# REGENCY METROPOLITAN DISTRICT

January 15, 2024

Division of Local Government 1313 Sherman Street, Room 521 Denver, CO 80203

RE: Regency Metropolitan District LG ID# 65557

i Wear

Attached is the 2024 Budget for the Regency Metropolitan District in Douglas County, Colorado, submitted pursuant to Section 29-1-116, <u>C.R.S.</u> This Budget was adopted on October 10, 2023. If there are any questions regarding the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Douglas County is 27.369 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 23.366 mills for G.O. bonds; 0.000 mills for refund/abatement; and (8.469) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$9,409,480 the total property tax revenue is \$397,701. Copies of the certification of mill levies sent to the County Commissioners for Douglas County are enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Douglas County, Colorado.

Sincerely,

Eric Weaver

District Accountant

Enclosure(s)

Admin@mwcpaa.com

#### **RESOLUTION NO. 2023-10-02**

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY RESOLUTION OF THE BOARD OF DIRECTORS OF REGENCY METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2024

- A. The Board of Directors of Regency Metropolitan District (the "**District**") has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.
- B. The District Accountant has submitted a proposed budget to this governing body on or before October 15, 2023 for its consideration.
- C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 10, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.
- D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District.
- E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.
- F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.
- G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REGENCY METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO:

- 1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.
- 2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.
- 3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

{01109523.DOCX v:1}

# [SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY]

RESOLUTION APPROVED AND ADOPTED on October 10, 2023.

## REGENCY METROPOLITAN DISTRICT

		By:	Thomas J Brinkman II	
		P	President	
Attest:				
By:	Lisa Jacoby			

# **EXHIBIT A**

Budget

{01109523.DOCX v:1} A-1

# REGENCY METROPOLITAN DISTRICT 2024 BUDGET MESSAGE

Regency Metropolitan 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.

#### **Budget Strategy**

The District was formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the District. The primary purpose of the district is to finance the construction of these Public Improvements.

#### Revenues

In 2024 the District will impose a total of 42.266 mills. Of this total mill levy, 23.366 mills are dedicated to debt service on the Series 2019 Bonds and the remaining 18.900 mills (27.369 mills less a temporary mill levy rate reduction of 8.469 mills) are levied as an operating mill levy that will generate property tax revenue to cover General Fund expenditures.

### **Expenditures**

The District has adopted two separate funds: 1) a General Fund to provide for general operating expenditures and repayment of developer advances and; 2) a Debt Service Fund to provide for debt service on the Series 2019 Bonds.

The District has budgeted for an Emergencies reserve in the General Fund in accordance with the TABOR Amendment.

August 61, 2020	Company Franci	Dobt Comice	Fixed Assets &	TOTAL ALL
ASSETS	General Fund	Debt Service	LTD	FUNDS
CASH				
First Bank Checking	337			337
ColoTrust	160,879			160,879
UMB - Reserve Fund		306,032		306,032
UMB - Bond Payment Fund Inter-Fund Balances	(86,446)	20,610 86,446		20,610
TOTAL CASH	74,769	413,089		487,858
OTHER CURRENT ASSETS	14,100	410,000		407,000
Due From County Treasurer	-	-		-
Property Taxes Receivable	1,675	1,612		3,287
Accounts Receivable	-	-		-
Prepaid Expenses	450			450
TOTAL OTHER CURRENT ASSETS	2,125	1,612	-	3,737
FIXED ASSETS			00.000	20.000
Parks Equipment Accumulated Depreciation			80,000 (80,000)	80,000 (80,000)
TOTAL FIXED ASSETS			(00,000)	(00,000)
DEFERRED OUTFLOWS	-		-	•
Deferred Loss on Refunding			83,795	83,795
TOTAL DEFERRED INFLOWS	-	-	83,795	83,795
TOTAL ASSETS & DEF INFLOWS	76,894	414,701	83,795	575,390
LIABILITIES & DEFERED INFLOWS CURRENT LIABILITIES Accounts Payable	8,479			8,479
TOTAL CURRENT LIABILITIES	8,479	-		8,479
DEFERRED INFLOWS	·			
Deferred Property Taxes	1,675	1,612		3,287
TOTAL DEFERRED INFLOWS	1,675	1,612	-	3,287
LONG-TERM LIABILITIES				
Bonds Payable-Series 2019			3,720,000	3,720,000
Developer Advance- Ops Developer Advance- Cap			-	-
Accrued Interest- Bonds			15,500	15,500
Accrued Interest- Dev Adv- Ops			-	-
Accrued Interest- Dev Adv- Cap			315,198	315,198
Deferred Bond Premium			70,788	70,788
TOTAL LONG-TERM LIABILITIES	-		4,121,486	4,121,486
TOTAL LIAB & DEF INFLOWS	10,153	1,612	4,121,486	4,133,251
NET POSITION				
Net Investment in Capital Assets			-	-
Amount to be Provided for Debt	450		(4,037,691)	(4,037,691)
Fund Balance- Nonspendable Fund Balance- Restricted	450 5,721	413,089		450 418,810
Fund Balance- Restricted Fund Balance- Unassigned	60,569	413,009	-	60,569
TOTAL NET POSITION	66,741	413,089	(4,037,691)	(3,557,861)
	=	=	=	=

	2022	2023	Variance		YTD Thru	YTD Thru	Variance	2024	
	Audited	Adopted	Favorable	2023	08/31/23	08/31/23	Favorable	Adopted	
	Actual	Budget	(Unfavor)	Forecast	Actual	Budget	(Unfavor)	Budget	Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	7,150,330	6,970,180		6,970,180				9,409,480	Dec Final AV per County
Mill Levy Breakdown:									
Mill Levy - Operations	24.111	24.936		24.936				27.369	Maximum Allowed
Mill Levy - Temporary Reduction	0.000	0.000		0.000				(8.469)	' ' '
Mill Levy - Debt Service	23.500	24.000		24.000				23.366	To Roughly Balance Debt Service Fund
Mill Levy - Contractual Obligations	0.000	0.000		0.000				0.000	No Longer Used
Total	47.611	48.936	-	48.936				42.266	35 mills Adjusted, Net of Temp Reduction
Property Tax Revenue - Operations	172,402	173,808		173,808				177,839	Max Allowed, Net of Temp Credit
Property Tax Revenue - Debt & Cont Oblig	168,033	167,284		167,284				219,862	To Roughly Balance Debt Service Fund
Total	340,434	341,093	-	341,093				397,701	35 mills Adjusted, Net of Temp Reduction
COMBINED FUNDS									
REVENUE									
Property Taxes	340,435	341,093	-	341,093	337,805	341,093	(3,288)	397,701	35 mills Adjusted, Net of Temp Reduction
State Property Tax Backfill	-	-	-	-	-	-	-	7,758	65% of Lost Taxes From SB 22-238
Specific Ownership Taxes	30,105	27,205	-	27,205	18,545	15,870	2,676	19,792	5% of Taxes
Interest Loan/Bond Proceeds, Prem, & Disc	7,552	21,000	-	21,000	15,599 -	14,000	1,599	26,000	Based on 2023 Forecast Notes Refunded in 2019
• • •	-							-	Notes Relatided iii 2019
TOTAL REVENUE	378,091	389,298	-	389,298	371,949	370,962	987	451,251	
EXPENDITURES									
General Government	55,795	77,397	7,425	69,972	45,511	49,616	4,105	76,816	All non-debt expenses
Debt Service- Bond Principal & Interest	186,000	186,000	-	186,000	93,000	93,000	-	241,000	See Debt Service Fund
Debt Service- Developer Repayments	140,139	135,000	10,000	125,000	100,000	100,993	993	125,000	See General & Debt Svc Funds
Debt Service- Cost of Issuance	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	381,934	398,397	17,425	380,972	238,511	243,609	5,098	442,816	
CHANGE IN FUND BALANCE	(3,843)	(9,100)	17,425	8,325	133,438	127,353	6,084	8,435	
BEGINNING FUND BALANCE	350,235	342,871	3,521	346,392	346,392	342,871	3,521	354,717	
ENDING FUND BALANCE	346,392	333,771	20,946	354,717	479,830	470,224	9,605	363,153	
COMPONENTS OF FUND DAY AND	=	=	=	=	=	=	=	=	
COMPONENTS OF FUND BALANCE	450	E E00	(900)	4 700	450		-	E 600	Dramaid Inquirence
Nonspendable	450 5,931	5,500 0	(800)	4,700 5,721	450 5,721	4.300	450 1,421	5,600 5,925	Prepaid Insurance 3% of General Fund Revenues
TABOR Emergency Reserve Restricted For Debt Service	324,477	318,642	5,721 12,409	331,052	5,721 413,089	4,300	9,405	332,016	Per Debt Service Fund
Unassigned/ Other	15,534	9,629	3,616	13,244	60,569	62,240	(1,670)	19,612	Per General Fund
•			· · · · · · · · · · · · · · · · · · ·		,		` ′		i ei General Fullu
TOTAL ENDING FUND BALANCE	346,392	333,771	20,946	354,717	479,830	470,224	9,605	363,153	

Print	Date:	01/03/24
	Date.	01/00/27

	2022 Audited	2023 Adopted	Variance Favorable	2023	YTD Thru 08/31/23	YTD Thru 08/31/23	Variance Favorable	2024 Adopted	
	Actual	Budget	(Unfavor)	Forecast	Actual	Budget	(Unfavor)	Budget	Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes	172,402	173,808	-	173,808	172,133	173,808	(1,675)	177,839	Max Allowed, Net of Temp Credit
State Property Tax Backfill								7,758	65% of Lost Taxes From SB 22-238
Specific Ownership Taxes	15,246	13,905	- (7.000)	13,905	9,450	8,111	1,339	8,892	5% of Taxes
Interest Income	1,101	10,000	(7,000)	3,000	2,768	6,667	(3,898)	3,000	Based on 2023 Forecast
TOTAL REVENUE	188,749	197,713	(7,000)	190,713	184,351	188,586	(4,235)	197,489	
EXPENDITURES Administration									
Accounting	9,403	13,500	(3,500)	17,000	8,591	9,000	409	19,000	Now handling all accounting functions
District Management	8,174	11,000	3,500	7,500	5,456	7,333	1,877	-	Consolidated into accounting/legal
Legal	18,150	13,500	(4,500)	18,000	12,384	9,000	(3,384)	21,000	Now handling administration as well
Audit Election	4,300 1,304	4,900 3,500	400 2,348	4,500 1,152	4,500 1,152	4,900 3,500	400 2,348	4,700 1,000	Based on 2023 Forecast with 5% Increase Prep Work for May 2025 Election
Insurance & SDA Dues	4,716	5,150	746	4,404	4,404	5,150	746	5,300	Based on 2023 Forecast + Add'l Cyber
Miscellaneous Expense	1,142	1,300	-	1,300	458	867	408	1,350	Based on 2023 Forecast with 3% Increase
Treasurer's Fees	2,586	2,607	-	2,607	2,582	2,607	25	2,668	1.5% of property taxes
Emergencies	-	5,931	5,931	-	-	-	-	-	Held in Reserve
Contingency		7,500	-	7,500		-	-	10,000	Unforeseen needs
Total Administration	49,775	68,888	4,925	63,963	39,526	42,357	2,831	65,018	
Debt Service									
Developer Repayment- Cap Principal	92,139	-	-		-	-	-	-	Paid off in 2022
Developer Repayment- Ops Interest	48,000	66,986		66,986	66,986	66,986			Pay off in 2023
Developer Repayment- Cap Interest		68,014	10,000	58,014	33,014	34,007	993	125,000	Continue Paying Down In 2024- Target \$125K
Total Debt Service	140,139	135,000	10,000	125,000	100,000	100,993	993	125,000	
TOTAL EXPENDITURES	189,914	203,888	14,925	188,963	139,526	143,350	3,824	190,018	
REVENUE OVER / (UNDER) EXP	(1,165)	(6,175)	(21,925)	1,750	44,825	45,237	(411)	7,471	
OTHER SOURCES / (USES) Transfer to Debt Service		-	-	-		-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(1,165)	(6,175)	7,925	1,750	44,825	45,237	(411)	7,471	
BEGINNING FUND BALANCE	23,080	21,304	612	21,915	21,915	21,304	612	23,666	
ENDING FUND BALANCE	21,915	15,129	8,537	23,666	66,741	66,540	200	31,137	
	=	=	=		=	=	=	=	
COMPONENTS OF FUND BALANCE:									
Nonspendable	450 5,931	5,500	(800)	4,700 5,721	450 5,721			5,600 5,925	Prepaid Insurance 3% of General Fund Revenues
Restricted for Emergencies Unassigned	5,931 15,534	0 9,629	5,721 3,616	5,721 13,244	5,721 60,569			5,925 19,612	3% of General Fund Revenues
<b>v</b>					<u> </u>				
TOTAL FUND BALANCE	21,915 =	15,129 =	8,537 =	23,666	66,741 =			31,137	

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

	2022 Audited Actual	2023 Adopted Budget	Variance Favorable (Unfavor)	2023 Forecast	YTD Thru 08/31/23 Actual	YTD Thru 08/31/23 Budget	Variance Favorable (Unfavor)	2024 Adopted Budget	Notes/Assumptions
DEBT SERVICE FUND									•
REVENUE									
Property Taxes	168,033	167,284	_	167,284	165,672	167,284	(1,612)	219,862	To Roughly Balance Debt Service Fund
Specific Ownership Taxes	14,859	13,300	-	13,300	9,095	7,758	1,337	10,900	
Interest Income	6,450	11,000	7,000	18,000	12,830	7,333	5,497	23,000	Based on a 2023 Forecast +\$5K Contingency
TOTAL REVENUE	189,342	191,584	7,000	198,584	187,598	182,376	5,222	253,762	
EXPENDITURES									
Bond Principal- 2019		-	-	-				55,000	Per Amortization Schedule
Bond Interest- 2019	186,000	186,000	-	186,000	93,000	93,000	-	186,000	Per Amortization Schedule- 5.000% Rate
Trustee / Paying Agent Fees	3,500	3,500	-	3,500	3,500	3,500	-	3,500	Based on 2022 Forecast
Treasurer's Fees	2,521	2,509	-	2,509	2,485	2,509	24	3,298	1.5% of property taxes
Contingency		2,500	2,500	-		1,250	1,250	5,000	Unforeseen needs
TOTAL EXPENDITURES	192,021	194,509	2,500	192,009	98,985	100,259	1,274	252,798	
REVENUE OVER / (UNDER) EXP	(2,678)	(2,925)	9,500	6,575	88,612	82,117	6,495	964	
CHANGE IN FUND BALANCE	(2,678.38)	(2,925)	9,500	6,575	88,612	82,117	6,495	964	
BEGINNING FUND BALANCE	327,155	321,567	2,909	324,477	324,477	321,567	2,909	331,052	
ENDING FUND BALANCE	324,477	318,642	12,409	331,052	413,089	403,684	9,405	332,016	
COMPONENTS OF FUND DALANCE.	=	=	=		=	=	=	=	
COMPONENTS OF FUND BALANCE: Reserve Fund	302,000	202.000		302,000	306.032			302.000	\$202,000 Deguired by Lean
Reserve Fund Restricted for Debt Service	22,477	302,000 16,642	- 12,409	29,052	306,032 107,057			302,000	\$302,000 Required by Loan
		,		,				<u> </u>	
TOTAL FUND BALANCE	324,477	318,642	12,409	331,052	413,089			332,016	
	=	=		=	=			=	
Balance of Loan/Bond (Beg of Year)	3,720,000	3,720,000		3,720,000				3,720,000	
Assessed Valuation  Debt to Assessed Ratio (Beg of Year)	7,150,330 <b>52%</b>	6,970,180 <b>53%</b>		6,970,180 <b>53%</b>				9,409,480 <b>40%</b>	

I, Lisa Jacoby, hereby certify that I am the duly appointed Secretary of the Regency Metropolitan
District, and that the foregoing is a true and correct copy of the budget for the budget year 2024,
duly adopted at a meeting of the Board of Directors of the Regency Metropolitan District held or
October 10, 2023.
,

Lisa Jacoby

Secretary

## **CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

# TO The County Commissioners of Douglas County, Colorado On behalf of the Regency Metro District the Board of Directors of the Regency Metropolitan District

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: \$9,409,480 Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be calculated using the NET AV. The taxing entity 's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$9,409,480

**Submitted:** Eric Weaver for budget/fiscal year 2024

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	27.369 mills	\$257,528
2. <minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction</minus>	-8.469 mills	-\$79,689
SUBTOTAL FOR GENERAL OPERATING:	18.900 mills	\$177,839
<ul> <li>3. General Obligation Bonds and Interest</li> <li>4. Contractual Obligations</li> <li>5. Capital Expenditures</li> <li>6. Refunds/Abatements</li> <li>7. Other</li> <li>8. Judgment</li> </ul>	23.366 mills 0.000 mills 0.000 mills 0.000 mills 0.000 mills 0.000 mills	\$219,862 \$0 \$0 \$0 \$0 \$0
TOTAL:	42.266 mills	\$397,701

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.). Use additional pages as necessary.

The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

# <u>CERTIFY A SEPARATE MILL LEVY FOR EACH BOND, CONTRACT, OTHER, AND/OR JUDGMENT:</u>

#### **BONDS**

1. Purpose of Issue: Refunding of 2015 Loan

Series: 2019 General Obligation Limited Tax Refunding Bonds

Date of Issue: 2019-06-21

Coupon Rate: 5.00

Maturity Date:	2046-12-01
Levy:	23.366
Revenue:	\$219,862
CONTRACTS	\$217,002
CONTRACTS	No Contracts Available
OTHER	No Condacts Available
OTHER	No Other Available
JUDGMENT	THE CHARLETT WARMON
ODGWEIVI	No Judgment Available
	5 .
<b>Explanation of Change:</b>	
•	
	Generated On Wed, 03 Jan 2024