

**SILVER PEAKS EAST METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (17,548)	\$ 7,571	\$ 54,644
REVENUES			
Property taxes	47,377	193,836	349,469
Specific ownership taxes	2,015	7,714	13,979
Operations and maintenance fee	49,541	90,328	-
Interest Income	905	125	127
Developer advance	79,074	50,000	-
Total revenues	<u>178,912</u>	<u>342,003</u>	<u>363,575</u>
TRANSFERS IN	<u>-</u>	<u>53,869</u>	<u>-</u>
Total funds available	<u>161,364</u>	<u>403,443</u>	<u>418,219</u>
EXPENDITURES			
General Fund	108,980	42,606	86,000
Debt Service Fund	41,593	169,544	303,000
Special Revenue Fund	3,220	82,780	-
Total expenditures	<u>153,793</u>	<u>294,930</u>	<u>389,000</u>
TRANSFERS OUT	<u>-</u>	<u>53,869</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>153,793</u>	<u>348,799</u>	<u>389,000</u>
ENDING FUND BALANCES	<u>\$ 7,571</u>	<u>\$ 54,644</u>	<u>\$ 29,219</u>
EMERGENCY RESERVE	\$ 300	\$ 1,100	\$ 1,900
SPECIAL REVENUE RESERVE	600	-	-
TOTAL RESERVE	<u>\$ 900</u>	<u>\$ 1,100</u>	<u>\$ 1,900</u>

No assurance provided. See summary of significant assumptions.

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Residential	\$ -	\$ 1,761,990	\$ 4,206,620
Commercial	-	9,960	9,170
State assessed	900	6,810	7,560
Vacant land	779,240	736,560	155,160
Personal property	9,480	46,750	50,750
Certified Assessed Value	\$ 789,620	\$ 2,562,070	\$ 4,429,260

**MILL LEVY**

General	10.000	12.544	13.150
Debt Service	50.000	62.721	65.750
Total mill levy	60.000	75.265	78.900

**PROPERTY TAXES**

General	\$ 7,896	\$ 32,139	\$ 58,245
Debt Service	39,481	160,696	291,224
Levied property taxes	47,377	192,835	349,469
Adjustments to actual/rounding	-	1,001	-
Budgeted property taxes	\$ 47,377	\$ 193,836	\$ 349,469

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 7,896</b>	<b>\$ 32,306</b>	<b>\$ 58,245</b>
<b>Debt Service</b>	<b>39,481</b>	<b>161,530</b>	<b>291,224</b>
	<b>\$ 47,377</b>	<b>\$ 193,836</b>	<b>\$ 349,469</b>

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (14,666)	\$ (40,211)	\$ 54,644
REVENUES			
Property taxes	7,896	32,306	58,245
Specific ownership taxes	336	1,286	2,330
Developer advance	75,203	50,000	-
Total revenues	<u>83,435</u>	<u>83,592</u>	<u>60,575</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>53,869</u>	<u>-</u>
Total funds available	<u>68,769</u>	<u>97,250</u>	<u>115,219</u>
EXPENDITURES			
General and administrative			
Accounting	33,958	25,000	25,000
Auditing	5,800	6,600	7,000
County Treasurer's Fee	118	485	874
Dues and Membership	340	307	600
Insurance	631	3,214	3,500
District management	19,258	-	15,000
Legal	19,169	7,000	15,000
Miscellaneous	37	-	3,026
FRICO Agreement	12,391	-	15,000
Election	-	-	1,000
Operations and maintenance			
Engineering	17,278	-	-
Total expenditures	<u>108,980</u>	<u>42,606</u>	<u>86,000</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>108,980</u>	<u>42,606</u>	<u>86,000</u>
ENDING FUND BALANCES	<u>\$ (40,211)</u>	<u>\$ 54,644</u>	<u>\$ 29,219</u>
EMERGENCY RESERVE	\$ 300	\$ 1,100	\$ 1,900
TOTAL RESERVE	<u>\$ 300</u>	<u>\$ 1,100</u>	<u>\$ 1,900</u>

No assurance provided. See summary of significant assumptions.

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ 46,321	\$ -
REVENUES			
Operations and maintenance fee	49,541	90,328	-
Total revenues	<u>49,541</u>	<u>90,328</u>	<u>-</u>
Total funds available	<u>49,541</u>	<u>136,649</u>	<u>-</u>
EXPENDITURES			
General and administrative			
District management	-	21,000	-
Repairs and maintenance	-	10,500	-
Operations and maintenance			
Landscaping	-	20,000	-
FRICO Agreement	-	12,780	-
Snow removal	-	10,000	-
Gas and Electric	885	1,000	-
Water	2,335	7,500	-
Total expenditures	<u>3,220</u>	<u>82,780</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>53,869</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>3,220</u>	<u>136,649</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 46,321</u>	<u>\$ -</u>	<u>\$ -</u>
SPECIAL REVENUE RESERVE	<u>\$ 600</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL RESERVE	<u>\$ 600</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 989	\$ 1,461	\$ -
<b>REVENUES</b>			
Property taxes	39,481	161,530	291,224
Specific ownership taxes	1,679	6,428	11,649
Interest Income	905	125	127
Total revenues	42,065	168,083	303,000
Total funds available	43,054	169,544	303,000
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's Fee	593	2,423	-
Paying agent fees	4,000	4,000	4,000
Contingency	-	-	5,364
Debt Service			
Bond interest	37,000	163,121	293,636
Total expenditures	41,593	169,544	303,000
Total expenditures and transfers out requiring appropriation	41,593	169,544	303,000
ENDING FUND BALANCES	\$ 1,461	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (3,871)	\$ -	\$ -
REVENUES			
Developer advance	3,871	-	-
Total revenues	3,871	-	-
Total funds available	-	-	-
EXPENDITURES			
General and Administrative			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized on December 1, 2016, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Town of Lochbuie, Weld County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, fire protection, television relay and translation, security services, incremental drilling and mosquito control improvements and services.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

The District has no employees and all 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.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget at the adopted mill levy imposed by the District.



**SILVER PEAKS EAST METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**Property Taxes (Continued)**

For property tax collection year 2025, SB22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing 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 4% of the property taxes collected.

**Operations Fees**

The District imposes an Operations Fee on all residential units within the boundaries of the District to fund operating costs.

**Developer advance**

The District is in the development stage. As such, the operating and administrative expenditures will be funded in part 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.

**Expenditures**

**County Treasurer’s Fees**

County Treasurer’s collection fees have been computed at 1.5% of property tax collected.

**General and administration**

General and administration expenditures have been provided based on estimates of the District’s Board of Directors and consultants and include the services necessary to maintain the District’s administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

No amortization schedule included due to cash flow bonds.

**Debt and Leases**

**Series 2021(3) Bonds**

On July 28<sup>th</sup>, 2021, the District issued General Obligation Limited Tax Cash Flow Bonds, Series 2021(3) ("2021 Bonds"), in the par amount of \$5,410,000, with a fixed interest rate of 5.000%, maturing on December 1, 2051. The 2021 Bonds are secured by Pledge Revenue from the required Mill Levy. Proceeds from the sale of the Bonds were used to (a) finance or reimburse a portion of the costs of acquiring, constructing, and installing certain public improvements to serve the development; and (b) pay the costs of issuing the Bonds.

Bond Details

The Bonds bear interest at the rate of 5.000% per annum and are payable annually on December 1, beginning on December 1, 2021, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2051 and are subject to mandatory redemption to the extent of available Pledged Revenue.

Bond Details (continued)

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the Bonds compounds annually on each December 1. In the event any amounts due and owing on the Bonds remain outstanding on December 2, 2061, such amounts shall be extinguished and no longer due and outstanding.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on September 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2026, to August 31, 2027	3.00%
September 1, 2027, to August 31, 2028	2.00
September 1, 2028, to August 31, 2029	1.00
September 1, 2029, and thereafter	0.00

**SILVER PEAKS EAST METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

Pledged Revenue

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, which means the moneys derived by the District from the following sources:

- (a) the Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; and
- (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

Required Mill Levy

The District is required to impose an ad valorem mill levy upon all taxable property of the District each year in the amount of 50.00 mills (subject to adjustment for changes occurring after January 1, 2015, in the method of calculating assessed valuation), less the number of mills necessary to pay any unlimited mill levy debt, or such lesser mill levy which will fund the Bond Fund in an amount sufficient to pay all of the principal of and interest on the Bonds in full. The Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2025 as defined under TABOR.

**This information is an integral part of the accompanying budget.**