

THE VILLAGE AT WINTER PARK RESORT METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

**VILLAGE AT WINTER PARK RESORT MD NO. 1
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/9/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 195,473	\$ 223,948	\$ 302,435
REVENUES			
Intergovernmental revenue - District No. 2	240,529	232,699	319,654
Intergovernmental revenue - District No. 3	64,535	65,042	87,171
Interest income	5,213	8,000	8,500
Total revenues	<u>310,278</u>	<u>305,741</u>	<u>415,325</u>
TRANSFERS IN	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Total funds available	<u>540,751</u>	<u>564,689</u>	<u>752,760</u>
EXPENDITURES			
General Fund	87,765	69,254	85,000
Debt Service Fund	194,037	158,000	162,000
Total expenditures	<u>281,802</u>	<u>227,254</u>	<u>247,000</u>
TRANSFERS OUT	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Total expenditures and transfers out requiring appropriation	<u>316,802</u>	<u>262,254</u>	<u>282,000</u>
ENDING FUND BALANCES	<u>\$ 223,949</u>	<u>\$ 302,435</u>	<u>\$ 470,760</u>
EMERGENCY RESERVE AVAILABLE FOR OPERATIONS	<u>\$ 4,500</u> 202,073	<u>\$ 5,600</u> 282,063	<u>\$ 7,600</u> 411,228
TOTAL RESERVE	<u>\$ 206,573</u>	<u>\$ 287,663</u>	<u>\$ 418,828</u>

**VILLAGE AT WINTER PARK RESORT MD NO. 1
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/9/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Commercial	227,580	289,830	402,090
State assessed	2,710	670	10
Personal property	-	-	700
	230,290	290,500	402,800
Certified Assessed Value	\$ 230,290	\$ 290,500	\$ 402,800

MILL LEVY

General	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000

PROPERTY TAXES

Budgeted property taxes	\$ -	\$ -	\$ -
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BUDGETED PROPERTY TAXES

	\$ -	\$ -	\$ -
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**VILLAGE AT WINTER PARK RESORT MD NO. 1
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/9/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 179,542	\$ 206,573	\$ 287,663
REVENUES			
Intergovernmental revenue - District No. 2	115,157	139,775	192,005
Intergovernmental revenue - District No. 3	30,897	39,069	52,360
Interest income	3,742	6,500	6,800
Total revenues	<u>149,796</u>	<u>185,344</u>	<u>251,165</u>
Total funds available	<u>329,338</u>	<u>391,917</u>	<u>538,828</u>
EXPENDITURES			
General and administrative			
Accounting	30,461	30,000	33,000
Auditing	5,800	6,400	6,400
Dues and membership	1,038	1,200	1,200
Insurance	7,167	7,308	8,000
Legal	34,858	20,000	25,000
Election	7,841	3,746	-
Contingency	-	-	10,800
Website	600	600	600
Operations and maintenance			
Total expenditures	<u>87,765</u>	<u>69,254</u>	<u>85,000</u>
TRANSFERS OUT			
Transfer to other funds	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Total expenditures and transfers out requiring appropriation	<u>122,765</u>	<u>104,254</u>	<u>120,000</u>
ENDING FUND BALANCES	<u>\$ 206,573</u>	<u>\$ 287,663</u>	<u>\$ 418,828</u>
EMERGENCY RESERVE	\$ 4,500	\$ 5,600	\$ 7,600
AVAILABLE FOR OPERATIONS	<u>202,073</u>	<u>282,063</u>	<u>411,228</u>
TOTAL RESERVE	<u>\$ 206,573</u>	<u>\$ 287,663</u>	<u>\$ 418,828</u>

No assurance provided. See summary of significant assumptions.

VILLAGE AT WINTER PARK RESORT MD NO. 1
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/9/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 15,931	\$ 17,375	\$ 14,772
REVENUES			
Intergovernmental revenue - District No. 2	125,372	92,924	127,649
Intergovernmental revenue - District No. 3	33,638	25,973	34,811
Interest income	1,471	1,500	1,700
Total revenues	<u>160,481</u>	<u>120,397</u>	<u>164,160</u>
TRANSFERS IN			
Transfers from other funds	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Total funds available	<u>211,412</u>	<u>172,772</u>	<u>213,932</u>
EXPENDITURES			
General and administrative			
Miscellaneous	153	-	300
Contingency	-	-	3,585
Debt Service			
Bond interest - Series 2021	57,884	55,000	51,115
Bond principal - Series 2021	66,000	68,000	72,000
Bond principal - Supplemental	70,000	35,000	35,000
Total expenditures	<u>194,037</u>	<u>158,000</u>	<u>162,000</u>
Total expenditures and transfers out requiring appropriation	<u>194,037</u>	<u>158,000</u>	<u>162,000</u>
ENDING FUND BALANCES	<u>\$ 17,375</u>	<u>\$ 14,772</u>	<u>\$ 51,932</u>

THE VILLAGE AT WINTER PARK RESORT METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS

Services Provided

The District was organized by Court Order on May 17, 2006, to provide financing for the design, acquisition, installation, and construction of streets, traffic and safety controls, transportation, mosquito control, solid waste disposal, television relay and translation, security services, and covenant enforcement. The District's service area is located entirely within the Town of Winter Park (the "Town"), in Grand County, Colorado. Under the Consolidated Service Plan, the District is the Service District and is related to The Village at Winter Park Resort Metropolitan District No. 2 (The Village No. 2) and The Village at Winter Park Resort Metropolitan District No. 3 (The Village No. 3), which serves as the Financing Districts. The Service District is responsible for management of the construction of all facilities and improvements and for operation and maintenance of all improvements not conveyed to the Town. The Financing Districts provide the funding for infrastructure improvements and the tax base needed to support ongoing operations.

The relationship between the Service District and the Financing Districts was established by execution of a Master Intergovernmental Agreement (the "Master IGA") on November 17, 2006. The Master IGA provides for the Financing Districts to levy the taxes necessary to pay the Service District for the costs of the design, acquisition, installation, and construction of certain public improvements identified in the Consolidated Service Plan. In exchange, the Service District will construct or cause the construction of the public improvements and provide for their operation and maintenance. Under the intergovernmental agreement, the Service District is also responsible for coordinating the funding and construction of public improvements for the Districts. The Financing Districts will provide the primary revenue stream for any bonds or other obligations issued to fund the public improvements. Operations and administrative costs of the Districts are funded by the Service District pursuant to an intergovernmental agreement between the three Districts.

At its organizational election held on May 2, 2006, the voters approved general obligation indebtedness of \$50,000,000 for street improvements, \$50,000,000 for traffic and safety controls, \$50,000,000 for transportation, \$50,000,000 for mosquito control, \$50,000,000 for solid waste disposal, \$50,000,000 for television relay and translation, \$50,000,000 for security services, \$50,000,000 for refinancing of District debt, \$50,000,000 for developer reimbursement, and \$50,000,000 for general operations and maintenance. The voters also approved an annual tax increase of \$2,000,000 for general operations and maintenance. The District's Service Plan requires that the combined debt of the three Districts not exceed \$50,000,000. In order to exceed \$50,000,000 in total debt issuance among the Districts, the Districts would be required to submit an Amended Service Plan for approval by the Town Council.

As a condition of Service Plan approval, the District entered into an Intergovernmental Agreement with The Town of Winter Park, Colorado (the "Town"), The Village No. 2, and The Village No. 3 (Districts 1, 2, and 3, collectively the "Districts") on June 30, 2006. Under the provisions of this Intergovernmental Agreement, the Districts are authorized to construct certain public improvements set forth in the Consolidated Service Plan. The Town will determine to accept dedication of these improvements for operations and maintenance in accordance with Town ordinances and other requirements. In addition, the District's debt service mill levy cannot exceed 50 mills for any portion of the District's debt which exceeds 50.00% of the District's assessed valuation ("Mill levy cap").

**THE VILLAGE AT WINTER PARK RESORT METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

Services Provided (continued)

In the event the method of calculating assessed valuation is changed by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the Mill levy cap may be increased or decreased to reflect such change. In 2019, The Village No. 2 adjusted its mill levy cap to 55.664 mills for the change in the residential assessment ratio from 7.20% to 7.15%. The Mill levy cap does not apply to the District's mill levy for payment of operations and maintenance expenditures.

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.

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

Revenues

Net Investment Income

Interest earned on the District's available funds has been estimated based on prior year's interest earnings.

Intergovernmental Revenue

The District anticipates the collection of taxes in Districts No. 2 and 3, which will be transferred to fund operations and debt service of the District.

Pursuant to the Capital Pledge Agreements entered into with District No. 2 and District No. 3, the mill levy imposed upon all taxable property of the Districts shall be of an amount which, when combined with the Specific Ownership Tax Revenues, will produce ad valorem property tax revenue sufficient to pay the principal of and interest on the Loan as the same become due and payable, without limitation of rate and in amounts sufficient to make such payments when due.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability.

Debt Service

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the Series 2021 Loan (discussed under Debt and Leases).

**THE VILLAGE AT WINTER PARK RESORT METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

Debt and Leases

Series 2021 Loan

The District entered into a loan agreement with NBH Bank dated May 21, 2021, in the amount of \$2,100,000. Principal and interest payments are due June 1st and December 1st in varying amounts through December 1, 2041, with the interest rate of 2.87%. The District has the option to prepay the loan without penalty or premium. Prepayments can be made once a year in an amount of up to \$35,000 through December 1, 2025. Beginning on December 1, 2026, the District may prepay principal, in whole or in part, plus accrued and unpaid interest, without penalty.

The District may issue additional subordinate debt with the written consent of the Lender. The maximum mill levy imposed by Districts No. 2 and No. 3 for subordinate debt is 50 mills and the subordinate debt will be a cash flow obligation.

The District has no operating or capital leases.

Reserve Funds

The District has provided for an Emergency Reserve equal to at least 3.00% of fiscal year spending for District Nos. 2 and 3 as defined under TABOR.

This information is an integral part of the accompanying budget.

**THE VILLAGE AT WINTER PARK RESORT METROPOLITAN DISTRICT NO.1
DEBT SERVICE REQUIREMENTS TO MATURITY**

\$2,100,000 Tax-Free Loan Refunding Issue

Series 2021

Interest Rate: 2.87%

Date: May 21, 2021

Interest Payable June 1 and December 1

Principal Payable December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	72,000	51,115	123,115
2025	74,000	49,048	123,048
2026	79,000	46,925	125,925
2027	81,000	44,657	125,657
2028	86,000	42,333	128,333
2029	88,000	39,864	127,864
2030	93,000	37,339	130,339
2031	96,000	34,670	130,670
2032	102,000	31,914	133,914
2033	104,000	28,987	132,987
2034	110,000	26,002	136,002
2035	113,000	22,845	135,845
2036	119,000	19,602	138,602
2037	123,000	16,187	139,187
2038	129,000	12,657	141,657
2039	133,000	8,954	141,954
2040	140,000	5,137	145,137
2041	39,000	1,119	40,119
	<u>\$ 1,781,000</u>	<u>\$ 519,355</u>	<u>\$ 2,300,355</u>

The District has the option to make additional principal payments in an amount of up to \$35,000 on December 1 of each year through 2025. Beginning December 1, 2026, the District may prepay principal, in whole or part, plus accrued and unpaid interest, without penalty.

No assurance provided. See summary of significant assumptions.