

**MERIDIAN RANCH METROPOLITAN DISTRICT
GENERAL FUND
2024 PROPOSED BUDGET - MODIFIED ACCRUAL BASIS
WITH 2022 ACTUAL, 2023 BUDGET, 2023 YTD ACTUAL AND 2023 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2022 Actual	2023 Budget	YTD Actual 9/30/2023	2023 Estimated	Last Version 2024 Proposed	New Version 2024 Proposed	NOTES
REVENUES							
Property taxes	\$ 538,384	\$ 567,772	\$ 565,505	\$ 567,772	\$ 824,745	\$ 599,815	Reduced ML to 4.0 (5.6% tax inc from py) awaiting Final AV/see tax tab
Tax rebates	-	-	-	-	316	316	
Specific ownership taxes	55,985	48,854	44,425	48,854	70,196	61,489	updated to 5% inc from prior 12 months total
Interest	14,675	5,000	58,669	60,000	50,000	32,000	est based on avg fund bal - 2.5%
Total revenues	609,044	621,626	668,599	676,626	945,257	693,620	
EXPENDITURES							
Audit	10,906	13,000	26,095	26,500	19,000	19,000	
Accounting and management	22,865	30,000	18,753	30,000	30,000	30,000	
County treasurer fees	8,083	8,517	8,486	8,517	12,371	8,997	1.5% of prop taxes, awaiting final AV
Director fees	6,200	12,000	3,900	12,000	12,000	12,000	
Dues and memberships	1,238	1,500	639	1,500	1,500	1,500	
Election	44,723	45,000	43,280	45,000	-	-	
Insurance	6,148	5,000	5,575	6,500	7,150	7,150	
Legal	1,366	5,000	1,754	5,000	5,000	40,000	increased per bud workshop mtg
Miscellaneous	931	1,000	306	1,000	1,000	1,000	
Payroll taxes	474	918	299	918	918	918	
3% TABOR reserve	-	14,200	-	14,200	13,200	14,200	updated due to increase in legal
Total expenditures	102,934	136,135	109,087	151,135	102,139	134,765	
EXCESS OF REVENUES OVER EXPENDITURES	506,110	485,491	559,512	525,491	843,118	558,855	
OTHER FINANCING USES							
IGA expense - MSMD General Fund	(350,000)	(350,000)	(175,000)	(350,000)	(350,000)	(350,000)	Consider increase so that we can transfer to F15 for more trees? Per RG question at bud workshop
Transfer to other funds	(239)	-	-	-	-	-	
Total other financing uses	(350,239)	(350,000)	(175,000)	(350,000)	(350,000)	(350,000)	
NET CHANGE IN FUND BALANCE	155,871	\$ 135,491	384,512	175,491	493,118	208,855	
BEGINNING FUND BALANCE	862,300		1,018,171	1,018,171	1,193,662	1,193,662	
ENDING FUND BALANCE	\$ 1,018,171		\$ 1,402,683	\$ 1,193,662	\$ 1,686,780	\$ 1,402,517	

**MERIDIAN RANCH METROPOLITAN DISTRICT
DEBT FUND
2024 PROPOSED BUDGET - MODIFIED ACCRUAL BASIS
WITH 2022 ACTUAL, 2023 BUDGET, 2023 YTD ACTUAL AND 2023 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2022 Actual	2023 Budget	YTD Actual 9/30/2023	2023 Estimated	Last Version 2024 Estimated	New Version 2024 Proposed	NOTES
REVENUES							
Property taxes	\$ 2,153,340	\$ 2,683,809	\$ 2,673,091	\$ 2,683,809	\$ 3,976,621	\$ 3,898,495	Reduced ML to keep it same as py / awaiting Final AV/see tax tab
Tax rebates	-	-	-	-	1,521	1,521	
Specific ownership taxes	223,936	230,926	209,989	230,926	337,920	283,886	updated to 5% inc from prior 12 months total est based on avg fund bal - 2.5%
Interest	70,701	15,000	60,239	62,000	40,000	36,000	
Total revenues	<u>2,447,977</u>	<u>2,929,735</u>	<u>2,943,319</u>	<u>2,976,735</u>	<u>4,356,062</u>	<u>4,219,902</u>	
EXPENDITURES							
County treasurer fees	32,328	40,257	40,110	40,257	59,649	58,477	1.5% of prop taxes, awaiting final AV
Loan interest - Series 2013, 2014 and 2018	1,739,560	-	-	-	-	-	
Loan principal - Series 2013, 2014 and 2018	1,520,000	-	-	-	-	-	
G.O. refunding loan 2022 - principal	-	235,000	-	235,000	470,000	470,000	loan must be paid off in full, not in part
G.O. refunding loan 2022 - interest	-	2,756,481	1,326,606	2,756,481	2,848,000	2,848,000	loan must be paid off in full, not in part
Paying agent fees	3,200	1,000	1,953	4,000	4,000	4,000	
Transfer to Meridian Service MD	5,061,135	4,500,000	4,645,603	4,645,603	-	-	
Loan issuance costs	430,975	-	-	-	-	-	
Miscellaneous	-	1,000	-	1,000	2,000	2,000	
Total expenditures	<u>8,787,198</u>	<u>7,533,738</u>	<u>6,014,272</u>	<u>7,682,341</u>	<u>3,383,649</u>	<u>3,382,477</u>	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(6,339,221)</u>	<u>(4,604,003)</u>	<u>(3,070,953)</u>	<u>(4,705,606)</u>	<u>972,413</u>	<u>837,425</u>	
OTHER FINANCING SOURCES (USES)							
IGA revenues - Meridian Service MD	4,482,000	1,000,000	921,000	1,000,000	787,500	-	updated from prior version
Loan proceeds	57,195,000	-	-	-	-	-	
Payments to refunding agents	(58,179,246)	-	-	-	-	-	
Transfer from other funds	239	-	-	-	-	-	
Total other financing sources (uses)	<u>3,497,993</u>	<u>1,000,000</u>	<u>921,000</u>	<u>1,000,000</u>	<u>787,500</u>	<u>-</u>	
NET CHANGE IN FUND BALANCE	<u>(2,841,228)</u>	<u>\$ (3,604,003)</u>	<u>(2,149,953)</u>	<u>(3,705,606)</u>	<u>1,759,913</u>	<u>837,425</u>	
BEGINNING FUND BALANCE	<u>7,585,136</u>		<u>4,743,908</u>	<u>4,743,908</u>	<u>1,038,302</u>	<u>1,038,302</u>	
ENDING FUND BALANCE	<u>\$ 4,743,908</u>		<u>\$ 2,593,955</u>	<u>\$ 1,038,302</u>	<u>\$ 2,798,215</u>	<u>\$ 1,875,727</u>	

See property tax tab for information on loan provisions.

Loan issued 12/21/22 \$ 57,195,000

Balance 12/31/22 \$ 57,195,000

matures 12/1/32

interest rate 5.00%

Prepayment penalty until 1/1/27 - loan must be paid in full, not in part

No reserve fund and no capitalized interest

**MERIDIAN RANCH METROPOLITAN DISTRICT
 CONSERVATION TRUST FUND
 2024 PROPOSED BUDGET - MODIFIED ACCRUAL BASIS
 WITH 2022 ACTUAL, 2023 BUDGET, 2023 YTD ACTUAL AND 2023 ESTIMATED AMOUNTS
 FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>YTD Actual 9/30/2023</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
REVENUES					
Conservation trust entitlements	\$ 56,620	\$ 65,000	\$ 32,930	\$ 65,000	\$ 75,000
Total revenues	<u>56,620</u>	<u>65,000</u>	<u>32,930</u>	<u>65,000</u>	<u>75,000</u>
EXPENDITURES					
Transfer to Meridian Service MD	56,620	65,000	32,930	65,000	75,000
Total expenditures	<u>56,620</u>	<u>65,000</u>	<u>32,930</u>	<u>65,000</u>	<u>75,000</u>
NET CHANGE IN FUND BALANCE	-	<u>\$ -</u>	-	-	-
BEGINNING FUND BALANCE	<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

DRAFT - FOR DISCUSSION PURPOSES

**MERIDIAN RANCH METROPOLITAN DISTRICT
TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,**

	2016	2017	2018	2019	2020	2021	2022	2023	Last Version - Preliminary 2024	Subject to change for final assessed valuation	NOTES
										New Version - Preliminary 2024	
ASSESSED VALUATION - EL PASO											
Residential	\$ 35,099,160	\$ 39,286,830	\$ 43,348,000	\$ 49,870,830	\$ 63,510,450	\$ 69,150,580	\$ 86,626,340	\$ 90,529,070	\$ 134,668,250	\$ 134,668,250	awaiting final av - res rate to decrease from 6.765% to 6.7%
Commercial	351,860	824,080	1,456,140	1,581,120	1,310,270	1,715,800	2,073,070	2,162,110	3,259,910	3,259,910	
Natural Resources	-	-	-	-	-	-	-	150	150	150	
Vacant Land	4,291,050	4,965,770	5,926,100	8,305,730	7,090,960	6,316,810	7,614,100	9,170,430	10,717,150	10,717,150	
State Assessed	740,210	1,085,120	1,221,980	1,113,520	1,341,680	1,404,730	1,589,440	1,369,600	1,308,190	1,308,190	
Certified Assessed Value	\$ 40,482,280	\$ 46,161,800	\$ 51,952,220	\$ 60,871,200	\$ 73,253,360	\$ 78,587,920	\$ 97,902,950	\$ 103,231,360	\$ 149,953,650	\$ 149,953,650	
MILL LEVY											
GENERAL FUND	5.000	5.000	5.500	5.500	5.500	5.500	5.500	5.500	5.500	5.500	Mill levies subject to change based on final assessed valuation & direction from the board
Less temporary reduction	-	-	-	-	-	-	-	-	-	(1.500)	proposed temporary reduction to reduce revenues for 2024 to approx 5% of py.
Subtotal	5.000	5.000	5.500	5.500	5.500	5.500	5.500	5.500	5.500	4.000	
DEBT SERVICE FUND	20.000	20.000	21.998	21.998	21.998	21.998	21.998	25.998	26.519	26.519	proposed increase per 2021 approved 10-yr Financial Plan
Less temporary reduction	-	-	-	-	-	-	-	-	-	(0.521)	proposed temporary reduction
Subtotal	20.000	20.000	21.998	21.998	21.998	21.998	21.998	25.998	26.519	25.998	
Total Mill Levy	25.000	25.000	27.498	27.498	27.498	27.498	27.498	31.498	32.019	29.998	(2.021) reduction from prior version
PROPERTY TAXES											
GENERAL FUND	\$ 202,411	\$ 230,809	\$ 285,737	\$ 334,792	\$ 402,893	\$ 432,234	\$ 538,466	\$ 567,772	\$ 824,745	\$ 824,745	awaiting final res av - rate to decrease from 6.765% to 6.7%
Less temporary reduction	-	-	-	-	-	-	-	-	-	(224,930)	proposed temporary reduction
Subtotal	202,411	230,809	285,737	334,792	402,893	432,234	538,466	567,772	824,745	599,815	
DEBT SERVICE FUND	809,646	923,236	1,142,845	1,339,045	1,611,427	1,728,777	2,153,669	2,683,809	3,976,621	3,976,621	awaiting final res av - rate to decrease from 6.765% to 6.7%
Less temporary reduction	-	-	-	-	-	-	-	-	-	(78,126)	proposed temporary reduction
Subtotal	809,646	923,236	1,142,845	1,339,045	1,611,427	1,728,777	2,153,669	2,683,809	3,976,621	3,898,495	
Total Property Taxes	\$ 1,012,057	\$ 1,154,045	\$ 1,428,582	\$ 1,673,836	\$ 2,014,321	\$ 2,161,011	\$ 2,692,135	\$ 3,251,581	\$ 4,801,366	\$ 4,498,310	(303,056) reduction from prior version
TAX REBATES											
GENERAL FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316	
DEBT SERVICE FUND	-	-	-	-	-	-	-	-	-	1,521	
Total Tax Rebates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,837	
Total Specific Ownership Taxes											
GENERAL F	\$ 17,388	\$ 18,257	\$ 19,170	\$ 20,129	\$ 32,206	\$ 51,801	\$ 54,391	\$ 48,854	\$ 70,196	\$ 61,489	increase prior 12 months by 5%
DEBT	69,552	73,030	76,681	80,515	128,824	207,206	217,565	230,926	337,920	283,886	increase prior 12 months by 5%
Total Specific Ownership Taxes	\$ 86,940	\$ 91,287	\$ 95,851	\$ 100,644	\$ 161,030	\$ 259,007	\$ 271,956	\$ 279,780	\$ 408,116	\$ 345,375	

SEE SELECTED INFORMATION FROM BOND DOCS BELOW

	nov & dec 2022	jan - oct 2023	prior 12 months
SOT general	8,860	49,701	58,561
debt service	35,440	234,928	270,368
	44,300	284,629	328,929

PG 17/59

LOAN MUST BE PREPAID IN FULL -PREPAYMENT PENALTY APPLIES UNTIL 1/1/27

PG 12/59

(1) Prepayment on and after January 1, 2024. The District has no option to prepay the Loan prior to January 1, 2024. The District may, at its option, prepay the Loan in whole, but not in part, on any date, on and after January 1, 2024, upon payment to the Lender of the principal amount so prepaid together with accrued interest thereon at the rate then borne by the Loan to the date the Lender receives such prepayment, with a prepayment premium calculated as a percentage of the principal amount so prepaid, as follows:

Date of Prepayment	Prepayment Premium
January 1, 2024, to and including December 31, 2024	3.00%
January 1, 2025, to and including December 31, 2025	2.00
January 1, 2026, to and including December 31, 2026	1.00
January 1, 2027, and thereafter	0.00

PG 28/59

(g) The District acknowledges that, in determining the Required Mill Levy, it is permitted to take into account moneys held in the Revenue Fund only if such moneys are not required to be applied to the payment of the Loan in the then-current calendar year.

"Required Mill Levy" shall have the following meaning:

(a) Subject to paragraph (b) below, an ad valorem mill levy (a mill being equal to 1/10 of 1 cent) imposed upon all taxable property of the District each year in an amount which, when combined with any moneys in the Revenue Fund not required to be applied to the payment of the Loan in the then-current Fiscal Year, will generate property tax revenues of not less than the Debt Requirements for the next Fiscal Year, but (i) not in excess of 34.25 mills; provided however, that in the event the method of calculating assessed valuation is or was changed after May 25, 2000, the date of original approval of the Service Plan, the mill levy limitation provided herein will 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 absent manifest error) 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 change. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. The Board has hereby determined that, pursuant to the above formula and based on changes since May 25, 2000, the maximum mill levy of 34.25 mills set forth above is now 48 mills as of the date hereof.