

**THE VILLAGE AT DRY CREEK METROPOLITAN DISTRICT NO. 2**  
**2024 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.

2024 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.

Village At Dry Creek Metropolitan District No. 2  
Statement of Net Position

September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Fixed Assets & LTD	TOTAL
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
US Bank	-	-	-	-	-
Colotrust	201,724	-	-	-	201,724
Series 2019 Project Fund	-	-	-	-	-
Series 2019 Bond Fund	-	1,661,398	-	-	1,661,398
Series 2019 COI Acct	-	-	-	-	-
Series 2019 Reserve Fund	-	1,440,969	-	-	1,440,969
Series 2019 Capitalized Interest Acct	-	-	-	-	-
Series 2019 Surplus Acct	-	1,964,701	-	-	1,964,701
Series 2019 Redemption Account	-	7,008	-	-	7,008
Pooled Cash	13,383	(13,383)	-	-	-
Due from District 1	-	897,346	-	-	897,346
Due from County Treasurer	-	-	-	-	-
Property Taxes Receivable	270	-	-	-	270
Prepaid Expenses	-	-	-	-	-
<b>TOTAL CURRENT ASSETS</b>	<b>215,377</b>	<b>5,958,038</b>	<b>-</b>	<b>-</b>	<b>6,173,415</b>
<b>FIXED ASSETS</b>					
Infrastructure Improvements	-	-	-	-	-
Accumulated Depreciation	-	-	-	-	-
<b>TOTAL FIXED ASSETS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER ASSETS</b>					
<b>TOTAL OTHER ASSETS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>215,377</b>	<b>5,958,038</b>	<b>-</b>	<b>-</b>	<b>6,173,415</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>					
<b>CURRENT LIABILITIES</b>					
Accounts Payable	-	-	-	-	-
Accrued Liabilities	12,384	-	-	-	12,384
Due to County Treasurer	-	-	-	-	-
Due to District 1	-	-	-	-	-
<b>TOTAL CURRENT LIABILITIES</b>	<b>12,384</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,384</b>
<b>DEFERRED INFLOWS</b>					
Deferred Property Taxes	270	-	-	-	270
<b>TOTAL DEFERRED INFLOWS</b>	<b>270</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>270</b>
<b>LONG-TERM LIABILITIES</b>					
Capital and Service Obligation Due To #1	-	-	-	6,218,251	6,218,251
Accrued Interest	-	-	-	54,458	54,458
2019 Series Bonds	-	-	-	14,937,000	14,937,000
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,209,709</b>	<b>21,209,709</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>12,654</b>	<b>-</b>	<b>-</b>	<b>21,209,709</b>	<b>21,222,362</b>
<b>NET POSITION</b>					
Net Investment in Capital Assets	-	-	-	-	-
Amount to be Provided for Debt	-	-	-	(14,991,458)	(14,991,458)
Amount to be Prov for Cap/Svc Obligation	-	-	-	(6,218,251)	(6,218,251)
Nonspendable	-	-	-	-	-
Restricted For Emergencies	10,951	-	-	-	10,951
Restricted For Debt Service	-	5,958,038	-	-	5,958,038
Assigned for Capital Replacement	-	-	-	-	-
Unassigned	191,773	-	-	-	191,773
<b>TOTAL NET POSITION</b>	<b>202,723</b>	<b>5,958,038</b>	<b>-</b>	<b>(21,209,709)</b>	<b>(15,048,947)</b>
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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: 1/3/2024

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
<b>PROPERTY TAXES</b>									
<b>Assessed Valuation</b>	27,684,810	26,838,840		26,838,840				26,382,710	Final 2023 AV
<b>Mill Levy</b>									
General Fund	12.500	12.500		12.500				12.500	Same as 2023
Debt Service Fund	-	-		-				-	No Debt Levy Required
Other	-	-		-				-	None Required
<b>Total Mill Levy</b>	<b>12.500</b>	<b>12.500</b>	<b>-</b>	<b>12.500</b>				<b>12.500</b>	
<b>Property Taxes Levied</b>									
General Fund	346,060	335,486		335,486				329,784	AV * Mill Levy / 1,000
Debt Service Fund	-	-		-				-	AV * Mill Levy / 1,000
Other	-	-		-				-	AV * Mill Levy / 1,000
<b>Total Propety Taxes Levied</b>	<b>346,060</b>	<b>335,486</b>	<b>-</b>	<b>335,486</b>				<b>329,784</b>	

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<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property taxes	322,771	335,486	688	336,174	336,174	335,486	688	329,784	Based on 12.5 mills
Specific ownership taxes	25,488	26,839	(4,988)	21,851	15,078	17,893	(2,815)	13,191	4% of Property Taxes
Interest income	1,780	1,500	5,500	7,000	5,151	1,125	4,026	7,000	Based on 2022 Forecast
Other income	-	10,000	(10,000)	-	-	-	-	25,000	Budget to Allow for Contingency
<b>TOTAL REVENUE</b>	<b>350,039</b>	<b>373,824</b>	<b>(8,800)</b>	<b>365,025</b>	<b>356,402</b>	<b>354,503</b>	<b>1,899</b>	<b>374,975</b>	
<b>EXPENDITURES</b>									
Accounting	-	-	-	-	-	-	-	-	Paid By District No. 1
Audit	-	-	-	-	-	-	-	-	Paid By District No. 1
Legal	-	-	-	-	-	-	-	-	Paid By District No. 1
Management	-	-	-	-	-	-	-	-	Paid By District No. 1
Director's fees	-	-	-	-	-	-	-	-	Paid By District No. 1
Election	-	-	-	-	-	-	-	-	Paid By District No. 1
Insurance & bonds	-	-	-	-	-	-	-	-	Paid By District No. 1
Dues & subscriptions	-	-	-	-	-	-	-	-	Paid By District No. 1
Bank Charges	-	-	-	-	-	-	-	-	Paid By District No. 1
Treasurer's fees	4,842	5,032	(10)	5,043	5,023	5,032	9	4,947	1.5% of Property Taxes
Miscellaneous	-	-	-	-	-	-	-	-	Paid By District No. 1
Contingency	-	10,000	10,000	-	-	7,500	7,500	25,000	Budget to Allow for Contingency
<b>TOTAL EXPENDITURES</b>	<b>4,842</b>	<b>15,032</b>	<b>9,990</b>	<b>5,043</b>	<b>5,023</b>	<b>12,532</b>	<b>7,509</b>	<b>29,947</b>	
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>345,198</b>	<b>358,792</b>	<b>1,190</b>	<b>359,982</b>	<b>351,379</b>	<b>341,971</b>	<b>9,408</b>	<b>345,028</b>	
<b>OTHER SOURCES (USES)</b>									
Developer Advances	-	-	-	-	-	-	-	-	
Transfers To District #1	(357,000)	(359,000)	2,000	(357,000)	(160,000)	(341,971)	181,971	(345,000)	Net transferred to District #1 For Operations
<b>Total Other Sources / (Uses)</b>	<b>(357,000)</b>	<b>(359,000)</b>	<b>2,000</b>	<b>(357,000)</b>	<b>(160,000)</b>	<b>(341,971)</b>	<b>181,971</b>	<b>(345,000)</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(11,802)</b>	<b>(208)</b>	<b>3,190</b>	<b>2,982</b>	<b>191,379</b>	<b>-</b>	<b>191,379</b>	<b>28</b>	
<b>BEGINNING FUND BALANCE</b>	<b>23,147</b>	<b>14,435</b>	<b>(3,091)</b>	<b>11,345</b>	<b>11,345</b>	<b>14,435</b>	<b>(3,091)</b>	<b>14,327</b>	
<b>ENDING FUND BALANCE</b>	<b>11,345</b>	<b>14,227</b>	<b>100</b>	<b>14,327</b>	<b>202,723</b>	<b>14,435</b>	<b>188,288</b>	<b>14,355</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Nonspendable	-	-	-	-	-	-	-	-	
Restricted- TABOR emergency reserve	10,501	11,221	(270)	10,951	10,951			11,249	
Unassigned	844	3,006	370	3,376	191,773			3,106	
<b>TOTAL ENDING FUND BALANCE</b>	<b>11,345</b>	<b>14,227</b>	<b>100</b>	<b>14,327</b>	<b>202,723</b>			<b>14,355</b>	
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<b>DEBT SERVICE FUND</b>									
<b>REVENUE</b>									
Credit PIF	2,210,380	2,380,000	(140,000)	2,240,000	1,299,736	1,418,376	(118,640)	2,280,000	1.4%- Based on Projected Sales of \$163M
Add-On PIF	631,537	680,000	(40,000)	640,000	371,353	405,250	(33,897)	651,429	0.4%- Based on Projected Sales of \$163M
Property taxes	-	-	-	-	-	-	-	-	No Debt Levy Required
Specific ownership taxes	-	-	-	-	-	-	-	-	4% of Property Taxes
PIF Penalty Income	10,226	12,000	-	12,000	8,190	7,965	225	12,000	Based off of 2023 Forecast
Interest Income - Bank Accounts	10,968	-	30,000	30,000	26,814	-	26,814	24,000	Based off of 2023 Forecast
Interest Income - Trustee	69,023	159,000	33,000	192,000	161,225	119,250	41,975	202,000	5% of Beginning Fund Balance
Interest Income - PIF	3,068	3,750	750	4,500	3,753	2,812	941	4,500	Based off of 2022 Forecast
Other Income	-	300,000	(300,000)	-	-	-	-	300,000	Budget High to Allow For Contingency
<b>TOTAL REVENUE</b>	<b>2,935,201</b>	<b>3,534,750</b>	<b>(416,250)</b>	<b>3,118,500</b>	<b>1,871,071</b>	<b>1,953,654</b>	<b>(82,583)</b>	<b>3,473,929</b>	
<b>EXPENDITURES</b>									
Accounting	-	-	-	-	-	-	-	-	
Legal	-	-	-	-	-	-	-	-	
PIF Collection Fee	27,032	30,000	(2,000)	32,000	23,748	22,500	(1,248)	33,000	Based off of 2023 Forecast
Bond Interest	742,569	653,494	-	653,494	326,747	326,747	-	550,550	Interest at 4.375%
Bond Principal-Scheduled	365,000	395,000	-	395,000	-	-	-	420,000	Per Amortization Schedule
Bond Principal-Early Redemption	1,671,000	2,355,000	397,000	1,958,000	-	-	-	2,368,000	Excess above \$1,872,000 Surplus
Paying Agent / Trustee Fees	7,181	7,000	(9,600)	16,600	11,525	6,125	(5,400)	17,100	
Treasurer's fees	-	-	-	-	-	-	-	-	
Contingency	-	300,000	300,000	-	-	-	-	300,000	Equal to Other Income in Case of Add'l PIF
<b>TOTAL EXPENDITURES</b>	<b>2,812,782</b>	<b>3,740,494</b>	<b>685,400</b>	<b>3,055,094</b>	<b>362,020</b>	<b>355,372</b>	<b>(6,648)</b>	<b>3,688,650</b>	
<b>Excess Revenue Over Expenditures</b>	<b>122,419</b>	<b>(205,744)</b>	<b>269,150</b>	<b>63,406</b>	<b>1,509,051</b>	<b>1,598,282</b>	<b>(89,230)</b>	<b>(214,721)</b>	
<b>OTHER SOURCES / (USES)</b>									
Developer Advances	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Issuance Costs	-	-	-	-	-	-	-	-	
Bond Proceeds Transfer to #1	-	-	-	-	-	-	-	-	
Transfer From #3	-	-	-	-	-	-	-	-	
Transfers In/(Out) of Fund	-	-	-	-	-	-	-	-	
<b>Total Other Sources / (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>122,419</b>	<b>(205,744)</b>	<b>269,150</b>	<b>63,406</b>	<b>1,509,051</b>	<b>1,598,282</b>	<b>(89,230)</b>	<b>(214,721)</b>	
<b>BEGINNING FUND BALANCE</b>	<b>4,326,568</b>	<b>4,546,749</b>	<b>(97,762)</b>	<b>4,448,987</b>	<b>4,448,987</b>	<b>4,546,749</b>	<b>(97,762)</b>	<b>4,512,393</b>	
<b>ENDING FUND BALANCE</b>	<b>4,448,987</b>	<b>4,341,005</b>	<b>171,388</b>	<b>4,512,393</b>	<b>5,958,038</b>	<b>6,145,031</b>	<b>(186,992)</b>	<b>4,297,672</b>	
<b>COMPONENTS OF FUND BALANCE:</b>									
Reserve Fund	1,436,284	1,428,469	-	1,428,469	1,440,969	-	-	1,428,469	Per Bond Docs
Capitalized Interest Fund	-	-	-	-	-	-	-	-	Closed Out
Project Fund	-	-	-	-	-	-	-	-	Closed Out
Bond Payment Fund	427,853	612,000	189,000	801,000	1,661,398	-	-	586,286	Revenues collected between 10/23 & 12/31
Accrued PIF Receivable	681,584	428,400	(25,200)	403,200	897,346	-	-	410,400	Dec Revenues not collected until January
Surplus Fund	1,896,510	1,872,000	-	1,872,000	1,964,701	-	-	1,872,000	Maintain at Max of \$1,872,000
Bond Redemption Fund	6,756	136	7,588	7,724	7,008	-	-	517	Remaining Balance
Internal Balances/ Other	-	-	-	-	(13,383)	-	-	-	None Anticipated
<b>TOTAL ENDING FUND BALANCE</b>	<b>4,448,987</b>	<b>4,341,005</b>	<b>171,388</b>	<b>4,512,393</b>	<b>5,958,038</b>			<b>4,297,672</b>	

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