

| ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1 | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| ESTIMATE OF FUTURE REVENUES AND EXPENDITURES | | | | | |
| YEARS 2020-2024 | | | | | |
| GENERAL FUND | 2020 | 2021 | 2022 | 2023 | 2024 |
| | Proposed | Proposed | Proposed | Proposed | Proposed |
| Revenues | Budget | Budget | Budget | Budget | Budget |
| Property Taxes | \$ 273,620 | \$ 273,620 | \$ 273,620 | \$ 273,620 | \$ 273,620 |
| TIF Revenue | 85,556 | 85,556 | 85,556 | 85,556 | 85,556 |
| Specific Ownership | 25,142 | 25,142 | 25,142 | 25,142 | 25,142 |
| Property Taxes - Town of Firestone | 20,309 | 20,309 | 20,309 | 20,309 | 20,309 |
| TIF Revenue - Town of Firestone | 6,350 | 6,350 | 6,350 | 6,350 | 6,350 |
| Specific Ownership - FSL | 1,866 | 1,866 | 1,866 | 1,866 | 1,866 |
| Development Fees | 433,650 | 295,000 | 368,750 | 368,750 | 398,250 |
| Administrative Transfer Fees | 12,875 | 13,261 | 13,659 | 14,069 | 14,491 |
| General Operations Fees | 224,055 | 304,200 | 384,540 | 464,880 | 545,220 |
| ARC Review Fees | 15,000 | 15,450 | 15,914 | 16,391 | 16,883 |
| Pier & Dock Revenues | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| Maintenance Fees | 4,032 | 18,240 | 27,360 | 27,360 | 18,240 |
| Amenities Fees | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 |
| Interest and Other Income | 3,000 | 3,090 | 3,183 | 3,278 | 3,376 |
| Developer Reimbursements | 10,080 | 10,382 | 10,693 | 11,014 | 11,344 |
| Legal Collections Fees | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| Service Fees from District #2 | 140,979 | 218,497 | 295,365 | 380,308 | 382,032 |
| Service Fees from District #3 | 27,775 | 29,369 | 29,369 | 29,369 | 31,571 |
| Service Fees from District #4 | 14,163 | 15,276 | 15,276 | 15,276 | 15,276 |
| Total Revenues | \$ 1,325,952 | \$ 1,363,408 | \$ 1,605,062 | \$ 1,771,966 | \$ 1,878,282 |
| Expenditures | | | | | |
| Accounting and Finance | \$ 75,840 | \$ 78,115 | \$ 80,458 | \$ 82,872 | \$ 85,358 |
| District Management/Administration | 155,040 | 159,691 | 164,482 | 169,416 | 174,498 |
| District Facilities Management | 92,400 | 95,172 | 98,027 | 100,968 | 103,997 |
| Property Transfers | 10,800 | 11,124 | 11,458 | 11,802 | 12,156 |
| Covenant Enforcement | 23,280 | 23,978 | 24,697 | 25,438 | 26,201 |
| ARC Review | 28,450 | 29,304 | 30,183 | 31,088 | 32,021 |
| Builders District 101 Education | 10,080 | 10,382 | 10,693 | 11,014 | 11,344 |
| Audit | 12,000 | 12,360 | 12,731 | 13,113 | 13,506 |
| Election | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| Insurance | 35,000 | 36,050 | 37,132 | 38,246 | 39,393 |
| Legal | 35,000 | 36,050 | 37,132 | 38,246 | 39,393 |
| Collections | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| Miscellaneous | - | - | - | - | - |
| Landscape Maintenance | 283,400 | 291,902 | 300,659 | 309,679 | 318,969 |
| Hardscape Maintenance | 75,660 | 77,930 | 80,268 | 82,676 | 85,156 |
| Stormwater Facilities | 13,000 | 13,390 | 13,792 | 14,206 | 14,632 |
| Amenities | - | - | - | - | - |
| Lake Management | 103,850 | 106,966 | 110,175 | 113,480 | 116,884 |
| The Cove | 357,237 | 367,954 | 378,993 | 390,363 | 402,074 |
| Lake Recreational Operations | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| Lakehouse | 17,500 | 18,025 | 18,566 | 19,123 | 19,697 |
| Parks/Playgrounds | - | - | - | - | - |
| Utility Locates and Other Services | - | - | - | - | - |
| Repairs and Replacements | 57,525 | 59,251 | 61,029 | 62,860 | 64,746 |
| Office, Dues, and Other | 14,900 | 15,347 | 15,807 | 16,281 | 16,769 |
| Utilities | 82,900 | 85,387 | 87,949 | 90,587 | 93,305 |
| Website/Newsletter | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| Social Committee Events | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| Modifications Committee | 15,280 | 15,738 | 16,210 | 16,696 | 17,197 |
| Treasurer's Fees | 5,388 | 5,388 | 5,388 | 5,388 | 5,388 |
| Treasurer's Fees - Firestone | 400 | 400 | 400 | 400 | 400 |
| Town of Firestone - IGA | 26,259 | 26,259 | 26,259 | 26,259 | 26,259 |
| Contingency | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Total Expenditures | \$ 1,662,689 | \$ 1,708,608 | \$ 1,755,907 | \$ 1,804,622 | \$ 1,854,797 |
| Revenues Over/(Under) Exp | \$ (336,737) | \$ (345,200) | \$ (150,845) | \$ (32,656) | \$ 23,485 |
| Beginning Fund Balance | 732,844 | 396,107 | 50,907 | (99,938) | (132,594) |
| Ending Fund Balance | \$ 396,107 | \$ 50,907 | \$ (99,938) | \$ (132,594) | \$ (109,109) |