

SPRING VALLEY METROPOLITAN DISTRICT NO. 4
2023 BUDGET MESSAGE

Spring Valley Metropolitan Districts 1-6 are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The Districts have no employees and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting.

The Districts were formed with the primary purposes of 1) to finance construction of public improvements as defined in the Service Plan for the districts and; 2) to operate and maintain such public improvements that are not otherwise dedicated or conveyed to the County of other governmental entities and to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. District No. 1 is the District responsible for overall community administration, operations and maintenance, and Districts Nos. 2-6 will provide funding for such costs. District No. 1 is also responsible for construction of public improvements that benefit the overall community and Districts Nos. 2-6 will provide funding for such costs via the issuance of bonds, the proceeds of which are transferred to District No. 1 to fund the cost of the public improvements.

Budget Strategy

The District's strategy in preparing the 2023 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

Revenues

In 2023 the District will impose a total of 75.000 mills, adjusted for changes in property tax assessment rates to 78.790 mills. Of this total mill levy, 67.338 mills are dedicated to debt service on the Series 2020 Bonds, 8.589 mills are dedicated for use by District No.1 for overall community operations, and the remaining 2.863 mills are levied as an operating mill levy that will generate property tax revenue to be used towards General Fund expenditures.

Expenditures

The District has adopted three separate funds: 1) a General Fund to provide for general operating expenditures; 2) a Debt Service Fund to provide for debt service on the Series 2020 Bonds and; 3) a Capital Fund to account for capital costs specific to the District.

The District has budgeted an expenditure line item for Emergencies in the General Fund in accordance with the TABOR Amendment.

Spring Valley Metropolitan District No. 4
Statement of Net Position
September 30, 2022

	General Fund	Debt Service Fund	Fixed Assets & LTD	TOTAL ALL FUNDS
ASSETS				
CASH				
First Bank	1,472			1,472
ColoTrust	1,295			1,295
UMB- Series A Bond Pmt Fund		6		6
UMB-Series A Reserve Fund		263,244		263,244
UMB-Series A Project Fund		-		-
UMB-Series A Surplus Fund		-		-
UMB-Series B Project Fund		-		-
Inter-Fund Balances	(164)	164		-
TOTAL CASH	2,604	263,413	-	266,017
OTHER CURRENT ASSETS				
Accounts Receivable - Misc		-		-
Prepaid Expenses	450			450
A/R- Tap & Facilities Fees		-		-
Due From District #3	-			-
Due From County Treasurer	-	-		-
Property Taxes Receivable	-	-		-
TOTAL OTHER CURRENT ASSETS	450	-	-	450
TOTAL ASSETS	3,054	263,413	-	266,467
LIABILITIES & DEFERRED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	12,627			12,627
Due To District #1	-	-		-
TOTAL CURRENT LIABILITIES	12,627	-	-	12,627
DEFERRED INFLOWS				
Deferred Property Taxes	-	-		-
TOTAL DEFERRED INFLOWS	-	-	-	-
LONG-TERM LIABILITIES				
Bonds Payable-Series 2020A			9,140,000	9,140,000
Bonds Payable-Series 2020B			5,621,000	5,621,000
Bond Premium, Net of Amort			25,711	25,711
Developer Payable- Operations			108,000	108,000
Accrued Interest			644,822	644,822
TOTAL LONG-TERM LIABILITIES	-	-	15,539,533	15,539,533
TOTAL LIAB & DEF INFLOWS	12,627	-	15,539,533	15,552,160
NET POSITION				
Net Investment in Capital Assets				-
Amount to be Provided for Debt			(15,539,533)	(15,539,533)
Fund Balance- Nonspendable	450			450
Fund Balance- Restricted	1,268	263,413		264,681
Fund Balance- Unassigned	(11,291)			(11,291)
TOTAL NET POSITION	(9,574)	263,413	(15,539,533)	(15,285,693)
	=	=	=	=

Spring Valley Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 01/22/23

	2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	6,470	9,060		9,060			6,260	November Final AV per County	
Mill Levy Breakdown:									
Operations	2.783	2.783		2.783			2.863	2.5 Mills Adjusted	
Contractual Obligations (Trfr to #1)	8.349	8.349		8.349			8.589	7.5 Mills Adjusted	
Debt Service	65.454	65.454		65.454			67.338	65 Mills Adjusted	
Total Mills Levied	76.586	76.586		76.586			78.790		
Property Tax Breakdown:									
Operations	18	25		25			18	AV * Mill Levy / 1,000	
Contractual Obligations (Trfr to #1)	54	76		76			54	AV * Mill Levy / 1,000	
Debt Service	423	593		593			422	AV * Mill Levy / 1,000	
Total Taxes Levied	496	694		694			493		

Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

	2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	496	694	-	694	692	694	(1)	493	AV * Mill Levy / 1,000
Specific Ownership Taxes	94	111	-	111	69	74	(5)	78	16% of Taxes
Tap & Facilities Fees	-	403,000	(403,000)	-	-	403,000	(403,000)	604,500	See Debt Service Fund
Interest	4,624	12,000	(7,480)	4,520	2,363	3,000	(637)	813	
TOTAL REVENUE	5,213	415,805	(410,480)	5,325	3,125	406,768	(403,643)	605,884	
EXPENDITURES									
Administration	39,321	87,303	45,126	42,177	23,530	66,524	42,994	76,802	See General Fund Detail
Transfer to District #3- Operations	54	76	(0)	76	76	76	(0)	54	Contractual Obligations Taxes
Debt Service	472,443	482,793	11,400	471,393	239,232	247,780	8,548	481,388	See Debt Service Fund
Capital	-	-	-	-	-	-	-	8,000,000	See Capital Fund
TOTAL EXPENDITURES	511,818	570,172	56,526	513,646	262,838	314,380	51,542	8,558,243	
REVENUE OVER / (UNDER) EXP	(506,604)	(154,367)	(353,954)	(508,321)	(259,713)	92,388	(352,101)	(7,952,359)	
OTHER SOURCES / (USES)									
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	
Developer Advances	48,000	88,000	(45,000)	43,000	15,000	66,488	(51,488)	8,077,000	Capital + General Fund Deficit
Transfer to District #3- Capital	(10,660,805)	-	-	-	-	-	-	-	
Bond Cost of Issuance	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	(10,612,805)	88,000	(45,000)	43,000	15,000	66,488	(51,488)	8,077,000	
CHANGE IN FUND BALANCE	(11,119,409)	(66,367)	(398,954)	(465,321)	(244,713)	158,876	(403,589)	124,641	
BEGINNING FUND BALANCE	11,617,962	475,408	23,144	498,553	498,553	475,408	23,144	33,232	
ENDING FUND BALANCE	498,553	409,041	(375,810)	33,232	253,840	634,284	(380,445)	157,873	See Breakout Below
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Nonspendable	-	-	-	-	-	-	-	-	
TABOR Emergency Reserve	1,443	-	1,268	1,268	1,268	-	-	-	
Restricted- Debt Service	492,641	402,328	(375,892)	26,436	263,413	-	-	150,830	
Restricted- Capital Projects	-	-	-	-	-	-	-	-	
Unassigned/ Other	4,469	6,714	(1,186)	5,528	(10,841)	-	-	7,043	
TOTAL ENDING FUND BALANCE	498,553	409,041	(375,810)	33,232	253,840	634,284	(380,445)	157,873	
	=	=	=	=	=	=	=	=	

Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

	2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- Operations	18	25	-	25	25	25	(0)	18	AV * Mill Levy / 1,000
Property Taxes- Contractual Obligations	54	76	-	76	75	76	(0)	54	AV * Mill Levy / 1,000
Specific Ownership Taxes	14	16	-	16	10	11	(1)	11	16% of Taxes
Interest Income	-	-	20	20	10	-	10	20	Based on 2022 Forecast
TOTAL REVENUE	86	117	20	137	120	112	9	103	
EXPENDITURES									
Accounting	9,989	15,500	4,500	11,000	6,322	10,979	4,657	12,000	Based on 2022 Forecast
Audit	6,000	6,200	200	6,000	6,000	6,200	200	6,500	Per FZ Engagement Letter
District Management	7,845	12,500	1,500	11,000	5,659	9,375	3,716	12,000	Based on 2022 Forecast
Election	-	2,500	2,200	300	296	2,500	2,204	2,500	Assume Canceled
Insurance	3,553	3,900	776	3,124	3,124	3,900	777	3,600	Based on 2022 Forecast
Legal	10,983	17,500	7,500	10,000	1,550	11,667	10,117	11,000	Estimated Need
Miscellaneous	950	1,200	450	750	578	900	322	1,200	Based on 2022 Forecast
Treasurer's Fees	0	3	-	3	0	3	3	2	3% of property taxes
Transfer to #1 For Operations	54	76	(0)	76	76	76	(0)	54	Contractual Obligations Taxes
Emergencies		3,000	3,000	-		2,250	2,250	3,000	3% of Revenues
Contingency		25,000	25,000	-		18,750	18,750	25,000	Unforeseen Needs
TOTAL EXPENDITURES	39,375	87,379	45,126	42,253	23,606	66,600	42,994	76,855	
REVENUE OVER / (UNDER) EXP	(39,289)	(87,262)	45,146	(42,116)	(23,485)	(66,488)	43,003	(76,753)	
OTHER SOURCES / (USES)									
Developer Advance	48,000	88,000	(45,000)	43,000	15,000	66,488	(51,488)	77,000	To Cover Shortfall
Transfer to Debt Service Fund	(6,500)	-	-	-	(7,000)	-	(7,000)	-	
TOTAL OTHER SOURCES / (USES)	41,500	88,000	(45,000)	43,000	8,000	66,488	(58,488)	77,000	
CHANGE IN FUND BALANCE	2,211	738	146	884	(15,485)	-	(15,485)	247	
BEGINNING FUND BALANCE	3,701	5,976	(64)	5,912	5,912	5,976	(64)	6,796	
ENDING FUND BALANCE	5,912	6,714	82	6,796	(9,574)	5,976	(15,550)	7,043	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Nonspendable	2,968	-	3,600	3,600	450			3,780	Prepaid Insurance
TABOR Emergency Reserve	1,443	-	1,268	1,268	1,268			-	Budgeted as an Expenditure
Unassigned/ Other	1,501	6,714	(4,786)	1,928	(11,291)			3,263	
TOTAL ENDING FUND BALANCE	5,912	6,714	82	6,796	(9,574)			7,043	
=	=	=	=	=	=	=	=	=	

Spring Valley Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 01/22/23

	2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	Notes/Assumptions
DEBT SERVICE FUND									
Homes Constructed	-	20		-	-			30	Developer Estimate
REVENUE									
Property Taxes	423	593	-	593	592	593	(1)	422	AV * Mill Levy / 1,000
Specific Ownership Taxes	80	95	-	95	59	63	(4)	67	16% of Taxes
Facilities Fees (3,950 Each)	-	79,000	(79,000)	-	-	79,000	(79,000)	118,500	\$3,950 per unit
Tap Fees (\$16,200 Each)	-	324,000	(324,000)	-	-	324,000	(324,000)	486,000	\$16,200 per unit
Interest Income	4,624	12,000	(7,500)	4,500	2,354	3,000	(646)	793	\$2K plus \$10K Contingency
TOTAL REVENUE	5,128	415,688	(410,500)	5,188	3,005	406,656	(403,652)	605,782	
EXPENDITURES									
Bond Principal- Series 2020A	-	-	-	-	-	-	-	-	
Bond Interest- Series 2020A	464,275	464,275	-	464,275	232,138	232,138	-	464,275	Per Amortization Schedule
Bond Principal- Series 2020B	-	-	-	-	-	-	-	-	No Projected Funds Available
Bond Interest- Series 2020B	-	-	-	-	-	-	-	-	No Projected Funds Available
Paying Agent Fees	7,000	7,000	-	7,000	7,000	7,000	-	7,000	Based on 2022 Forecast
Bank Fees	1,168	1,500	1,400	100	94	1,125	1,031	100	Based on 2022 Forecast
Treasurer's Fees	0	18	-	18	1	18	17	13	3% of property taxes
Contingency	-	10,000	10,000	-	-	7,500	7,500	10,000	Unforeseen Needs
TOTAL EXPENDITURES	472,443	482,793	11,400	471,393	239,232	247,780	8,548	481,388	
REVENUE OVER / (UNDER) EXP	(467,315)	(67,105)	(399,100)	(466,205)	(236,227)	158,876	(395,103)	124,394	
OTHER SOURCES / (USES)									
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	
Transfer to #1 For Capital	(10,660,805)	-	-	-	-	-	-	-	Funding for District #1 Capital
Transfer From General Fund	6,500	-	-	-	7,000	-	7,000	-	
TOTAL OTHER SOURCES / (USES)	(10,654,305)	-	-	-	7,000	-	7,000	-	
CHANGE IN FUND BALANCE	(11,121,620)	(67,105)	(399,100)	(466,205)	(229,227)	158,876	(388,103)	124,394	
BEGINNING FUND BALANCE	11,614,261	469,432	23,208	492,641	492,641	469,432	23,208	26,436	
ENDING FUND BALANCE	492,641	402,328	(375,892)	26,436	263,413	628,308	(364,895)	150,830	
COMPONENTS OF FUND BALANCE:									
Capitalized Interest/ Bond Payment	0	-	-	-	6	-	-	-	Depleted Making Interest Payments
Reserve Fund	493,127	402,328	(375,892)	26,436	263,244	-	-	150,830	Need To Restore to \$723,250 Requirement
Capital Projects Fund	-	-	-	-	-	-	-	-	Used on #1 Projects
Surplus Fund	-	-	-	-	-	-	-	-	Build to Max of \$914,000
Interfund & Other Balances	(487)	-	-	-	164	-	-	-	
TOTAL FUND BALANCE	492,641	402,328	(375,892)	26,436	263,413	628,308	(364,895)	150,830	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Spring Valley Metropolitan District No. 4
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 01/22/23

	2021 Audited Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Bank Fees	-	-	-	-	-	-	-	-	
Certified Infrastructure Costs	-	-	-	-	-	-	6,978,037	6,978,037	Prelim Estimate of Certified Costs
Contingency	-	-	-	-	-	-	1,021,963	1,021,963	Unforeseen Additional Costs
TOTAL EXPENDITURES	-	-	-	-	-	-	8,000,000	8,000,000	
REVENUE OVER / (UNDER) EXP	-	-	-	-	-	-	(8,000,000)	(8,000,000)	
OTHER SOURCES / (USES)									
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	
Bond Issuance Costs	-	-	-	-	-	-	-	-	
Transfer To Debt Service Fund	-	-	-	-	-	-	-	-	
Transfer to District #1 For Capital	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	8,000,000	8,000,000	Equal to Capital + Contingency
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	8,000,000	8,000,000	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	