

# SHERIDAN STATION WEST METROPOLITAN DISTRICT

## 2024 Budget Message

### Introduction

The District was formed in 2016 for the purpose of providing design, financing, acquisition, and construction, of certain infrastructure improvements including water, streets, sanitary sewer, and park and recreation. These improvements will be dedicated to the City of Lakewood, Jefferson County, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2024 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2024 fiscal year based on available revenues.

The District's 2023 assessed value is \$5,748,695 an increase from \$5,361,145 the prior year. The District certified 88.063 mills for taxes collected in the 2024 fiscal year with 24.000 mills dedicated to the General Fund, 63.896 mills dedicated to the Debt Service Fund and 0.167 for abatements. The final assessed value was adjusted to restore the residential property reduction from Senate Bill 23B-01 for purposes of Debt Service Fund collection, in accordance with the covenants of the District's debt obligation.

### Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60-days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations. The District issued refunding debt in March, 2022 and below is a summary of the District's remaining Limited Tax (Convertible to Unlimited Tax) General Obligation Taxable (Convertible to Tax-Exempt) Refunding Loan Series 2022A-1 (par at issue \$3,580,000) and Limited Tax (Convertible

to Unlimited Tax) General Obligation Loan Series 2022A-2 Bonds (par at issue \$650,000):

Sheridan Station West Metropolitan District \$4,230,000			
Limited Tax (Convertible to Unlimited Tax) General Obligation Taxable (Convertible to Tax-Exempt) Refunding Loan Series 2022A-1 and Limited Tax (Convertible to Unlimited Tax) General Obligation Loan Series 2022A-2 Bonds			
Bonds Principal and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2024	45,000	213,300	258,300
2025	45,000	210,600	255,600
2026	55,000	207,900	262,900
2027	167,000	110,144	277,144
2028-2032	972,000	466,526	1,438,526
2033-2037	1,209,000	300,072	1,509,072
2038-2041	1,171,000	93,462	1,264,462
	<u>\$ 4,118,000</u>	<u>\$ 1,458,860</u>	<u>\$ 5,576,860</u>

The District also has Subordinate Limited Tax General Obligation Bonds Series 2022B (\$1,614,000 par at issue), issued April, 2022. These bonds are “cash flow” bonds, and do not have scheduled payments. Payments are made December 15<sup>th</sup> of each year, and are applied to accrued and current interest first, with additional amounts being used for principal repayment.

**Emergency Reserve**

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year expenditures in the General Fund.

**SHERIDAN STATION WEST METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2022 Actual</b>		<b>2023 Adopted Budget</b>		<b>2024 Adopted Budget</b>
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<b>Assessed Valuation</b>	\$	4,996,041	\$	5,361,145	\$	5,748,695
<b>SB23B-01 Property Tax Credit Adjustment</b>	\$	-	\$	-	\$	434,830

**Mill Levy**

General Fund		22.154		22.154	24.000
Debt Service Fund		44.532		44.532	59.403
Incremental Debt Service Mill Adjustment		-		-	4.493
Adjusted Debt Service Levy		-		-	63.896
Abatement		-		-	0.167

<b>Total Mill Levy</b>		<u>66.686</u>		<u>66.686</u>	<u>88.063</u>
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**Property Taxes**

General Fund	\$	110,682	\$	118,771	\$	137,969
Debt Service Fund		222,484		238,743	\$	367,319
Refunds and Abatements		-		-		-
Abatement		-		-		960

<b>Actual/Budgeted Property Taxes</b>	\$	<u>333,166</u>	\$	<u>357,514</u>	\$	<u>506,248</u>
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**SHERIDAN STATION WEST METROPOLITAN DISTRICT**

**GENERAL FUND**

**2024 Adopted Budget**

with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	<b>2022 Actual</b>	<b>2023 Adopted Budget</b>	<b>2023 Estimated</b>	<b>2024 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 36,503	\$ 84,559	\$ 71,805	\$ 62,068
<b>REVENUE</b>				
Property Tax Revenue	110,363	118,771	118,771	137,969
Specific Ownership Taxes	7,598	7,126	6,500	6,500
Interest Income	83	2,000	15	-
Operations and Maintenance Fee	109,753	109,200	109,200	109,200
Metered Services - Water	65,375	75,000	75,000	75,000
Non-metered services	13,236	13,300	13,300	13,300
Miscellaneous Income	50	1,000	3,825	2,000
Other Billing & Service Fees	2,567	4,000	2,500	2,500
<b>Total Revenue</b>	<b>309,026</b>	<b>330,397</b>	<b>329,111</b>	<b>346,469</b>
<b>Total Funds Available</b>	<b>345,529</b>	<b>414,956</b>	<b>400,916</b>	<b>408,537</b>
<b>EXPENDITURES</b>				
Audit	4,300	4,800	4,800	6,500
Election	1,154	15,000	2,768	-
Repair and Maintenance	16,715	20,000	20,000	20,000
Landscape Maintenance	8,626	16,500	16,500	18,000
Landscape Enhancements	5,000	15,000	15,000	15,000
Snow Removal	52,395	60,000	60,000	60,000
Insurance/SDA Dues	4,018	4,500	3,798	5,250
Legal	34,899	26,000	30,000	26,000
Management	25,668	19,500	24,000	20,000
Miscellaneous	11,179	5,000	6,000	6,000
Accounting	17,935	15,200	15,200	16,000
Covenant Control	18,773	14,300	18,000	18,000
Treasurer's Fees	1,656	1,782	1,782	2,070
Billing and Meter Reading	13,103	13,000	13,000	13,000
Utilities	53,847	58,000	58,000	58,000
Contingency	-	41,506	30,000	30,000
<b>Total Expenditures</b>	<b>269,270</b>	<b>330,088</b>	<b>318,848</b>	<b>313,820</b>
<b>Transfers and Other Sources (Uses)</b>				
Transfer to Capital Projects	4,455	-	-	-
Transfer to Debt Service Fund	-	-	20,000	-
Emergency Reserve	-	9,912	-	10,394
<b>Total Expenditures Requiring Appropriation</b>	<b>273,725</b>	<b>340,000</b>	<b>338,848</b>	<b>324,214</b>
<b>ENDING FUND BALANCE</b>	\$ <b>71,805</b>	\$ <b>74,957</b>	\$ <b>62,068</b>	\$ <b>84,323</b>

## SHERIDAN STATION WEST METROPOLITAN DISTRICT

### DEBT SERVICE

#### 2024 Adopted Budget

with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	2022 Actual	2023 Adopted Budget	2023 Estimated	2024 Adopted Budget
BEGINNING FUND BALANCE	\$ 482,345	\$ 3,893,992	\$ 9,257	\$ 2,600
<b>REVENUE</b>				
Property Tax Revenue	221,842	238,743	238,743	368,279
Specific Ownership Tax	15,273	14,325	14,325	14,674
Interest Income	141	2,500	2,500	-
<b>Total Revenue</b>	237,255	255,568	255,568	382,953
<b>Total Funds Available</b>	719,600	4,149,560	264,825	385,553
<b>EXPENDITURES</b>				
2022A-1 Bond Interest	89,352	215,400	108,924	105,325
2022A-1 Bond Principal	100,000	35,000	115,000	120,000
2022A-2 Bond Interest	14,072	-	19,970	19,249
2022A-2 Bond Principal	12,000	-	23,000	27,000
2022B Bond Interest	-	-	-	96,705
Bond Issuance Costs	274,945	-	-	-
Treasurer's Fees	3,328	3,581	3,581	5,524
Paying Agent Fees	6,750	6,750	6,750	6,750
Miscellaneous	-	24,269	5,000	5,000
<b>Total Expenditures</b>	500,447	285,000	282,225	385,553
<b>Transfers and Other Sources (Uses)</b>				
Bond Proceeds	5,844,000	-	-	-
Payment to Refunding Agent	(3,923,591)	-	-	-
Developer Advance Reimb.	(650,000)	-	-	-
Transfer to Capital Projects	(1,480,305)	-	-	-
Transfer from General Fund	-	-	20,000	-
<b>Total Expenditures Requiring Appropriation</b>	6,554,343	285,000	282,225	385,553
ENDING FUND BALANCE	\$ 9,257	\$ 3,864,560	\$ 2,600	\$ 0

**SHERIDAN STATION WEST METROPOLITAN DISTRICT**

**CAPITAL PROJECTS FUND**

**2024 Adopted Budget**

with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	<b>2022 Actual</b>	<b>2023 Adopted Budget</b>	<b>2023 Estimated</b>	<b>2024 Adopted Budget</b>
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
<b>REVENUE</b>				
Interest Income	-	-	-	-
Bond Proceeds	-	-	-	-
<b>Total Revenue</b>	-	-	-	-
<b>Total Funds Available</b>	-	-	-	-
<b>EXPENDITURES</b>				
Legal	-	21,000	-	-
Management	-	6,600	-	-
Capital Outlay	3,066,340	-	-	-
Construction-General	1,480,305	-	-	-
Engineering	4,455	-	-	-
<b>Total Expenditures</b>	4,551,100	27,600	-	-
<b>Transfers and Other Sources (Uses)</b>				
Transfer From General Fund	4,455	-	-	-
Developer Advance	3,066,340	-	-	-
Transfer from Debt Service	1,480,305	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	4,551,100	27,600	-	-
ENDING FUND BALANCE	\$ -	\$ (27,600)	\$ -	\$ -