



## ICENOGLE SEAVER POGUE

---

June 29, 2021

Board of County Commissioners  
Douglas County  
100 Third Street  
Castle Rock, CO 80104  
(Via E-Mail: [bocc@douglas.co.us](mailto:bocc@douglas.co.us))

State of Colorado  
Office of the State Auditor  
1525 Sherman St., 7th Floor  
Denver, CO 80203  
(Via E-Filing)

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203  
(Via E-Filing)

**Re: Remuda Ranch Metropolitan District**  
Filing of Annual Report

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2021 Annual Report for Remuda Ranch Metropolitan District.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

/s/Grant N. Simon

/GNS  
Enclosure

Grant N. Simon | [GSimon@isp-law.com](mailto:GSimon@isp-law.com) | Direct 303.867.3016

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | [www.isp-law.com](http://www.isp-law.com)

**REMUDA RANCH METROPOLITAN DISTRICT**  
**2021 ANNUAL REPORT**

(For Activities Completed from June 1, 2020 through June 1, 2021, and with Information about Prospective Years)

**I. District Description - General Information**

**a. Board members, officers' titles, and terms**

<u>Board Member</u>	<u>Office</u>	<u>Term Ending</u>
Thomas J. Wiens	President/Chairman	May 2023
Diana Wiens	Secretary/Treasurer	May 2023
Travis H. Wiens	Assistant Secretary	May 2023
Vacant		May 2022
Vacant		May 2022

**b. Changes in board membership in past year**

There were no changes in board membership in the past year.

**c. Name and address for official District contact**

Legal Counsel:  
Jennifer L. Ivey  
Icenogle Seaver Pogue, P.C.  
4725 South Monaco Street, Suite 360  
Denver, Colorado 80237

**d. Elections held in the past year and their purpose**

There were no elections held in the past year.

**II. Boundary changes for the report year and proposed changes for the coming year**

There were no boundary changes during the report year and, at the time of filing of this Annual Report, there are no boundary changes proposed.

**III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements**

Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool dated July 21, 2017 participate in self- insurance pool for property, liability, and/or workers' compensation coverages

The District is negotiating a proposed intergovernmental agreement between the District and the Board of County Commissioners of Douglas County regarding the general location, maintenance, repairs and alterations related to the Remuda Ranch Parkway gated emergency/fire access, Meridian islands, monuments and landscaping.

**a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts**

None.

**b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District**

Advance and Reimbursement and Facilities Acquisition Agreement between Remuda Ranch Metropolitan District and Wiens Ranch Company, Inc., dated December 31, 2008, which the District ratified at its meeting on December 14, 2020.

Advance and Reimbursement and Facilities Acquisition Agreement between Remuda Ranch Metropolitan District and Remuda Ranch Development, LLC, dated September 3, 2019.

**IV. Service Plan**

**a. List and description of services authorized in Service Plan**

*Water* – power and authority to finance, design, construct, acquire, and install potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public and private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

*Storm Sewer* – power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

*Sanitation and Wastewater Treatment* - power and authority to finance, design, construct, acquire, install, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment

facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

*Street Improvements* - power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

*Traffic Safety Protection* - power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto.

*Parks and Recreation* - power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

*Television Relay and Translation* - power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

*Mosquito Control* - power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

**b. List and description of facilities authorized in Service Plan**

See list in IV(a) above.

**c. List and description of any extraterritorial services, facilities, and agreements**

The District may provide roadway improvements for certain property located outside the boundaries of the District subject to the District obtaining property rights therefore and negotiating agreements for the extra-territorial services/facilities.

**V. Development Progress**

**a. Indicate the estimated year of build-out, as set forth in the Service Plan**

2015.

**b. List the services provided with the date service began compared to the date authorized by the Service Plan**

As a result of the economic downturn and resulting decreased demand for development, the District went into inactive status as of December 7, 2010. The District returned to active status as of July 10, 2017. Construction of public improvements and initiation of services is underway.

**c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented**

No changes have been made to the Service Plan.

**d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan**

See list of facilities currently under construction in V(f) below.

**e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any**

See list of facilities currently under construction in V(f) below.

**f. List facilities currently under construction with the percentage complete and an anticipated date of completion**

Facilities under construction include the installation of water and sewer infrastructure which is nearly 100% complete this includes connection to Perry Park Water and Sanitation District sewer plant and water system. Approximately 21,792 linear feet of sanitary sewer infrastructure has been completed. Interior sanitary service infrastructure has been installed to 45 lots at approximately 13,874 linear feet of water infrastructure representing approximately 100% percent of water infrastructure has been installed water service has been completed and 120 manholes had been installed. Final completion of manhole rims will be completed on interior roads within the next 60 days at final paving of the interior roads. (Smart Look Trail, Dual Rey Point, Docs Hickory Point Highbrow Court).

Approximately 2700 linear feet of storm sewer pipe has been installed and three storm water drainage ponds completed, including trucking in a total of 5.8 acres of materials. Remuda Ranch Parkway as been paved.

All interior roads have been installed which include the driveway cul-de-sacs. Smart Look Trail, Dual Rey Point, Docs Hickory Point Highbrow Court, Peppy San Circle, Doc Bar Circle and Highbrow Court have been established but have not yet been paved. Asphalt paving of Remuda Ranch Pkwy., Peppy San Circle and Doc Bar Circle has been completed and striping on Remuda Ranch Parkway is anticipated to be completed by the end of June.

Electrical conduit and fiber-optic conduit and natural gas pipe has been installed to 45 lots and electrical service is expected to be completed within the next 30 days with natural gas and fiber optic service to follow shortly thereafter. Electrical is completed to lots 100,99,98,97.

**g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years**

There has not been any population in the District in the past five years. Currently Lot 100 is occupied and it is anticipated that additional lots will be occupied by the end of 2021. It is projected that all 94 residential units will be populated in the next four to five years.

**h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.**

The District is anticipated to include 94 residential units. The Service Plan anticipated 87 residential units at build-out.

Construction began in 2020 and the current anticipated date of completion of such residential units is 2024-25.

**i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each**

None.

**VI. Financial Plan and Financial Activities**

**a. Provide a copy of the audit or exemption from the audit for the reporting year.**

A copy of the 2020 audit will be provided upon completion.

**b. Provide a copy of the budget, showing the reporting and previous years.**

Please find enclosed a copy of the 2021 budget.

- c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).**

No budget was adopted for 2016 in accordance with Section 32-1-104(3)-(5), C.R.S. because the District was inactive. Please see the previously submitted budgets for 2017, 2018, 2019, and 2020 for information regarding revenues and expenditures, including taxes, fees, rates, tolls, mill levies, etc. Besides the 2021 Budget, submitted in response to VI(b), no other projections are available for revenues and expenditures of the District for the next five years. In 2017, 2018, 2019, and 2020, the District certified a mill levy of 0 mills for general operating expenses and did not certify a mill levy for general obligation debt. In 2021, the District certified a mill levy of 11.132 mills for general operating expenses and 44.531 mills for general obligation debt. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 5.000 mills for general operating expenses in 2017 and 2018. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.453 mills for general operating expenses in 2019. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.429 mills for general operating expenses in 2020. The Service Plan contemplated that the District would certify mill levies of 40.000 mills for general obligation debt and 2.454 mills for general operating expenses in 2021.

- d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired**

The District issued Limited Tax General Obligation Bonds, Series 2020A (the "Series 2020A Senior Bonds"), and Subordinate Limited Tax General Obligation Bonds, Series 2020B (the "Series 2020B Subordinate Bonds"), in 2020. The Series 2020A Senior Bonds were issued at a par value of \$7,895,000. The Series 2020B Subordinate Bonds were issued at a par value of \$1,147,000.

Please see the enclosed 2021 budget for the Schedule of Debt Service Requirements to Maturity.

- e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued.**

- Ballot Issue 5E:  
Purpose – Street Improvements  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$12,385,719
- Ballot Issue 5F:  
Purpose – Parks and Recreation Facilities  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$13,787,138
- Ballot Issue 5G:  
Purpose – Potable and Non-Potable Water Systems  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$13,269,380
- Ballot Issue 5H:  
Purpose – Sanitation System  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$11,515,763
- Ballot Issue 5I:  
Purpose – Transportation System  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000
- Ballot Issue 5J:  
Purpose – Mosquito Control and Eradication  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000
- Ballot Issue 5K:  
Purpose – Traffic Safety and Protection System  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000
- Ballot Issue 5L:  
Purpose – Television Relay and Translation System  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000
- Ballot Issue 5M:  
Purpose – Operating and Maintenance Expenses  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000



Ballot Issue 5N:

Purpose – Refunding, Refinancing or Defeasing District’s Debt  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5O:

Purpose – Multi-Fiscal Year Intergovernmental Agreements for Public Improvements  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000

Ballot Issue 5Q:

Purpose – Multi-Fiscal Year Reimbursement Agreements related to Public Improvements  
Election Date – November 4, 2008  
Amount of Authorized and yet Unissued Debt – \$15,000,000

**f. List the total amount of debt issued and outstanding as of the date of the Annual Report and compare to the maximum authorized debt level as set forth in the Service Plan**

The amount of debt issued and outstanding as of the date of submission of this Annual Report is \$9,042,000. The maximum authorized debt level as set forth in the Service Plan is \$15,000,000.

**g. Enterprises of the District**

**i. Include revenues of the enterprise, showing both direct support from the District and all other sources**

There are currently no enterprises of the District.

**ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations**

There are currently no enterprises of the District.

**h. Detail contractual obligations**

**i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments.**

The District currently has no contractual debt obligations.

**ii. Report any inability of the District to pay current obligations that are due within the current budget year**

The District currently has no contractual debt obligations.

**iii. Describe any District financial obligations in default**

The District currently has no contractual debt obligations.

**i. Actual and Assessed Valuation History**

**i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year**

The assessed valuation for the District for 2013, 2014, 2015 and 2016 is not available because the District was inactive.

The assessed valuation for the District in 2017 was \$5,810.

The assessed valuation for the District in 2018 was \$6,470.

The assessed valuation for the District in 2019 was \$6,470.

The assessed valuation for the District in 2020 was \$40,170.

The assessed valuation for the District in 2021 was \$56,670.

**ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.**

The estimated assessed valuation as set forth in the Service Plan for the District for 2012 was \$4,976,114.

The estimated assessed valuation as set forth in the Service Plan for the District for 2013 was \$8,096,280.

The estimated assessed valuation as set forth in the Service Plan for the District for 2014 was \$11,625,224

The estimated assessed valuation as set forth in the Service Plan for the District for 2015 was \$15,338,890.

The estimated assessed valuation as set forth in the Service Plan for the District for 2016 was \$19,461,560.

The estimated assessed valuation as set forth in the Service Plan for the District for 2017 was \$20,853,832.

The estimated assessed valuation as set forth in the Service Plan for the District for 2018 was \$21,270,908.

The estimated assessed valuation as set forth in the Service Plan for the District for 2019 was \$21,270,908.

The estimated assessed valuation as set forth in the Service Plan for the District for 2020 was \$21,696,326.

The estimated assessed valuation as set forth in the Service Plan for the District for 2021 was \$21,696,326.

**j. Mill Levy History**

- i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)**

No mill levy was certified for either debt or operations and maintenance in any year prior to 2021. In 2021, the District certified a mill levy of 11.132 mills for general operating expenses and 44.531 mills for general obligation debt.

- ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.**

A mill levy of 5 mills for general operating expenses was projected to be levied in 2013, 2014, 2015, 2016, 2017, and 2018. A mill levy of 2.453 mills for general operating expenses was projected to be levied in 2019 in the Service Plan. A mill levy of 2.429 mills for general operating expenses was projected to be levied in 2020 in the Service Plan. A mill levy of 2.454 mills was projected to be levied in 2021 in the Service Plan. In 2021, the District certified a mill levy of 11.132 mills for general operating expenses. A mill levy of 40 mills for general obligation bonds and interest was projected to be levied in 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, and 2021 in the Service Plan. In 2021, the District certified a mill levy of 44.531 mills for general obligation debt.

**k. Miscellaneous Taxes History**

- i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)**

The District anticipates collecting \$189 in specific ownership tax revenue in 2021. There was no miscellaneous tax revenue collected by the District in 2020 or any of the past 7 years.

- ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.**

The specific ownership tax projected in the Service Plan for 2013 for debt was \$25,390. The specific ownership tax projected in the Service Plan in 2013 for operations was \$3,174.

The specific ownership tax projected in the Service Plan for 2014 for debt was \$36,457. The specific ownership tax projected in the Service Plan in 2014 for operations was \$4,557.

The specific ownership tax projected in the Service Plan for 2015 for debt was \$48,103. The specific ownership tax projected in the Service Plan in 2015 for operations was \$6,013.

The specific ownership tax projected in the Service Plan for 2016 for debt was \$61,031. The specific ownership tax projected in the Service Plan in 2016 for operations was \$7,629.

The specific ownership tax projected in the Service Plan for 2017 for debt was \$65,398. The specific ownership tax projected in the Service Plan in 2017 for operations was \$8,175.

The specific ownership tax projected in the Service Plan for 2018 for debt was \$66,706. The specific ownership tax projected in the Service Plan in 2018 for operations was \$8,338.

The specific ownership tax projected in the Service Plan for 2019 for debt was \$66,706. The specific ownership tax projected in the Service Plan in 2019 for operations was \$4,091.

The specific ownership tax projected in the Service Plan for 2020 for debt was \$68,040. The specific ownership tax projected in the Service Plan in 2020 for operations was \$4,132.

The specific ownership tax projected in the Service Plan for 2021 for debt was \$68,040. The specific ownership tax projected in the Service Plan in 2021 for operations was \$4,173.

**I. Estimated Assessed Valuation of District at 100% Build-Out**

**i. Provide an updated estimate and compare this with the Service Plan estimate.**

The estimated assessed valuation of the District at 100% build-out as set forth in the Service Plan is \$15,338,890. Based on projections from CliftonLarsonAllen LLP on December 9, 2020, the estimated assessed valuation at build-out (currently anticipated to be 2024) is \$14,199,041.

**m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.**

**i. Provide an updated estimate based on current events. Do not include refunding bonds.**

The District does not currently anticipate issuing additional general obligation debt between the end of 2021 and 100% build-out, not including possible future refundings.

**REMUDA RANCH METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2021**

**REMUDA RANCH METRO DISTRICT  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 2,139,010
REVENUES			
Property taxes	-	-	3,155
Specific ownership tax	-	-	189
Interest income	-	-	3,000
Facilities fees	-	-	36,000
Developer advance	-	6,463,847	469,431
Bond issuance - Senior Bonds, Series 2020A	-	7,895,000	-
Bond issuance - Subordinate Bonds, Series 2020B	-	1,147,000	-
Total revenues	-	15,505,847	511,775
TRANSFERS IN	-	1,724,010	-
Total funds available	-	17,229,857	2,650,785
EXPENDITURES			
General Fund	-	-	55,000
Debt Service Fund	-	-	390,000
Capital Projects Fund	-	13,366,837	830,000
Total expenditures	-	13,366,837	1,275,000
TRANSFERS OUT	-	1,724,010	-
Total expenditures and transfers out requiring appropriation	-	15,090,847	1,275,000
ENDING FUND BALANCES	\$ -	\$ 2,139,010	\$ 1,375,785
EMERGENCY RESERVE	\$ -	\$ -	\$ 100
DEBT SERVICE RESERVE	-	622,000	622,000
CAPITALIZED INTEREST FUND	-	1,102,010	753,685
TOTAL RESERVE	\$ -	\$ 1,724,010	\$ 1,375,785

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METRO DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
<b>ASSESSED VALUATION</b>			
Residential	\$ -	\$ -	\$ 16,170
Agricultural	6,470	40,170	40,500
Certified Assessed Value	\$ 6,470	\$ 40,170	\$ 56,670
 <b>MILL LEVY</b>			
General	0.000	0.000	11.132
Debt Service	0.000	0.000	44.531
Total mill levy	0.000	0.000	55.663
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 631
Debt Service	-	-	2,524
Budgeted property taxes	\$ -	\$ -	\$ 3,155
 <b>BUDGETED PROPERTY TAXES</b>			
<b>General</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 631</b>
<b>Debt Service</b>	<b>-</b>	<b>-</b>	<b>2,524</b>
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,155</b>

No assurance provided. See summary of significant assumptions.



**REMUDA RANCH METRO DISTRICT  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	631
Specific ownership tax	-	-	38
Developer advance	-	-	54,431
Total revenues	<u>-</u>	<u>-</u>	<u>55,100</u>
Total funds available	<u>-</u>	<u>-</u>	<u>55,100</u>
EXPENDITURES			
General and administrative			
Accounting	-	-	22,000
Audit	-	-	5,000
County Treasurer's fee	-	-	9
Dues and membership	-	-	500
Insurance and bonds	-	-	2,500
Legal services	-	-	22,000
Miscellaneous	-	-	2,991
Total expenditures	<u>-</u>	<u>-</u>	<u>55,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>55,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100</u>
EMERGENCY RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100</u>

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METRO DISTRICT  
DEBT SERVICE FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 1,724,010
REVENUES			
Property taxes	-	-	2,524
Specific ownership tax	-	-	151
Interest income	-	-	3,000
Facilities fees	-	-	36,000
Total revenues	<u>-</u>	<u>-</u>	<u>41,675</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>1,724,010</u>	<u>-</u>
Total funds available	<u>-</u>	<u>1,724,010</u>	<u>1,765,685</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	-	38
Contingency	-	-	4,660
Debt Service			
Paying agent fees	-	-	7,000
Bond interest - Senior Bonds, Series 2020A	-	-	378,302
Total expenditures	<u>-</u>	<u>-</u>	<u>390,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>390,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ 1,724,010</u>	<u>\$ 1,375,685</u>
DEBT SERVICE RESERVE	\$ -	\$ 622,000	\$ 622,000
CAPITALIZED INTEREST FUND	-	1,102,010	753,685
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 1,724,010</u>	<u>\$ 1,375,685</u>

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METRO DISTRICT  
CAPITAL PROJECTS FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/25/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 415,000
REVENUES			
Developer advance	-	6,463,847	415,000
Bond issuance - Senior Bonds, Series 2020A	-	7,895,000	-
Bond issuance - Subordinate Bonds, Series 2020B	-	1,147,000	-
Total revenues	-	15,505,847	415,000
Total funds available	-	15,505,847	830,000
EXPENDITURES			
Capital Projects			
Repay developer advance	-	6,463,847	415,000
Bond issue costs	-	439,143	-
Capital outlay	-	6,463,847	415,000
Total expenditures	-	13,366,837	830,000
TRANSFERS OUT			
Transfers to other fund	-	1,724,010	-
Total expenditures and transfers out requiring appropriation	-	15,090,847	830,000
ENDING FUND BALANCE	\$ -	\$ 415,000	\$ -

No assurance provided. See summary of significant assumptions.

**REMUDA RANCH METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide Public Improvements and services for the benefit of all anticipated inhabitants and taxpayers of the District, either within or without its boundaries as they may change by virtue of inclusions of property. The District also serves to finance and oversee the construction, of these Public Improvements and, if appropriate, to dedicate the Public Improvements to other public entities or to provide for ongoing operations and maintenance. The District's service area is located in Douglas County, Colorado.

The District was formed by the District Court Order on November 13, 2008 and held its organizational meeting on August 26, 2008. The District will have a single district structure. This structure will allow the District to control both financing and services. The District anticipates receiving initial funding for both capital and ongoing administrative requirements from developer advances until other revenue is available to the District. The District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended.

District voters approved authorization of a Maximum Total Mill Levy of 50 mills to support debt service and operations and maintenance of the District. A maximum mill levy of 40 mills is authorized to support the debt service of the District, subject to the limitation of the Maximum Total Mill Levy. A maximum mill levy of 15 mills is authorized to support the operations and maintenance of District services and Public Improvements, subject to the limitation of the Maximum Total Mill Levy. The total debt limit for the District is \$15,000,000 inclusive of costs of issuance, organizational costs, inflation, and other similar costs.

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

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.

**Revenue**

**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 County Treasurer collects the determined taxes during the ensuing calendar 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**REMUDA RANCH METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue – (continued)**

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

**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.

**Facilities Fees**

The District imposes a Facilities Fee of \$3,000 per residential unit to be constructed within the District. The Facilities Fee is due and payable to the District no later than 180 days after the closing on the sale of any parcel of property from the Developer to a non-affiliated entity or individual or upon issuance of a building permit for construction of structures on property within the District, whichever is sooner.

**Interest income**

Interest earned on the District's available funds has been estimated on an average interest rate of 0.20%.

**Developer Advance**

The District is in the development stage. As such, the general and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Expenditures**

**General, Administrative, Operations and Maintenance Expenditures**

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, membership dues, meeting and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debt Service**

Principal and interest payments are provided based on the attached debt amortization schedule from the Limited Tax General Obligation Bonds, Series 2020A.

**REMUDA RANCH METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On December 16, 2020, the District issued Limited Tax General Obligation Bonds, Series 2020A (“Series 2020A Bonds”). The Series 2020A Bonds bear interest at 5.00%, payable semiannually to the extent of Senior Pledged Revenue is available on June 1 and December 1 (each an “Interest Payment Date”), beginning on June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2025. The Bonds mature on December 1, 2050. Proceeds from the sale of the Series 2020A Bonds were used for the purposes of: (a) paying or reimbursing Project Costs; (b) funding a portion of the interest to accrue on the Series 2020A Bonds; (c) funding the Reserve Fund; and (d) paying costs incurred in connection with the issuance of the Bonds.

To the extent principal of any Series 2020A Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Series 2020A Bond. To the extent interest on any Series 2020A Bond is not paid when due, such interest shall compound on each Interest Payment Date at the rate then borne by the Series 2020A Bond.

The Series 2020A Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, upon payment of par, accrued interest, and a redemption premium of 3% and on any date thereafter, with a redemption premium declining 1% per year for the next two years and no redemption premium thereafter.

The Senior Bonds are secured by and payable from the Senior Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County:

- (a) the Senior Required Mill Levy;
- (b) all Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy;
- (c) the Capital Fees, if any; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

Capital Fees means the Facilities Fee and all other fees of a capital nature (excluding periodic, recurring service charges) imposed before and after the issuance of the Bonds.

On December 16, 2020 the District issued Subordinate Limited Tax General Obligation Bonds, Series 2020B (“Subordinate Bonds”). The Subordinate Bonds are issued at the rate of 7.625% per annum and are structured as “cash flow” bonds, meaning that no regularly scheduled payments of principal are due on the Subordinate Bonds prior to their maturity date. Instead, principal is payable on each December 15 from the available Subordinate Pledged Revenue, if any, pursuant to a mandatory redemption. Proceeds from the sale of the Series 2020B Subordinate Bonds were used for the purposes of: (a) paying a portion of the Project Costs and (b) paying costs of issuance of the Series 2020B Subordinate Bonds.

Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2021, to the extent of the Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15 until sufficient Subordinate Pledged Revenue is available for payment.

**REMUDA RANCH METROPOLITAN DISTRICT  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases – (continued)**

In the event that any amount of principal or interest on the Subordinate Bonds remain unpaid on December 16, 2060 (the "Termination Date"), the Subordinate Bonds will be deemed paid, satisfied, and discharged.

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, upon payment of par, accrued interest, and a redemption premium of 3% and on any date thereafter, with a redemption premium declining 1% per year for the next two years and no redemption premium thereafter.

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, which means the moneys derived by the District from the following sources, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County:

- (a) the Subordinate Required Mill Levy;
- (b) the portion of the Specific Ownership Tax resulting from imposition of the Subordinate Required Mill Levy;
- (c) the Subordinate Capital Fee Revenue, which means the Capital Fees remaining after deduction of all amounts applied to the payment of the Senior Bonds, if any, and any other then outstanding senior bonds;
- (d) all amounts remaining, if any, in the Senior Surplus Fund after payment in full of the principal of, premium, if any, and interest on the Senior Bonds; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

The District has no operating or capital leases.

**Reserve**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserve. This reserve must be at least 3% of fiscal year spending. Since substantially all funds received by the District are from Developer advances, which pays for all of the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget.

The District also has a Debt Service Reserve fund in the amount of \$622,000.

**This information is an integral part of the forecasted budget.**

**REMUDA RANCH METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$7,895,000**

**Limited Tax General Obligation Refunding Bonds, Series 2020A**

**Dated December 16, 2020**

**Principal due December 1**

**Interest Rate 5.00% Payable**

**June 1 and December 1**

<b>Year Ended December 31,</b>	<b>Principal</b>		<b>Interest</b>		<b>Total</b>	
2021	\$	-	\$	378,302	\$	378,302
2022		-		394,750		394,750
2023		-		394,750		394,750
2024		-		394,750		394,750
2025		20,000		394,750		414,750
2026		105,000		393,750		498,750
2027		110,000		388,500		498,500
2028		125,000		383,000		508,000
2029		130,000		376,750		506,750
2030		145,000		370,250		515,250
2031		155,000		363,000		518,000
2032		175,000		355,250		530,250
2033		180,000		346,500		526,500
2034		200,000		337,500		537,500
2035		210,000		327,500		537,500
2036		235,000		317,000		552,000
2037		245,000		305,250		550,250
2038		270,000		293,000		563,000
2039		280,000		279,500		559,500
2040		305,000		265,500		570,500
2041		320,000		250,250		570,250
2042		350,000		234,250		584,250
2043		365,000		216,750		581,750
2044		395,000		198,500		593,500
2045		415,000		178,750		593,750
2046		450,000		158,000		608,000
2047		470,000		135,500		605,500
2048		510,000		112,000		622,000
2049		535,000		86,500		621,500
2050		1,195,000		59,750		1,254,750
	\$	7,895,000	\$	8,689,802	\$	16,584,802

No assurance is provided. See summary of significant assumptions.