

Reservoir's Edge Metropolitan District			
Larimer County, CO			
General Fund Budget			
Year Ended 12/31/2024			
Modified Accrual Basis			
	2023	2024	2025
	Actuals	Estimated	Proposed
	12/31/2023	12/31/2024	Budget
BEGINNING FUND BALANCE	\$ 99	\$ 18	\$ 772
REVENUES			
Developer advances	-	-	-
Property Tax	456	309	318
Specific Ownership Tax	22	21	22
Contingency Income	-	-	2,000
Total Revenues	478	330	2,340
EXPENDITURES			
Accounting	-	500	1,000
Legal	780	1,070	500
District Management	-	1,000	1,000
County Collection Fee	9	6	6
Contingency	-	-	2,000
Total General Management	789	2,576	4,506
Total Expenses	789	2,576	4,506
Excess of Revenues over Expenditures	(311)	(2,246)	(2,166)
Transfer from Capital Fund	230	3,000	1,824
ENDING FUND BALANCE	\$ 18	\$ 772	\$ 430
Emergency Reserve - 3% of Revenues	\$ 14	\$ 10	\$ 10
Unrestricted Fund Balance	4	762	420

Reservoir's Edge Metropolitan District			
Larimer County, CO			
Capital Fund Budget			
Year Ended 12/31/2024			
Modified Accrual Basis			
	2023	2024	2025
	Actuals	Estimated	Proposed
	12/31/2023	12/31/2024	Budget
BEGINNING FUND BALANCE	\$ 299	\$ 1,666	\$ 245
REVENUES			
Property Tax - Contractual Obligations	\$ 1,521	\$ 1,543	\$ 1,590
Interest - Delinquent Property Tax	\$ -	\$ 2	\$ -
Specific Ownership Tax	106	65	20
Contingency	-	-	1,000
Total Revenues	1,627	1,610	2,610
EXPENDITURES			
County Collection Fee	30	31	31
Contingency	-	-	1,000
Total Capital Expenditures	30	31	1,031
Excess of Revenues over Expenditures	1,597	1,579	1,579
Transfer to General Fund	(230)	(3,000)	(1,824)
ENDING FUND BALANCE	\$ 1,666	\$ 245	\$ -

Reservoir's Edge Metropolitan District	
Larimer County, CO	
Property Taxes	
2024 Valuations for 2025 Taxes	
	District
	Taxes
Vacant Residential Land - Market Value	500
Percentage	28%
Assessed Value	140
Agricultural Land & Buildings Market Value	10,220
Percentage	28%
Assessed Value	2,866
Severed Mineral Interests (Oil & Gas)	-
Percentage	0%
Assessed Value	-
State	98,300
Percentage	29%
Assessed Value	24,100
Total Assessed Value	30,435
Mill Levy - General Operating & Debt Service	52.25
Property Tax to be paid	\$ 1,590
Property Tax	
Operations & Maintenance	\$ 318
Contractual Obligations	\$ 1,590
Total	\$ 1,908
Mill Levy Charged	
Operations & Maintenance	10.449
Contractual Obligations	52.249
Total	62.698

**RESERVOIR'S EDGE METROPOLITAN DISTRICT
LARIMER COUNTY, CO
2025 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reservoir's Edge Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act, and was formed in November 2021. The District consists of approximately 91 acres and is located at the Northwest corner of West County Rd 16 and SW 28th St. in Loveland, Colorado. The District was organized to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The public improvements to be provided by the Districts are proposed to include the types of facilities and improvements for a non-potable water system, streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park and recreation, sanitation and storm drainage, water improvements and other related improvements and their operation and maintenance.

The District has no employees at this time and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

GENERAL FUND

REVENUES

1. The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.
2. Property Taxes - O&M are based on the assessed value of property within the District as established by Larimer County. Mill levies are budgeted for Operations and Maintenance at 10.449 mills.
3. Specific ownership taxes are budgeted at 7.00% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.
4. A contingency income is budgeted for unexpected income.

EXPENDITURES

1. Accounting fees include the monthly accounting for the District and the costs of the accounting firm to prepare periodic and annual financial statements, and to record mill levy certifications and budgets with regulatory authorities.
2. Legal fees are estimated based on the annual requirements of the District.
3. District Management costs are based on the contract with the Management Company. The County property tax collection fee is based on 2.0% of the property tax received.
4. A contingency expense is budgeted at \$2,000 for unexpected expenses.

**RESERVOIR'S EDGE METROPOLITAN DISTRICT
LARIMER COUNTY, CO
2025 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

CAPITAL PROJECT FUND

REVENUES

1. Property Taxes are based on the assessed value of property within the District as established by Larimer County. Mill levies are budgeted for Contractual Obligations at 52.249 mills.
2. Specific ownership taxes are budgeted at 7.00% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.
3. A contingency income is budgeted for unexpected income.

EXPENDITURES

1. The County property tax collection fee is based on 2.0% of the property tax received.

DEBT SERVICE FUND

REVENUES & EXPENDITURES

1. No revenues or expenditures are budgeted for the Dept Service Fund for 2025.

RESERVES

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds.

ADDITIONAL INFORMATION

1. The basis of accounting for the District is the Modified Accrual Basis.
2. There are no operating or capital lease obligations of the District.