

DIVIDE MPC METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

The 2023 Budget of Divide MPC Metropolitan District No. 1 is prepared using a modified accrual basis of accounting.

Description of Proposed Services

The District was organized on November 19, 2001 for the primary purpose of financing and constructing of streets, water supply, sanitation, safety protection, parks and recreation, television relay and translation, mosquito control and operation and maintenance for all improvements not accepted by other entities for the District (approximately 2 acres).

The level of service anticipated is in accordance with the Service Plan filed at the time of the creation of the District.

The Divide MPC Metropolitan District No. 1 is proposing three separate funds:

General Fund The General Fund will provide for general operating expenses, revenues will be generated from Appropriated Funds. Expenditures include administrative services based upon contracted amounts, legal services and expenses related to the statutory operations of a local government.

Water Facility Fund The Water Facility Fund revenues are mainly generated from water tap fees, system operation charges, and water usage fees and AOS charges. Expenditures include, System Operations, Transfer to Capital Project fund, Easement / Access Agreement and Water Rights Lease Agreement.

Capital Project Fund The Capital Project Fund anticipates revenues mainly generated by Water Tap Fee Revenue, new Water Facility improvements loan, and Teller County Project Funding. Expenditures include Developer interest costs, water, safety, and streets improvements, and water leases payments.

Emergency Reserves

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

Debt and Leases

The District entered into a Water Lease Agreement September 12, 2007, by and between Page Properties Corporation (PPC), a Colorado Corporation, and Meadow Park Land Company (MPLC), a Colorado Corporation. PPC and MPLC have granted to the District on August 30, 2007 a Lease of Water Rights.

The District Water Activity Enterprise entered into a loan agreement September 4, 2009 with the Colorado Water Resources and Power Development Authority (the "CWRPDA"), a body corporate and political subdivision of the State of Colorado, pursuant to which the CWRPDA loaned the District \$145,930. On October 19, 2010 the District to enter into an additional loan agreement with CWRPDA, in an amount of \$139,580. Both loans were for the completing well #5 including primary and secondary power, installation of controls and the remainder of tie-ins on Shannon Place.

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

RESOLUTION NO. D1-120622_1

RESOLUTION TO ADOPT BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE DIVIDE MPC METROPOLITAN DISTRICT NO. 1, TELLER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, 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 Tuesday, December 6, 2022, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget, and;

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Divide MPC Metropolitan District No. 1, Teller County, Colorado:

Section 1. That estimated expenditures for each fund are as follows:

General Fund:	\$ 175,491
Water Facilities Enterprise Fund:	\$ 96,558
Capital Project Fund	\$2,239,400

Section 2. That estimated revenues are as follows:

General Fund:

From Fund Balance	\$88,391
From Fund Transfers	\$200,000
From sources other than general property tax	\$125,350
From the general property tax levy	\$0
Total	<u>\$413,741</u>

Water Facilities Enterprise Fund:

From Fund Balance	\$637,437
From Fund Transfers	\$0
From sources other than general property tax	\$98,414
From the general property tax levy	\$0
Total	<u>\$735,851</u>

Capital Project Fund:

From Fund Balance	\$0
From Fund Transfers	\$0
From sources other than general property tax	\$2,439,400
From the general property tax levy	\$0
Total	<u>\$2,439,400</u>

Section 3. That the budget as submitted, amended, and hereinabove summarized by fund, hereby is approved and adopted as the budget of the Divide MPC Metropolitan District No. 1 for the year stated above.

Section 4. That the budget hereby approved and adopted and made a part of the public records of the Divide MPC Metropolitan District No. 1.

ADOPTED this 6th day of December 2022.

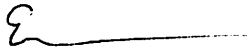
DIVIDE MPC METROPOLITAN DISTRICT NO. 1

By:




Douglas L. Page, President

ATTEST:



Erin Mohr, Assistant Secretary

I, Douglas L. Page hereby certify that I am President and the duly elected and qualified President of the Divide MPC Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the Divide MPC Metropolitan District No. 1, held on the 6th day of December, 2022.



Douglas L. Page, President

**Divide MPC Metropolitan District No.1
General Fund 2023 Adopted Budget**

Description	Audit Exemption Actual 2021	Estimated 2022	Proposed 2023
Beginning Fund Balance	37,184	89,721	88,391
Revenues			
Appropriated Funds - Divide MPC District No. 2	77,700	90,700	100,000
PIF Income	24,045	20,000	20,000
Reimbursable Income (County Snow, R&M, Streets)	9,659	5,000	5,000
Miscellaneous income	222	420	200
Interest Income	148	150	150
Total Revenues	111,774	116,270	125,350
Transfers In			
Transfer from Other Fund	59,800	27,821	200,000
Total Transfers In	59,800	27,821	200,000
Total funds available	208,758	233,812	413,741
Expenditures			
Administration Fees	119,037	4,500	5,000
Accounting Fees		6,500	7,000
Developer Interest Pmt		2,000	2,000
District Management		37,200	40,000
District Management - Contract Labor		300	6,000
Insurance		3,826	4,000
Legal Fees/ Professional		9,000	9,000
Miscellaneous - General Operating		2,000	2,000
PIF Expense		20,000	20,000
Reimbursable expense - (County Snow, R&M County Streets)		5,000	5,000
Rent		9,394	9,891
Repair and Maintenance		27,821	11,500
Lease/Standby/well Expenses		14,100	14,100
Contingency		3,780	40,000
Total Expenditures		119,037	145,421
Ending Balance	89,721	88,391	238,250
Tabor Reserve Fund	2,331	2,721	3,000
Total Reserve	2,331	2,721	3,000

**Divide MPC Metropolitan District No. 1
Water Facility Fund 2023 Adopted Budget**

Description	Audit Exemption Actual 2021	Estimated 2022	Adopted 2023
Beginning Fund Balance	632,184	637,437	611,472
Revenues			
Water - Availability of Service		14,001	12,000
Water - Minimum usage		51,800	53,450
Water - Other	178,034	240	250
Water - System Operations		32,373	37,560
Water - Tap Fee		-	400,000
Total Revenue	178,034	98,414	503,260
Total funds available	810,218.00	735,851.00	1,114,731.59
Expenditures			
Accounting fees		3,100	3,100
Admin fees		250	250
District Management		350	8,000
District Management - Contract Labor		23,000	25,000
Insurance		6,000	6,000
Legal/Professional		1,500	1,500
Miscellaneous Operating		14,800	14,800
Office Supplies		500	500
Repair & Maintenance		10,000	40,000
Fire and Security		6,000	6,000
Chemicals and Supplies		3,000	3,000
Utilities		6,200	6,200
Water Facility Leases		5,000	5,000
Contingency		1,000	338,000
2023 WF Loan Estimated 6 mo Interest @5.27%			27,851
2009 ARRA Loan Debt Service - Principal	14,348	7,297	7,297
2010 DWRF Loan Debt Service - Principal & Interest		8,561	8,561
Total Expenditures	112,981	96,558	501,058
Transfers Out			
Transfer to Other Fund	59,800	27,821	-
Total Transfers Out	59,800	27,821	-
Total expenditures and transfers out requiring appropriation	172,781	124,379	501,058
Ending Fund Balance	637,437	611,472	613,673
2009 ARRA & 2010 DWRF Loan Covenant Compliance			
Debt Service O&M Reserve Fund (3 Mo of Operating Exp)	24,658	20,175	114,338
Total Covenant Compliance Over (Under)	612,779	591,297	499,336

**Divide MPC Metropolitan District No.1
Capital Project Fund 2023 Adopted Budget**

Description	Actual 2021	Estimated 2022	Proposed 2023
Revenues			
Loan for Water Facility Improvements 2022-2023	\$0	\$0	\$1,060,000
Teller County Project Funding		\$0	\$620,000
Interest	\$0	\$0	\$200
Tap Fee Revenue		\$18,400	\$759,200
Total Revenues	\$0	\$18,400	\$2,439,400
Expenditures			
Water Facility Improvements	\$0	\$18,400	\$1,060,000
Streets and Safety Improvement			\$600,800
Water Lease Interest			\$19,400
Repay Developer Interest			\$559,200
Total Expenditures	\$0	\$18,400	\$2,239,400
Excess Revenue Over (Under) Expenditures	\$0	\$0	\$200,000
Other Financing Sources			
Transfer to General	\$0	\$0	-\$200,000
Total Other Financing Sources	\$0	\$0	-\$200,000
Excess of Revenue and Reimb Income and Other Financing Sources Over Expenditures and Other Sources	\$0	\$0	\$0
Beginning Fund Balance	\$0	\$0	\$0
Ending Fund Balance	\$0	\$0	\$0

**Divide MPC Metropolitan District No.1
Debt Service Fund 2023 Adopted Budget**

Description	Actual 2021	Estimated 2022	Proposed 2023
Beginning Fund Balance	\$0	\$0	\$0
Revenues			
Distribution From Capital Project Fund	\$0	\$0	\$0
Other Income	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0
Interest Expense			
Bond Interest Expense 2011 Series			\$0
Total Reserve Fund / Capital Interest	\$0	\$0	\$0
Ending Fund Balance	\$0	\$0	\$0

RESOLUTION D1-120622_2

RESOLUTION TO APPROPRIATE SUMS OF MONEY

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE DIVIDE MPC METROPOLITAN DISTRICT NO. 1, TELLER COUNTY, COLORADO, FOR THE 2023 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on December 6, 2022 and;

WHEREAS, 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, and;

WHEREAS, 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 Divide MPC Metropolitan District No. 1.

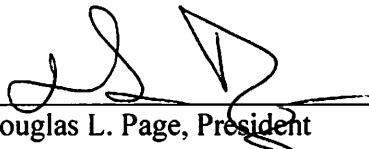
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DIVIDE MPC METROPOLITAN DISTRICT NO. 1, TELLER COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenue of each fund, to each fund, for purposes stated:


General Fund:	\$ 175,491
Water Facilities Enterprise Fund:	\$ 96,558
Capital Project Fund	\$2,239,400

ADOPTED this 6th day of December 2022.

DIVIDE MPC METROPOLITAN DISTRICT NO. 1

By: 
Douglas L. Page, President

ATTEST:


Erin Mohr, Assistant Secretary