Variance Positive (Negative)	2020 Forecast	YTD Thru 09/30/20 Actual	YTD Thru 09/30/20 Budget	Variance Positive (Negative)	2021 Adopted Budget	2021 Budget Notes/Assumptions
DEBT SERVICE FUND										
REVENUE										
2-4001	Credit PIF	1,109,618	1,681,000	(672,400)	1,008,600	597,374	1,044,404	(447,030)	1,681,000	Based off of 2020 Budget
2-4002	Add-On PIF	317,034	480,000	(192,000)	288,000	161,150	298,224	(137,074)	480,000	Based off of 2020 Budget
2-4110	Property taxes	-	-	-	-	-	-	-	-	
2-4113	Specific ownership taxes	-	-	-	-	-	-	-	-	
2-4201	PIF Penalty Income	158	500	3,500	4,000	3,966	311	3,655	500	
2-4310	Interest income - Bank Accounts	43,752	-	262	262	231	-	231	-	
2-4311	Interest income - Trustee	8,326	80,000	(51,730)	28,270	25,377	53,333	(27,957)	8,000	0.2% of Fund Balance
2-4313	Interest income - PIF	159	-	1,500	1,500	1,465	-	1,465	-	
2-4850	Other income	2,190	-	-	-	-	-	-	-	
TOTAL REVENUE		1,481,236	2,241,500	(910,868)	1,330,632	789,562	1,396,272	(606,710)	2,169,500	
EXPENDITURES										
2-7000	Accounting	-	-	-	-	-	-	-	-	
2-7010	Legal	-	-	-	-	-	-	-	-	
2-7015	PIF Collection Fee	18,312	44,000	19,000	25,000	16,505	29,333	12,828	30,000	Based off of 2020 Forecast
2-7201	Bond interest	275,275	819,000	-	819,000	409,500	409,500	-	819,000	\$18,720,000 @ 4.375%
2-7220	Bond principal	-	1,110,000	1,110,000	-	-	-	-	1,695,000	Excess above \$1,872,000 Surplus
2-7270	Paying agent / trustee fees	4,107	5,000	-	5,000	6,067	5,000	(1,067)	5,000	
2-7200	Treasurer's fees	-	-	-	-	-	-	-	-	
2-7800	Contingency	-	1,631	1,631	-	-	-	-	20,000	
TOTAL EXPENDITURES		297,695	1,979,631	1,130,631	849,000	432,073	443,833	11,760	2,569,000	
Excess Revenue Over Expenditures		1,183,541	261,869	219,763	481,632	357,489	952,439	(594,949)	(399,500)	
OTHER SOURCES / (USES)										
2-4600	Developer advances	-	-	-	-	-	-	-	-	
2-4700	Bond proceeds	18,720,000	-	-	-	-	-	-	-	
2-7250	Bond issuance costs	(792,130)	-	-	-	-	-	-	-	
2-7300	Bond Proceeds Transfer to #1	(15,677,224)	-	-	-	-	-	-	-	
	Transfer From #3	-	-	35,134	35,134	-	-	-	-	
2-7900	Transfers In/(Out) of Fund	-	-	-	-	-	-	-	-	
Total Other Sources / (Uses)		2,250,646	-	35,134	35,134	-	-	-	-	
CHANGE IN FUND BALANCE		3,434,187	261,869	254,897	516,766	357,489	952,439	(594,949)	(399,500)	
2-3000	BEGINNING FUND BALANCE	-	3,638,600	(204,413)	3,434,187	3,434,187	3,638,600	(204,413)	3,950,953	
ENDING FUND BALANCE		3,434,187	3,900,469	50,484	3,950,953	3,791,677	4,591,039	(799,362)	3,551,453	
COMPONENTS OF FUND BALANCE										
	Reserve Fund	1,428,170	1,428,469	-	1,428,469	1,428,469	1,428,469	-	1,428,469	Per Bond Docs
	Capitalized Interest Fund	552,560	-	-	-	146,732	143,060	3,672	-	Depleted making interest payments
	Project Fund	27,681	-	-	-	27,879	-	27,879	-	
	Bond Redemption Fund	813,324	300,000	(175,000)	125,000	803,341	1,110,000	(306,660)	125,000	Nov Revenues collected after 12/1 pmt date
	Accrued PIF Receivable	612,453	300,000	(175,000)	125,000	96,675	300,000	(203,325)	125,000	Dec Revenues not collected until January
	Surplus Fund	-	1,872,000	400,484	2,272,484	1,288,581	1,609,510	(320,929)	1,872,984	Built to Max of \$1,872,000
TOTAL ENDING FUND BALANCE		3,434,187	3,900,469	50,484	3,950,953	3,791,677	4,591,039	(799,362)	3,551,453	
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