

DEER CREEK METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**DEER CREEK METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/20/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,760,708	\$ 1,280,282	\$ 1,166,388
REVENUES			
Property taxes	319,852	293,170	318,819
Specific ownership taxes	18,840	14,636	22,317
Conservation Trust Fund proceeds	3,452	3,300	3,500
Interest Income	96,146	55,000	35,810
Reimbursed expenditures	4,706	310,000	332,500
Other Revenue	2,748	-	-
Total revenues	<u>445,744</u>	<u>676,106</u>	<u>712,946</u>
TRANSFERS IN	<u>350,000</u>	<u>-</u>	<u>500,000</u>
Total funds available	<u>2,556,452</u>	<u>1,956,388</u>	<u>2,379,334</u>
EXPENDITURES			
General Fund	348,882	400,000	475,000
Capital Projects Fund	577,288	390,000	1,125,000
Total expenditures	<u>926,170</u>	<u>790,000</u>	<u>1,600,000</u>
TRANSFERS OUT	<u>350,000</u>	<u>-</u>	<u>500,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,276,170</u>	<u>790,000</u>	<u>2,100,000</u>
ENDING FUND BALANCES	<u>\$ 1,280,282</u>	<u>\$ 1,166,388</u>	<u>\$ 279,334</u>
EMERGENCY RESERVE	\$ 12,400	\$ 10,800	\$ 11,300
AVAILABLE FOR OPERATIONS	909,992	869,398	268,034
TOTAL RESERVE	<u>\$ 922,392</u>	<u>\$ 880,198</u>	<u>\$ 279,334</u>

See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/20/26

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

ASSESSED VALUATION

Residential	\$ 16,528,365	\$ 16,528,365	17,214,162
Commercial	10,826,158	10,826,158	11,173,872
State assessed	3,836	3,811	3,769
Vacant land	780	780	756
Personal property	1,697,504	1,623,434	1,512,625
Certified Assessed Value	\$ 29,056,643	\$ 28,982,548	\$ 29,905,184

MILL LEVY

General	10.000	10.100	10.661
Total mill levy	10.000	10.100	10.661

PROPERTY TAXES

General	\$ 290,566	\$ 292,724	\$ 318,819
Levied property taxes	290,566	292,724	318,819
Adjustments to actual/rounding	29,286	446	-
Budgeted property taxes	\$ 319,852	\$ 293,170	\$ 318,819

BUDGETED PROPERTY TAXES

General	\$ 319,852	\$ 293,170	\$ 318,819
	\$ 319,852	\$ 293,170	\$ 318,819

**DEER CREEK METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/20/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,208,462	\$ 922,392	\$ 880,198
REVENUES			
Property taxes	319,852	293,170	318,819
Specific ownership taxes	18,840	14,636	22,317
Interest Income	66,666	40,000	23,000
Reimbursed expenditures	4,706	10,000	10,000
Other Revenue	2,748	-	-
Total revenues	<u>412,812</u>	<u>357,806</u>	<u>374,136</u>
TRANSFERS IN			
Total funds available	<u>1,621,274</u>	<u>1,280,198</u>	<u>1,254,334</u>
EXPENDITURES			
General and administrative			
Accounting	32,901	37,000	38,500
Auditing	4,800	5,000	6,000
County Treasurer's Fee	4,803	4,399	4,782
Directors' fees	500	800	900
Dues and Membership	576	610	1,000
Insurance	12,334	13,975	15,000
District management	58,316	65,000	63,500
Legal	14,122	13,500	15,000
Miscellaneous	771	1,000	1,000
Election	-	1,021	-
Website	310	2,000	2,500
Contingency	-	20,910	27,303
Operations and maintenance			
Engineering	3,287	10,000	10,000
Landscaping	53,200	55,000	57,000
Tree Program	119,729	113,785	136,015
Storm sewer video and repair	-	-	40,000
Fence and Sign Maintenance	-	1,000	1,500
Snow removal	13,502	20,000	20,000
Water - irrigation	29,731	35,000	35,000
Total expenditures	<u>348,882</u>	<u>400,000</u>	<u>475,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>350,000</u>	<u>-</u>	<u>500,000</u>
Total expenditures and transfers out requiring appropriation	<u>698,882</u>	<u>400,000</u>	<u>975,000</u>
ENDING FUND BALANCES	<u>\$ 922,392</u>	<u>\$ 880,198</u>	<u>\$ 279,334</u>
EMERGENCY RESERVE	\$ 12,400	\$ 10,800	\$ 11,300
AVAILABLE FOR OPERATIONS	<u>909,992</u>	<u>869,398</u>	<u>268,034</u>
TOTAL RESERVE	<u>\$ 922,392</u>	<u>\$ 880,198</u>	<u>\$ 279,334</u>

See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/20/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 552,246	\$ 357,890	\$ 286,190
REVENUES			
Interest Income	29,480	15,000	12,810
Conservation Trust Fund proceeds	3,452	3,300	3,500
Reimbursed expenditures	-	300,000	322,500
Total revenues	<u>32,932</u>	<u>318,300</u>	<u>338,810</u>
TRANSFERS IN			
Transfers from other funds	<u>350,000</u>	-	<u>500,000</u>
Total funds available	<u>935,178</u>	<u>676,190</u>	<u>1,125,000</u>
EXPENDITURES			
General and Administrative			
Contingency	-	31,500	100,315
Capital Projects			
Trail Construction	526,794	250,000	900,000
Trail engineering and design	44,309	40,000	69,685
Middle School Capital Improvements	2,500	63,500	20,000
Concrete repairs	3,685	5,000	15,000
Detention pond rehabilitation	-	-	20,000
Total expenditures	<u>577,288</u>	<u>390,000</u>	<u>1,125,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>577,288</u>	<u>390,000</u>	<u>1,125,000</u>
ENDING FUND BALANCES	<u>\$ 357,890</u>	<u>\$ 286,190</u>	<u>\$ -</u>

See summary of significant assumptions.

**DEER CREEK METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Deer Creek Metropolitan District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court on May 14, 1998, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District is located wholly within Jefferson County, the Foothills Park and Recreation District and the Southwest Metropolitan Water and Sanitation District.

The District was established to provide acquisition, construction, maintenance and operation of street improvements, storm drainage, traffic and safety control devices, television relay and translation, mosquito control, and parks and recreational facilities within its boundaries.

At the District's organizational election, the District's voters authorized the issuance of \$2,550,000 of general obligation indebtedness for street improvements; \$600,000 of general obligation indebtedness for park and recreation improvements; \$75,000 of general obligation indebtedness for traffic and safety control devices; and \$75,000 of general obligation indebtedness for television relay and translation system improvements. The District voters also approved a measure that allows the District to collect and spend all revenues without regard to any limitation found in Article X, Section 20 of the Colorado Constitution ("TABOR") or Section 29-1-301 of the Colorado Revised Statutes.

At a special election held November 3, 1998, District electors authorized the issuance by the District of \$3,200,000 of general obligation indebtedness for street improvements, \$200,000 of general obligation indebtedness for traffic and safety control devices and \$4,075,000 of general obligation indebtedness for purposes of refunding, paying or defeasing outstanding District financial obligations.

The District has no employees and all operations and 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.

**DEER CREEK METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Property Taxes (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

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.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicles licensed 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 7% of the property taxes collected.

Conservation Trust Funds

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under State statutes.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense. Estimated expenditures related to general repairs and maintenance, road maintenance, fence maintenance, tree maintenance, landscaping, irrigation, engineering, utilities and snow removal were also included the General Fund budget.

County Treasurer's Fees

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

Capital Outlay

Anticipated expenditures for capital projects are outlined on the Capital Projects Fund page of the Budget.

**DEER CREEK METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Debt Service

The District has no operating or capital leases.

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.