

**TR RANCH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025**

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

1/3/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (1,919)	\$ 1,569	\$ 1,719
REVENUES			
Interest Income	152	150	-
Developer advance	33,447	38,000	85,000
Total revenues	<u>33,599</u>	<u>38,150</u>	<u>85,000</u>
Total funds available	<u>31,680</u>	<u>39,719</u>	<u>86,719</u>
EXPENDITURES			
General and administrative			
Accounting	9,850	13,000	25,000
Dues and Membership	333	330	500
Insurance	2,113	2,115	3,000
Legal	14,504	20,000	50,000
Election	1,761	100	2,000
Contingency	-	955	1,500
Website	1,550	1,500	3,000
Operations and maintenance			
Total expenditures	<u>30,111</u>	<u>38,000</u>	<u>85,000</u>
Total expenditures and transfers out requiring appropriation	<u>30,111</u>	<u>38,000</u>	<u>85,000</u>
ENDING FUND BALANCES	<u>\$ 1,569</u>	<u>\$ 1,719</u>	<u>\$ 1,719</u>

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

1/3/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

ASSESSED VALUATION

Agricultural	7,510	7,570	7,570
State assessed	100,450	87,640	94,100
Personal property	157,490	71,980	77,210
Certified Assessed Value	\$ 265,450	\$ 167,190	\$ 178,880

MILL LEVY

Total mill levy	0.000	0.000	0.000
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PROPERTY TAXES

Budgeted property taxes	\$ -	\$ -	\$ -
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BUDGETED PROPERTY TAXES

General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

**TR RANCH METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by Order and Decree of the District Court of Adams County, Colorado on November 10, 2004, to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, mosquito control, and television relay and translation equipment, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of Commerce City in Adams County, Colorado.

The District has no employees and all administrative function 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

Developer Advances

The District is in the development stage. As such, operating and administrative costs are to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for the future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Expenditures

General and Administrative

General and administrative expenditures include services necessary to maintain the District's administrative viability such as legal, accounting, dues and insurance.

**TR RANCH METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debts and Leases

The following is the analysis of the anticipated changes in long-term obligations for the year ending December 31, 2024:

	Balance December 31, 2023	Additions *	Deletions	Balance December 31, 2024 *
Developer Advance:				
Operations	\$ 253,917	\$ 38,000	\$ -	\$ 291,917
Operations - Interest	155,573	18,699	-	174,272
Total	\$ 409,490	\$ 56,699	\$ -	\$ 466,189

* Estimated

The District has no other outstanding debt or any operating or capital leases.

Reserve Funds

The District has not provided for an emergency reserve equal to at least 3% of the fiscal year spending (as defined under TABOR) because there is no revenue anticipated in 2025 other than advances from Developer.

This information is an integral part of the accompanying budget.