

PARADISE OF COLORADO METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**PARADISE OF COLORADO METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

12/22/23

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ (6,769) | \$ 40,238 | \$ 97,156 |
| REVENUES | | | |
| Property taxes | 82,589 | 84,619 | 132,434 |
| Specific ownership taxes | 8,407 | 9,150 | 7,946 |
| Interest income | 126 | 93 | 120 |
| Funding Contribution | 25,027 | 25,000 | 42,000 |
| Other revenue | 16,954 | - | - |
| Total revenues | <u>133,103</u> | <u>118,862</u> | <u>182,500</u> |
| Total funds available | <u>126,334</u> | <u>159,100</u> | <u>279,656</u> |
| EXPENDITURES | | | |
| General Fund | 59,084 | 34,913 | 70,000 |
| Debt Service Fund | 27,012 | 27,031 | 50,000 |
| Total expenditures | <u>86,096</u> | <u>61,944</u> | <u>120,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>86,096</u> | <u>61,944</u> | <u>120,000</u> |
| ENDING FUND BALANCES | <u>\$ 40,238</u> | <u>\$ 97,156</u> | <u>\$ 159,656</u> |
| EMERGENCY RESERVE AVAILABLE FOR OPERATIONS | \$ 1,100 | \$ 1,400 | \$ 2,200 |
| TOTAL RESERVE | <u>\$ 1,100</u> | <u>\$ 1,400</u> | <u>\$ 2,200</u> |

No assurance provided. See summary of significant assumptions.

**PARADISE OF COLORADO METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

12/22/23

| ACTUAL | ESTIMATED | BUDGET |
|--------|-----------|--------|
| 2022 | 2023 | 2024 |

ASSESSED VALUATION

| | | | |
|--------------------------|--------------|--------------|--------------|
| Residential | \$ 1,681,610 | \$ 2,169,960 | \$ 2,927,350 |
| Agricultural | 210 | 210 | 210 |
| Vacant land | 1,621,210 | 1,214,580 | 2,369,790 |
| | 3,303,030 | 3,384,750 | 5,297,350 |
| Adjustments | - | - | - |
| Certified Assessed Value | \$ 3,303,030 | \$ 3,384,750 | \$ 5,297,350 |

MILL LEVY

| | | | |
|-----------------|--------|--------|--------|
| General | 5.000 | 5.000 | 5.000 |
| Debt Service | 20.000 | 20.000 | 20.000 |
| Total mill levy | 25.000 | 25.000 | 25.000 |

PROPERTY TAXES

| | | | |
|-------------------------|-----------|-----------|------------|
| General | \$ 16,515 | \$ 16,924 | \$ 26,487 |
| Debt Service | 66,061 | 67,695 | 105,947 |
| Levied property taxes | 82,576 | 84,619 | 132,434 |
| Budgeted property taxes | \$ 82,589 | \$ 84,619 | \$ 132,434 |

BUDGETED PROPERTY TAXES

| | | | |
|---------------------|------------------|------------------|-------------------|
| General | \$ 16,518 | \$ 16,924 | \$ 26,487 |
| Debt Service | 66,071 | 67,695 | 105,947 |
| | \$ 82,589 | \$ 84,619 | \$ 132,434 |

No assurance provided. See summary of significant assumptions.

**PARADISE OF COLORADO METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

12/22/23

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ (7,052) | \$ (5,931) | \$ 2,898 |
| REVENUES | | | |
| Property taxes | 16,518 | 16,924 | 26,487 |
| Specific ownership taxes | 1,681 | 1,800 | 1,589 |
| Interest income | 25 | 18 | 20 |
| Funding Contribution | 25,027 | 25,000 | 42,000 |
| Other revenue | 16,954 | - | - |
| Total revenues | 60,205 | 43,742 | 70,096 |
| Total funds available | 53,153 | 37,811 | 72,994 |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | 19,276 | 18,000 | 21,000 |
| County Treasurer's fee | 496 | 508 | 795 |
| Dues and membership | 306 | 319 | 350 |
| Insurance | 2,980 | 2,969 | 3,500 |
| Legal | 15,658 | 7,000 | 21,000 |
| Miscellaneous | 1,559 | - | 1,000 |
| Election | 1,634 | 2,367 | 3,000 |
| Contingency | - | - | 4,355 |
| Repairs and maintenance | 15,172 | - | 10,000 |
| Landscaping | - | 3,000 | 3,000 |
| Utilities | 2,003 | 750 | 2,000 |
| Total expenditures | 59,084 | 34,913 | 70,000 |
| Total expenditures and transfers out requiring appropriation | 59,084 | 34,913 | 70,000 |
| ENDING FUND BALANCES | \$ (5,931) | \$ 2,898 | \$ 2,994 |
| EMERGENCY RESERVE | \$ 1,100 | \$ 1,400 | \$ 2,200 |
| TOTAL RESERVE | \$ 1,100 | \$ 1,400 | \$ 2,200 |

No assurance provided. See summary of significant assumptions.

**PARADISE OF COLORADO METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

12/22/23

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 283 | \$ 46,169 | \$ 94,258 |
| REVENUES | | | |
| Property taxes | 66,071 | 67,695 | 105,947 |
| Specific ownership taxes | 6,726 | 7,350 | 6,357 |
| Interest income | 101 | 75 | 100 |
| Total revenues | <u>72,898</u> | <u>75,120</u> | <u>112,404</u> |
| Total funds available | <u>73,181</u> | <u>121,289</u> | <u>206,662</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's fee | 1,985 | 2,031 | 3,178 |
| Interest expense - Note | 25,027 | 25,000 | 42,000 |
| Contingency | - | - | 4,822 |
| Total expenditures | <u>27,012</u> | <u>27,031</u> | <u>50,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>27,012</u> | <u>27,031</u> | <u>50,000</u> |
| ENDING FUND BALANCES | <u>\$ 46,169</u> | <u>\$ 94,258</u> | <u>\$ 156,662</u> |

No assurance provided. See summary of significant assumptions.

**PARADISE OF COLORADO METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Paradise of Colorado Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by court order and decree of the District Court on May 31, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan dated March 16, 2006, and approved by the City of Woodland Park, Colorado. The District's service area is located entirely in the City of Woodland Park, Teller County, Colorado. The District was organized to provide financing for the design, acquisition, construction and installation and maintenance of essential public-purpose facilities.

On May 2, 2006, the District's voters authorized indebtedness of \$500,000 for operation and maintenance and \$2,500,000 for each of the following purposes: water, sanitary and storm sewer, and parks and recreation. The District's voters also authorized total indebtedness of \$2,500,000 for debt refunding. The election also approved an annual increase in property taxes of \$250,000 without limitation of rate, to pay the District's operation and maintenance costs. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$1,900,000.

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 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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The taxes are payable by April, or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District is required to impose a maximum Required Mill Levy of 25.000 mills for collection in 2023. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**PARADISE OF COLORADO METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes – (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

| Category | Rate | | Category | Rate | | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|--|-------------------------------|---------------|
| Single-Family Residential | 6.70% | | Agricultural Land | 26.40% | | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | | Renewable Energy Land | 26.40% | | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | | Vacant Land | 27.90% | | Commercial | \$30,000 |
| Industrial | 27.90% | | Personal Property | 27.90% | | Industrial | \$30,000 |
| Lodging | 27.90% | | State Assessed | 27.90% | | Lodging | \$30,000 |
| | | | Oil & Gas Production | 87.50% | | | |

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected by the General Fund and the Debt Service Fund.

Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.0%.

Expenditures

County Treasurer's Collection Fees

County Treasurer's collection fees have been computed at 3.0% of property taxes.

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as accounting, dues and membership, insurance, and meeting expense. Estimated expenditures related to repairs and maintenance, landscaping and utilities were also included the General Fund budget.

**PARADISE OF COLORADO METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On December 29, 2011, the District issued a General Obligation Taxable Limited Tax Note, Series 2011 in the amount of \$1,800,000 to the then Developer. The Note bears interest at the rate of 2.0% from December 1, 2011, to November 30, 2013; then 4.0% thereafter. The District may prepay the Note at any time, or from time to time, without prepayment penalty or premium. In the event the full principal balance and all interest thereon is not repaid in full by December 1, 2038, any and all principal balance and accrued interest thereon shall be discharged in full, and the obligation of the District under the Note shall terminate. The proceeds of the Note were used to reimburse the Developer for water facilities.

The Note is secured by and payable solely from a Fixed Mill Levy imposed on all taxable properties within the District at a rate of 20.0 mills. Proceeds of the Fixed Mill Levy are payable on the Note on December 1 of each year. Since the Note is payable solely to the extent of the Fixed Mill Levy, the amounts thereof cannot be determined with certainty. Therefore, a schedule of future debt payments has not been provided.

The District The following is the analysis of the anticipated changes in long-term obligations:

| | Balance December 31, 2022 | Additions * | Deletions * | Balance December 31, 2023 |
|--------------------|---------------------------------|------------------|------------------|---------------------------------|
| Developer Advance: | | | | |
| Note Payable | \$ 1,800,000 | \$ - | \$ - | \$ 1,800,000 |
| Note Payable - | | | | |
| Accrued Interest | 361,901 | 72,000 | 25,000 | 408,901 |
| Total | <u>\$ 2,161,901</u> | <u>\$ 72,000</u> | <u>\$ 25,000</u> | <u>\$ 2,208,901</u> |
| | | | | |
| | Balance December 31, 2023 | Additions * | Deletions * | Balance December 31, 2024 |
| Developer Advance: | | | | |
| Note Payable | \$ 1,800,000 | \$ - | \$ - | \$ 1,800,000 |
| Note Payable - | | | | |
| Accrued Interest | 408,901 | 72,000 | 42,000 | 438,901 |
| Total | <u>\$ 2,208,901</u> | <u>\$ 72,000</u> | <u>\$ 42,000</u> | <u>\$ 2,238,901</u> |
| | | | | |
| | * Estimate | | | |

The District has no operating and capital leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3.0% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.