

ANTELOPE HEIGHTS METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2023

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/15/2022

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 253,371	\$ 44,708	\$ 9,097
REVENUES			
Property taxes	756,899	825,059	799,113
Specific ownership tax	72,994	71,102	71,920
Interest income	611	1,228	1,500
Other revenue	-	7,000	-
Bond issuance	2,285,000	-	-
Total revenues	<u>3,115,504</u>	<u>904,389</u>	<u>872,533</u>
TRANSFERS IN	<u>8,000</u>	-	-
Total funds available	<u>3,376,875</u>	<u>949,097</u>	<u>881,630</u>
EXPENDITURES			
General Fund	66,432	70,000	75,000
Debt Service Fund	980,735	870,000	797,000
Capital Projects Fund	2,277,000	-	-
Total expenditures	<u>3,324,167</u>	<u>940,000</u>	<u>872,000</u>
TRANSFERS OUT	<u>8,000</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>3,332,167</u>	<u>940,000</u>	<u>872,000</u>
ENDING FUND BALANCES	<u>\$ 44,708</u>	<u>\$ 9,097</u>	<u>\$ 9,630</u>
EMERGENCY RESERVE	<u>\$ 1,800</u>	<u>\$ 1,900</u>	<u>\$ 2,300</u>
TOTAL RESERVE	<u>\$ 1,800</u>	<u>\$ 1,900</u>	<u>\$ 2,300</u>

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/15/2022

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Residential - Single Family	\$ 16,786,120	\$ 17,814,130	\$ 17,247,220
Residential - Multi-Family	-	-	65,970
Commercial	385,780	710,380	710,380
State assessed	118,300	141,900	202,900
Vacant land	109,760	143,120	143,940
Certified Assessed Value	\$ 17,399,960	\$ 18,809,530	\$ 18,370,410
MILL LEVY			
General	3.000	3.000	3.750
Debt Service	40.500	40.500	39.750
Total mill levy	43.500	43.500	43.500
PROPERTY TAXES			
General	\$ 52,200	\$ 56,429	\$ 68,889
Debt Service	704,699	761,786	730,223
Levied property taxes	756,899	818,215	799,112
Refunds and abatements	-	6,844	-
Budgeted property taxes	\$ 756,899	\$ 825,059	\$ 799,112
BUDGETED PROPERTY TAXES			
General	\$ 52,200	\$ 56,901	\$ 68,889
Debt Service	704,699	768,158	730,224
	\$ 756,899	\$ 825,059	\$ 799,113

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/15/2022

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 26,148	\$ 17,005	\$ 9,038
REVENUES			
Property taxes	52,200	56,901	68,889
Specific ownership tax	5,034	4,904	6,200
Interest income	55	228	500
Total revenues	<u>57,289</u>	<u>62,033</u>	<u>75,589</u>
Total funds available	<u>83,437</u>	<u>79,038</u>	<u>84,627</u>
EXPENDITURES			
General and administrative			
Accounting	17,802	20,000	23,000
Auditing	4,000	4,200	4,650
County Treasurer's fee	784	846	1,033
Directors' fees	-	500	500
Dues and licenses	308	314	350
Insurance and bonds	3,469	2,671	3,150
District management	6,677	9,500	9,500
Legal services	31,551	22,000	22,000
Miscellaneous	293	250	500
Payroll taxes	-	38	50
Election expense	-	4,229	5,000
Contingency	-	1,452	1,267
Sidewalk Snow Removal	1,548	4,000	4,000
Total expenditures	<u>66,432</u>	<u>70,000</u>	<u>75,000</u>
ENDING FUND BALANCE	<u>\$ 17,005</u>	<u>\$ 9,038</u>	<u>\$ 9,627</u>
EMERGENCY RESERVE	<u>\$ 1,800</u>	<u>\$ 1,900</u>	<u>\$ 2,300</u>
TOTAL RESERVE	<u>\$ 1,800</u>	<u>\$ 1,900</u>	<u>\$ 2,300</u>

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/15/2022

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 227,223	\$ 27,703	\$ 59
REVENUES			
Property taxes	704,699	768,158	730,224
Specific ownership tax	67,960	66,198	65,720
Interest income	556	1,000	1,000
Other Revenue	-	7,000	-
Total revenues	773,215	842,356	796,944
TRANSFERS IN			
Transfers from other funds	8,000	-	-
Total funds available	1,008,438	870,059	797,004
EXPENDITURES			
General and administrative			
County Treasurer's fee	10,578	11,427	10,953
Miscellaneous	14	-	-
Paying agent fees	6,500	1,500	1,500
Contingency	-	9,240	4,579
Debt Service			
Loan interest - Series 2017B	79,800	79,800	79,800
Loan principal - Series 2017A	340,000	350,000	360,000
Loan interest - Series 2017A	229,478	218,768	207,743
Bond interest - 2021B	52,365	111,265	106,425
Bond principal - 2021B	262,000	88,000	26,000
Total expenditures	980,735	870,000	797,000
Total expenditures and transfers out requiring appropriation	980,735	870,000	797,000
ENDING FUND BALANCE	\$ 27,703	\$ 59	\$ 3

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
CAPITAL PROJECT FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

12/15/2022

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Bond issuance	2,285,000	-	-
Total revenues	<u>2,285,000</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
General and administrative			
Repay developer advance	2,034,200	-	-
Cost of issuance	174,250	-	-
Bond issue costs	68,550	-	-
Total expenditures	<u>2,277,000</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT	<u>8,000</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>2,285,000</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Antelope Heights Metropolitan District (District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by Court Order recorded on December 24, 2002, 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 approved by the Town of Parker (Town) in Douglas County, Colorado. The District's service area is located entirely within the Town.

The District was established to provide financing for the acquisition, construction, completion and/or installation of parks and recreation facilities, street improvements, traffic and safety controls, water systems and sanitary sewer and storm drainage systems.

On November 5, 2002, the District's voters authorized general obligation indebtedness of \$2,895,000 for street improvements, \$3,060,000 for parks and recreation, \$1,680,000 for water supply system, \$4,365,000 for sanitary sewer system, \$12,000,000 for refinancing of District debt, and \$500,000 for general operations and maintenance. The voters also approved an annual increase in taxes of \$500,000 for general operations and maintenance.

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 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.

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 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 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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

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.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Cont.)

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 9% of the property taxes collected by both the General Fund and the Debt Service Fund.

Loan Issue Proceeds

The District issued a 2017A Loan and 2017B Loan on September 29, 2017 in the par amounts of \$8,255,000 and \$2,100,000, respectively to refund the then outstanding Series 2007 Bonds and Series 2015 Subordinate Bonds.

The District issued Series 2021B(3) Subordinate Bonds on July 15, 2021 in the par amount of \$2,285,000 to reimburse the costs of public improvements.

Expenditures

Administrative Expenditures

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule for the Series 2017A Loan and the Series 2017B Loan (discussed under Debt and Leases).

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

2017 Senior Loans

The District entered into a General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Loan, Series 2017A (the 2017A Loan) and a Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Loan, Series 2017B (the 2017B Loan and together with the 2017A Loan the 2017 Loan) in the amounts of \$8,255,000 and \$2,100,000, respectively, with Guaranty Bank and Trust Company on September 29, 2017. The proceeds from the Loans were used to:

- (a) Pay and cancel the then outstanding Subordinate Limited Tax Bonds, Series 2015;
- (b) Defease the then outstanding General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2007;
- (c) Reimburse a portion of the costs of acquiring, constructing, and installing public facilities; and
- (d) Pay the costs of issuing the 2017 Loan.

The 2017A Loan bears interest at a fixed rate equal to 3.15% per annum. Commencing on the date of closing on the 2017 Loan, the 2017B Loan bears interest at a fixed rate of 5.85% per annum until the Tax-Exempt Reissuance Date, if any. After the Tax-Exempt Reissuance Date, if it occurs, the 2017B Loan balance will bear interest at a fixed rate equal to 3.80%.

On April 17, 2018, the Board of Directors approved a Resolution Providing for Deemed Reissuance by the Antelope Heights Metropolitan District of its Taxable (Convertible to Tax-Exempt) General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Loan, Series 2017B, in the Aggregate Principal Amount of \$2,100,000, For the Purpose of Reissuing Such Loan as a Tax Exempt Obligation; Providing for Certain Details in Connection Therewith; and Approving Documents Related Thereto. Effective as of April 17, 2018, the 2017B Loan will be thereafter identified, known as and referred to as the General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Loan, Series 2017B.

Interest payments on the 2017 Loan are payable semi-annually on June 1 and December 1 each year, beginning on December 1, 2017. Principal payments on the 2017 Loan are payable on December 1 of each year, commencing on December 1, 2018 through and including the Maturity Date of December 1, 2037.

The 2017A Loan may be prepaid prior to the Maturity Date at the option of the District, on December 1, 2022 and on any 2017A Principal Payment Date thereafter, with no prepayment fee or penalty. The 2017B Loan may be prepaid prior to the Maturity Date at the option of the District, on any 2017B Principal Payment Date thereafter, with no prepayment fee or penalty.

The 2017A Loan may also be prepaid prior to the Maturity Date at the option of the District, on or prior to December 1, 2021 on any 2017A Principal Payment Date, at a prepayment price equal to the sum of the 2017A Loan Balance plus accrued interest thereon to the date of prepayment, together with a prepayment fee computed as a percentage of the 2017A Loan Balance on the date of such prepayment, such percentage being computed as $(N-1)/2$, where N is equal to the number of years remaining between the date of prepayment and the Maturity Date.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Cont.)

The 2017 Loan is secured by and payable solely from and to the extent of Pledged Revenue, defined as moneys derived from the following sources, net of any costs of collection:

- (a) the Required Mill Levy;
- (b) the Specific Ownership Tax Revenues (attributable to the Required Mill Levy);
- (c) all other legally available moneys which the District, in its sole discretion, has deposited with the Custodian with instructions to apply such amounts as Pledged Revenue.

Prior to the Conversion Date, the Required Mill Levy means a mill levy imposed in an amount sufficient to pay principal and interest on the 2017 Loan for the relevant year, but not in excess of 35 mills less the number of mills necessary to pay unlimited mill levy general obligation debt of the District and less the amount necessary to pay operations and maintenance expenses of the District. Such mill levy will be increased or decreased to reflect changes in the method of calculating assessed valuation with tax year 1996 as the base year for calculation of any such adjustments. Such increases or decreases to be determined by the Board of Directors in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. The maximum mill levy of 35 mills, as adjusted pursuant to the foregoing, is currently 50.713 mills.

The Conversion Date means the first date on which:

- (a) the Debt to Assessed Ratio is 50% or less;
- (b) no amounts of principal or interest on the 2017 Loans are due but unpaid; and
- (c) the District's assessed valuation is not less than \$8,000,000.

2021 Subordinate Bonds

The District issued Subordinate Limited Tax General Obligation Bonds, Series 2021 B(3) in the amount of \$2,285,000 on July 15, 2021. The bonds were issued for the purpose of: (a) financing or reimbursing the cost of public improvements related to the Development and (b) paying costs incurred in connection with the issuance of the Subordinate Bonds.

The Subordinate Bonds bear interest at the rate of 5.500% per annum and are payable annually on December 15, beginning December 15, 2021 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2037. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. All of the Subordinate Bonds and interest thereon are to be deemed to be paid and discharged on December 16, 2047 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Cont.)

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, net of any costs of collection, which includes:

- (a) The Subordinate Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and
- (c) 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 Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

Date of Redemption	Redemption Premium
September 1, 2026, to August 31, 2027	3.00%
September 1, 2027, to August 31, 2028	2.00
September 1, 2028, to August 31, 2029	1.00
September 1, 2029, and thereafter	0.00

Pursuant to the Subordinate Indenture, the District has covenanted to impose a Subordinate Required Mill Levy upon all taxable property of the District each year in the amount of 35.000 mills (subject to adjustment as described below) less the number of mills equal to the Senior Bond Mill Levy, or such lesser mill levy which will, after deduction of the Senior Bond Mill Levy, fund the Subordinate Bond Fund in an amount sufficient to pay all of the principal of; premium, if any, and interest on the Subordinate Bonds in full.

In the event the method of calculating assessed valuation is changed after January 1, 1996, the minimum and maximum mill levies shall be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final), so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Operating and Capital Leases

The District has no operating or capital leases.

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$8,255,000

**General Obligation (Limited Tax Convertible to
Unlimited Tax) Refunding and Improvement Loan
Dated September 29, 2017
Series 2017A
Interest Rate of 3.15%
Payable June 1 and December 1
Principal Due December 1**

Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2023	360,000	207,743	567,743
2024	370,000	196,403	566,403
2025	380,000	184,748	564,748
2026	390,000	172,778	562,778
2027	400,000	160,493	560,493
2028	415,000	147,893	562,893
2029	425,000	134,820	559,820
2030	435,000	121,433	556,433
2031	450,000	107,730	557,730
2032	460,000	93,555	553,555
2033	475,000	79,065	554,065
2034	490,000	64,103	554,103
2035	500,000	48,668	548,668
2036	515,000	32,918	547,918
2037	530,000	16,695	546,695
	<u>\$ 6,595,000</u>	<u>\$ 1,769,045</u>	<u>\$ 8,364,045</u>

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$2,100,000

**Taxable (Convertible to Tax-Exempt) General
Obligation (Limited Tax Convertible to Unlimited
Tax) Refunding and Improvement Loan**

Dated September 29, 2017

Series 2017B

Interest Rate of 5.85%, Convertible to 3.80%

Payable June 1 and December 1

Principal Due December 1

Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2023	-	79,800	79,800
2024	-	79,800	79,800
2025	120,000	79,800	199,800
2026	125,000	75,240	200,240
2027	130,000	70,490	200,490
2028	135,000	65,550	200,550
2029	145,000	60,420	205,420
2030	155,000	54,910	209,910
2031	160,000	49,020	209,020
2032	170,000	42,940	212,940
2033	175,000	36,480	211,480
2034	180,000	29,830	209,830
2035	195,000	22,990	217,990
2036	200,000	15,580	215,580
2037	210,000	7,980	217,980
	<u>\$ 2,100,000</u>	<u>\$ 770,830</u>	<u>\$ 2,870,830</u>

No assurance provided. See summary of significant assumptions.

**ANTELOPE HEIGHTS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	Total		
	Principal	Interest	Total
2023	360,000	287,543	647,543
2024	370,000	276,203	646,203
2025	500,000	264,548	764,548
2026	515,000	248,018	763,018
2027	530,000	230,983	760,983
2028	550,000	213,443	763,443
2029	570,000	195,240	765,240
2030	590,000	176,343	766,343
2031	610,000	156,750	766,750
2032	630,000	136,495	766,495
2033	650,000	115,545	765,545
2034	670,000	93,933	763,933
2035	695,000	71,658	766,658
2036	715,000	48,498	763,498
2037	740,000	24,675	764,675
	\$ 8,695,000	\$ 2,539,875	\$ 11,234,875

No assurance provided. See summary of significant assumptions.

**Antelope Heights Metropolitan District
Schedule of Subordinate Debt**

	Balance at December 31, 2021	Additions*	Payments*	Balance at December 31, 2022*
Series 2021B(3) Bonds - Principal	\$ 2,023,000	\$ -	\$ 88,000	\$ 1,935,000
Series 2021B(3) Bonds - Interest	-	111,265	111,265	-
	<u>\$ 2,023,000</u>	<u>\$ 111,265</u>	<u>\$ 199,265</u>	<u>\$ 1,935,000</u>
	Balance at December 31, 2022*	Additions*	Payments*	Balance at December 31, 2023*
Series 2021B(3) Bonds - Principal	\$ 1,935,000	\$ -	\$ 26,000	\$ 1,909,000
Series 2021B(3) Bonds - Interest	-	106,425	106,425	-
	<u>\$ 1,935,000</u>	<u>\$ 106,425</u>	<u>\$ 132,425</u>	<u>\$ 1,909,000</u>

*Estimated amounts