

THE VILLAGE AT DRY CREEK METROPOLITAN DISTRICT NO. 4
2023 BUDGET MESSAGE

The Village At Dry Creek Metropolitan District No. 4 (“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.

2023 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 1 is to coordinate the financing, construction and maintenance of these Public Improvements. The primary purpose of districts 2-4 is to be financing districts.

Revenues

There is no budgeted revenue for the District in 2023.

Expenditures

The District has adopted a \$0 budget for a General, Debt Service, and Capital Fund as no expenditures are anticipated in 2023.

Village At Dry Creek Metropolitan District No. 4
Statement of Net Position

October 31, 2022

	Debt Service		Capital	Fixed Assets &	TOTAL
	General Fund	Fund	Projects Fund	LTD	
ASSETS					
CURRENT ASSETS					
US Bank	-	-	-	-	-
Due from County Treasurer	-	-	-	-	-
Property Taxes Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
TOTAL CURRENT ASSETS	-	-	-	-	-
FIXED ASSETS					
Infrastructure Improvements	-	-	-	-	-
Accumulated Depreciation	-	-	-	-	-
TOTAL FIXED ASSETS	-	-	-	-	-
OTHER ASSETS	-	-	-	-	-
TOTAL OTHER ASSETS	-	-	-	-	-
TOTAL ASSETS	-	-	-	-	-
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	-	-	-	-	-
Accrued Expenses	-	-	-	-	-
TOTAL CURRENT LIABILITIES	-	-	-	-	-
DEFERRED INFLOWS					
Deferred Property Taxes	-	-	-	-	-
TOTAL DEFERRED INFLOWS	-	-	-	-	-
LONG-TERM LIABILITIES					
Capital and Service Obligation Due To #1	-	-	-	2,924,365	2,924,365
Accrued Interest	-	-	-	-	-
Developer Advances- Operations	-	-	-	-	-
Developer Advances- Capital	-	-	-	-	-
TOTAL LONG-TERM LIABILITIES	-	-	-	2,924,365	2,924,365
TOTAL LIAB & DEF INFLOWS	-	-	-	2,924,365	2,924,365
NET POSITION					
Net Investment in Capital Assets	-	-	-	-	-
Amount to be Provided for Debt	-	-	-	(2,924,365)	(2,924,365)
Nonspendable	-	-	-	-	-
Restricted For Emergencies	-	-	-	-	-
Restricted For Debt Service	-	-	-	-	-
Assigned for Capital Replacement	-	-	-	-	-
Unassigned	-	-	-	-	-
TOTAL NET POSITION	-	-	-	(2,924,365)	(2,924,365)
	=	=	=	=	=

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

	2021 Unaudited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 10/31/22 Actual	YTD Thru 10/31/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	230	4,210	-	4,210				6,110	12-01-2022 Final AV
Mill Levy									
General Fund	-	-	-	-				-	No levy due to minimal AV
Debt Service Fund	-	-	-	-				-	No levy due to minimal AV
Other	-	-	-	-				-	No levy due to minimal AV
Total Mill Levy	-	-	-	-				-	
Property Taxes Levied									
General Fund	-	-	-	-				-	
Debt Service Fund	-	-	-	-				-	
Other	-	-	-	-				-	
Total Property Taxes Levied	-	-	-	-				-	

The Village At Dry Creek Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified Accrual Basis

Print Date: 1/15/2023

	2021 Unaudited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 10/31/22 Actual	YTD Thru 10/31/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes		-	-	-	-	-	-	-	
Specific Ownership Taxes		-	-	-	-	-	-	-	
Interest & other income		-	-	-	-	-	-	-	
Other Income		-	-	-	-	-	-	-	
TOTAL REVENUE		=	=	=	=	=	=	=	
EXPENDITURES									
General Operating:									
Accounting		-	-	-	-	-	-	-	
Audit		-	-	-	-	-	-	-	
Legal		-	-	-	-	-	-	-	
Management		-	-	-	-	-	-	-	
Director's fees		-	-	-	-	-	-	-	
Election		-	-	-	-	-	-	-	
Insurance & bonds		-	-	-	-	-	-	-	
Dues & Subscriptions		-	-	-	-	-	-	-	
Bank Charges		-	-	-	-	-	-	-	
County Treasurer's fees		-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	-	-	
Contingency		-	-	-	-	-	-	-	
Debt Service:									
Interest		-	-	-	-	-	-	-	
Principal		-	-	-	-	-	-	-	
Bond/Loan issuance expense		-	-	-	-	-	-	-	
Paying agent / trustee fees / legal		-	-	-	-	-	-	-	
Capital Outlay									
Capital Projects		-	-	-	-	-	-	-	
TOTAL EXPENDITURES		=	=	=	=	=	=	=	
Other Sources / (Uses) of Funds									
Developer Advances		-	-	-	-	-	-	-	
Bonds		-	-	-	-	-	-	-	
Transfers In/(Out) of Fund		-	-	-	-	-	-	-	
Total Other Sources / (Uses)		=	=	=	=	=	=	=	
CHANGE IN FUND BALANCE									
BEGINNING FUND BALANCE		-	-	-	-	-	-	-	
ENDING FUND BALANCE		-	-	-	-	-	-	-	
COMPONENTS OF FUND BALANCE:									
Nonspendable		-	-	-	-	-	-	-	
Restricted- TABOR emergency reserve		-	-	-	-	-	-	-	
Assigned- Debt Service		-	-	-	-	-	-	-	
Assigned- Capital Reserve		-	-	-	-	-	-	-	
Unassigned		-	-	-	-	-	-	-	
TOTAL ENDING FUND BALANCE		=	=	=	=	=	=	=	

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The Village At Dry Creek Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified Accrual Basis

Print Date: 1/15/2023

	2021 Unaudited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 10/31/22 Actual	YTD Thru 10/31/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property taxes		-	-	-	-	-	-	-	
Specific ownership taxes		-	-	-	-	-	-	-	
Interest income		-	-	-	-	-	-	-	
Other income		-	-	-	-	-	-	-	
TOTAL REVENUE		-	-	-	-	-	-	-	
EXPENDITURES									
Accounting		-	-	-	-	-	-	-	
Audit		-	-	-	-	-	-	-	
Legal		-	-	-	-	-	-	-	
Management		-	-	-	-	-	-	-	
Director's fees		-	-	-	-	-	-	-	
Election		-	-	-	-	-	-	-	
Insurance & bonds		-	-	-	-	-	-	-	
Dues & Subscriptions		-	-	-	-	-	-	-	
Bank Charges		-	-	-	-	-	-	-	
Treasurer's fees		-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	-	-	
Contingency		-	-	-	-	-	-	-	
TOTAL EXPENDITURES		-	-	-	-	-	-	-	
Excess Revenue Over Expenditures		-	-	-	-	-	-	-	
OTHER SOURCES (USES)									
Developer Advances		-	-	-	-	-	-	-	
Transfers In/(Out) of Fund		-	-	-	-	-	-	-	
Total Other Sources / (Uses)		-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE		-	-	-	-	-	-	-	
BEGINNING FUND BALANCE		-	-	-	-	-	-	-	
ENDING FUND BALANCE		-	-	-	-	-	-	-	
COMPONENTS OF FUND BALANCE		=	=	=	=	=	=	=	
Nonspendable		-	-	-	-	-	-	-	
Restricted- TABOR emergency reserve		-	-	-	-	-	-	-	
Assigned- Capital Reserve		-	-	-	-	-	-	-	
Unassigned		-	-	-	-	-	-	-	
TOTAL ENDING FUND BALANCE		-	-	-	-	-	-	-	
		=	=	=	=	=	=	=	

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	2021 Unaudited Actual	2022 Adopted Budget	Variance Positive (Negative)	2022 Forecast	YTD Thru 10/31/22 Actual	YTD Thru 10/31/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property taxes		-	-	-	-	-	-	-	
Specific ownership taxes		-	-	-	-	-	-	-	
Interest income		-	-	-	-	-	-	-	
Other income		-	-	-	-	-	-	-	
TOTAL REVENUE		-	-	-	-	-	-	-	
EXPENDITURES									
Accounting		-	-	-	-	-	-	-	
Legal		-	-	-	-	-	-	-	
Bond interest		-	-	-	-	-	-	-	
Bond principal		-	-	-	-	-	-	-	
Bond issuance costs		-	-	-	-	-	-	-	
Paying agent / trustee fees		-	-	-	-	-	-	-	
Treasurer's fees		-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	-	-	
Contingency		-	-	-	-	-	-	-	
TOTAL EXPENDITURES		-	-	-	-	-	-	-	
Excess Revenue Over Expenditures		-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Developer advances		-	-	-	-	-	-	-	
Bond proceeds		-	-	-	-	-	-	-	
Transfers In/(Out) of Fund		-	-	-	-	-	-	-	
Total Other Sources / (Uses)		-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE		-	-	-	-	-	-	-	
BEGINNING FUND BALANCE		-	-	-	-	-	-	-	
ENDING FUND BALANCE		-	-	-	-	-	-	-	
		=	=	=	=	=	=	=	

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CAPITAL FUND									
REVENUE									
Property taxes		-	-	-	-	-	-	-	
Specific Ownership Tax		-	-	-	-	-	-	-	
Interest income		-	-	-	-	-	-	-	
Other income		-	-	-	-	-	-	-	
TOTAL REVENUE		-	-	-	-	-	-	-	
EXPENDITURES									
Accounting		-	-	-	-	-	-	-	
Legal		-	-	-	-	-	-	-	
Capital outlay		-	-	-	-	-	-	-	
Insurance & bonds		-	-	-	-	-	-	-	
Treasurer's fees		-	-	-	-	-	-	-	
Miscellaneous		-	-	-	-	-	-	-	
Contingency		-	-	-	-	-	-	-	
TOTAL EXPENDITURES		-	-	-	-	-	-	-	
Excess Revenue Over Expenditures		-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Developer Advances		-	-	-	-	-	-	-	
Transfers In/(Out) of Fund		-	-	-	-	-	-	-	
Total Other Sources / (Uses)		-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE		-	-	-	-	-	-	-	
BEGINNING FUND BALANCE		-	-	-	-	-	-	-	
ENDING FUND BALANCE		-	-	-	-	-	-	-	
		=	=	=	=	=	=	=	

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