

**ERIE COMMONS METROPOLITAN DISTRICT NO. 1
GOVERNMENTAL FUND**

	2019	2020		Projected Final	2021 BUDGET		
	Actual Final	Original Budget	Amended Budget (if applicable)		General Fund Budget	Debt Service Budget	Total Budget
REVENUES							
Taxes							
Property	\$ 1	\$ 12	\$ 12	\$ 12	\$ 16	\$ -	\$ 16
Specific ownership	0	1	1	1	1	-	1
Intergovernmental							
Transfers from Erie Commons MD No. 2	34,471,356	100,000	69,524	69,524	75,000	-	75,000
Transfers from Erie Commons MD No. 3	-	-	-	-	60,000	-	60,000
Investment revenue	7,787	-	1	1	-	-	-
Other	-	-	-	-	-	-	-
Total revenue	\$ 34,479,144	\$ 100,012	\$ 69,537	\$ 69,537	\$ 135,017	\$ -	\$ 135,017
EXPENDITURES							
Current							
County Treasurer's fees	0	0	0	0	0	-	0
Letter of credit fees	6,749	6,750	6,749	6,749	6,750	-	6,750
Insurance	3,801	3,750	4,030	4,030	4,250	-	4,250
Accounting fees	69,508	25,000	24,212	24,212	25,000	-	25,000
Audit	13,900	15,200	15,330	15,330	6,500	-	6,500
Legal	39,691	25,000	22,660	22,660	25,000	-	25,000
Director fees	60	60	60	60	60	-	60
Common area maintenance	-	2,500	-	-	-	-	-
Other	387	2,500	1,383	1,383	5,000	-	5,000
Subtotal current	134,096	80,760	74,425	74,425	72,560	-	72,560
Capital outlay							
Work in process	3,716	-	15,752	15,752	5,000	-	5,000
Subtotal capital outlay	3,716	-	15,752	15,752	5,000	-	5,000
Intergovernmental							
Transfers to Erie Commons MD No. 2	24,904	14,850	10,595	10,595	-	-	-
Transfers to Erie Commons MD No. 3	69,656	5,060	23,890	23,890	-	-	-
Subtotal intergovernmental	94,560	19,910	34,485	34,485	-	-	-
Debt Service							
Custodial / trustee fees	600	1,000	-	-	-	-	-
Principal							
Developer Advances	1,301,235	-	-	-	64,398	-	64,398
Series 2009 Refunding Bonds	6,855,000	-	-	-	-	-	-
Series 2010 Subordinate BAN	10,804,464	-	-	-	-	-	-
Series 2019 Subordinate Promissory Note	1,424,195	-	-	-	-	-	-
Interest							
Developer Advances	68,342	-	-	-	-	-	-
Series 2009 Refunding Bonds	484,988	-	-	-	-	-	-
Series 2010 Subordinate BAN	13,306,387	-	-	-	-	-	-
Series 2019 Subordinate Promissory Note	539,293	-	-	-	-	-	-
Subtotal debt service	34,784,505	1,000	-	-	64,398	-	64,398
Total expenditures	\$ 35,016,876	\$ 101,670	\$ 124,663	\$ 124,663	\$ 141,958	\$ -	\$ 141,958
(DEFICIENCY) OF REVENUE OVER EXPENDITURES	\$ (537,732)	\$ (1,658)	\$ (55,125)	\$ (55,125)	\$ (6,941)	\$ -	\$ (6,941)
OTHER FINANCING SOURCES							
Debt proceeds	64,398	-	-	-	-	-	-
Developer Advances received	64,398	-	-	-	-	-	-
Change in working capital	14,472	-	(6,163)	(6,163)	-	-	-
Total other financing sources	\$ 143,267	\$ -	\$ (6,163)	\$ (6,163)	\$ -	\$ -	\$ -
NET CHANGE IN FUND BALANCE	(394,465)	(1,658)	(61,288)	(61,288)	(6,941)	-	(6,941)
FUND BALANCE - BEGINNING OF YEAR	557,015	162,550	98,152	98,152	36,864	-	36,864
FUND BALANCE - END OF CURRENT PERIOD	\$ 162,550	\$ 160,892	\$ 36,864	\$ 36,864	\$ 29,922	\$ -	\$ 29,922

ERIE COMMONS METROPOLITAN DISTRICT NO. 1

2021 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

In accordance with its Service Plan, Erie Commons Metropolitan District No. 1 (the "District"), was formed to manage the construction and operation of facilities and improvements for the property known as "Erie Commons," which is located in Erie, Colorado. Such improvements include, but are not limited to, sanitation, water, wastewater, streets, traffic and safety controls, and parks and recreation improvements.

The Service Plan, as amended, provides the ability for the District to impose a maximum mill levy for its debt service requirements as well as a maximum aggregate mill levy for combined debt service and operational and maintenance requirements of the District. The Service Plan also provides a combined new money revenue and general obligation debt limit of \$50,000,000 for Erie Commons District Nos. 1, 2 and 3, exclusive of surety requirements, but inclusive of organizational costs, financing costs and costs of construction and operation of public infrastructure.

In 2010, the District authorized the issuance and sale of Subordinate Bond Anticipation Notes ("2010 Subordinate BAN") in an aggregate principal amount not to exceed \$15,275,000 to Community Development Group of Erie, Inc., the Developer of Erie Commons. The Series 2010 Notes are to be paid from the proceeds of subsequent debt issuance(s), or from any revenues made available to it by District No. 2 and District No. 3.

The District prepares its budget on the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

Revenue

Transfers from District Nos. 2 and 3

The primary source of revenue for the District are transfers from District No. 2 and District No. 3. The District anticipates that it will receive \$75,000 from District No. 2 and \$60,000 from District No. 3 in 2021 in order to fund the operating expenses and debt service obligations of the District.

Ad Valorem Property Taxes

Another source of revenue for the District is property taxes. Property taxes are assessed and collected based upon the assessed value of all of the non-exempt property located within the District. The District adopts mill levies for debt service and for operations which, when combined with the District's other sources of revenue, provide sufficient resources to pay the required debt service (if any), capital purchases and the estimated costs of operations for the calendar year.

Pursuant to the Service Plan and the Gallagher Amendment, the maximum mill levy limit increased to 55.663 mills. The District adopted a mill levy of 55.663 mills for general fund expenditures in 2021.

Specific Ownership Tax

Specific ownership tax revenue is collected on annual motor vehicle registrations within Weld County and is distributed based upon the proportion of property taxes levied within the County during the preceding calendar year. The specific ownership tax revenue is estimated to be 6.00% of the ad valorem property taxes collected in 2021.

Expenditures

Administrative

Administrative expenditures have been estimated based upon the level of expenditures incurred by the District in prior years.

Debt Service

The District does not anticipate that funds will be available in 2021 to make interest or principal payments toward the 2010 Subordinate BAN. However, the District expects to repay the outstanding Developer advance balance of \$64,398 in 2021.

Reserve Funds

The District has provided for an emergency reserve equal to \$29,922, which is intended for use on any unanticipated expenditures in 2021. Such emergency reserve is an integral part of the Ending Fund Balance.

Leases

The District has no operating or capital leases.