

VILLAS METROPOLITAN DISTRICT
2026 Budget Message

The Villas Metropolitan District (“District”) was organized on November 15, 2016, as a quasi-municipal organization established under the State of Colorado Special District Act. The District operates pursuant to a service plan approved by Douglas County on August 23, 2016 (Service Plan). The District was established for the purpose of providing the public improvements and services for the benefit of all inhabitants and taxpayers of the District. The District’s primary source of revenue is property taxes. The District is governed by an elected board of directors.

The District has no employees and all operations and administrative functions are contracted.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other District organization nor is the District a component unit of any other primary governmental entity.

The 2025 assessed valuation, as certified by Douglas County, Colorado, is \$6,991,200.

General Fund

In 2026, the District is imposing a General Fund mill levy of 21.886 mills, generating \$152,870 in revenue. Additional revenues include Specific Ownership Tax, operation fees and interest income. General Fund appropriated expenditures in 2025 total \$414,563.

Debt Service Fund

In addition, in 2025 the District is imposing a mill levy of 54.901 mills, generating \$383,824 in revenue. The debt service mill levy is pledged to pay the 2024 \$5,335,000 Limited Tax General Obligation Bond. Debt Service appropriated expenditures total \$360,507.

**VILLAS METROPOLITAN DISTRICT
GENERAL FUND
2026 ADOPTED BUDGET
2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2024		2025 Estimated		2026 Adopted
	<u>Actual</u>		<u>2025 Estimated</u>		<u>2026 Adopted</u>
REVENUES					
Property taxes	\$ 141,941		\$ 145,859		\$ 152,870
Specific ownership taxes	11,826		11,669		12,230
Operations fees	272,223		270,000		270,000
Legal collections	2,862		180		250
Interest	2,083		10,000		8,500
Total revenues	<u>430,935</u>		<u>437,708</u>		<u>443,850</u>
EXPENDITURES					
Accounting and audit	47,598		42,000		42,000
Collection costs	7,145		7,157		7,500
County treasurer fees	2,131		2,188		2,293
Insurance and dues	3,626		3,675		5,000
Election	-		-		1,000
Landscape maintenance	68,108		90,289		80,000
Legal	55,037		60,000		50,000
District management	19,694		19,120		19,700
Miscellaneous	-		1,211		10,000
Reserve/Drainage/Roads/Fencing	-		-		75,000
Snow removal	30,659		13,040		50,000
Trash removal	42,115		40,226		45,000
Utilities	9,725		11,545		15,000
Emergency reserve (3%)	-		-		12,070
Total expenditures	<u>285,838</u>		<u>290,451</u>		<u>414,563</u>
NET CHANGE IN FUND BALANCE	145,097		147,258		29,287
BEGINNING FUND BALANCE (DEFICIT)	<u>(46,295)</u>		<u>98,802</u>		<u>246,060</u>
ENDING FUND BALANCE (DEFICIT)	<u>\$ 98,802</u>		<u>\$ 246,060</u>		<u>\$ 275,347</u>

**VILLAS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2026 ADOPTED BUDGET
2024 ACTUAL AND 2025 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2024 Actual	2025 Estimated	2026 Adopted
REVENUES			
Property taxes	\$ 356,447	379,209	\$ 383,824
Specific ownership taxes	29,700	30,337	30,706
Interest	14,485	3,191	4,000
Total revenues	<u>400,632</u>	<u>412,737</u>	<u>418,530</u>
EXPENDITURES			
Bond interest 2024	51,734	235,750	229,750
Bond principal 2024	-	120,000	125,000
County treasurer fees	5,350	5,688	5,757
Total expenditures	<u>57,084</u>	<u>361,438</u>	<u>360,507</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	343,548	51,299	58,023
OTHER FINANCING SOURCES (USES)			
Bond proceeds	5,245,000	-	-
Bond premium	126,473	-	-
Transfer to escrow refunding agent	(5,379,674)	-	-
Total other financing sources (uses)	<u>(8,201)</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	335,347	51,299	58,023
BEGINNING FUND BALANCE	<u>215,009</u>	<u>550,356</u>	<u>601,655</u>
ENDING FUND BALANCE	<u>\$ 550,356</u>	<u>601,655</u>	<u>\$ 659,678</u>

**VILLAS METROPOLITAN DISTRICT
 ASSESSED VALUATION AND PROPERTY TAXES
 DOUGLAS COUNTY**

	2022	2023	2024	2025	Final 2026
Assessed valuation	\$ 3,721,310	\$ 4,215,560	\$ 6,424,690	\$ 6,907,150	\$ 6,991,200
MILL LEVY					
General Fund	21.380	21.866	21.866	21.866	21.866
Temporary Mill Levy Reduction	-	-	-	(0.749)	-
Total General Fund Mill Levy	21.380	21.866	21.866	21.117	21.866
Debt Service Fund	53.679	54.901	54.901	54.901	54.901
Total Mill Levy	75.059	76.767	76.767	76.018	76.767
PROPERTY TAXES					
General Fund	\$ 79,562	\$ 92,177	\$ 140,482	\$ 151,032	\$ 152,870
Temp mill levy reduction	-	-	-	(5,173)	-
	79,562	92,177	140,482	145,859	152,870
Debt Service Fund	199,756	231,438	352,722	379,209	383,824
Total Property Taxes	\$ 279,318	\$ 323,615	\$ 493,204	\$ 525,068	\$ 536,694