

WALNUT PEACEMAKER METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**WALNUT PEACEMAKER METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 444,613	\$ 520,209	\$ 595,577
REVENUES			
Property taxes	81,543	94,936	31,363
Specific ownership taxes	5,343	5,672	1,882
Interest Income	25,433	20,000	24,000
Total revenues	<u>112,319</u>	<u>120,608</u>	<u>57,245</u>
Total funds available	<u>556,932</u>	<u>640,817</u>	<u>652,822</u>
EXPENDITURES			
General and administrative			
Accounting	15,130	20,000	20,000
County Treasurer's Fee	1,223	1,424	470
Directors' fees	669	1,000	1,000
Dues and Membership	900	900	900
Insurance	6,301	6,000	7,200
Legal	9,762	15,000	15,000
Miscellaneous	2	-	-
Payroll taxes	84	100	100
Election	1,452	217	-
Contingency	-	-	4,530
Website	1,200	600	800
Total expenditures	<u>36,723</u>	<u>45,241</u>	<u>50,000</u>
Total expenditures and transfers out requiring appropriation	<u>36,723</u>	<u>45,241</u>	<u>50,000</u>
ENDING FUND BALANCES	<u>\$ 520,209</u>	<u>\$ 595,577</u>	<u>\$ 602,821</u>
EMERGENCY RESERVE	\$ 3,400	\$ 3,700	\$ 1,800
AVAILABLE FOR OPERATIONS	<u>516,809</u>	<u>591,877</u>	<u>601,021</u>
TOTAL RESERVE	<u>\$ 520,209</u>	<u>\$ 595,577</u>	<u>\$ 602,821</u>

No assurances provided. See summary of significant assumptions.

WALNUT PEACEMAKER METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/26/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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ASSESSED VALUATION

Agricultural	\$ 4,641	\$ 3,233	\$ 3,233
Personal property	82,735	222,598	209,272
Natural Resources	77	74	74
Oil and Gas	1,077,453	1,124,616	235,461
Certified Assessed Value	\$ 1,164,906	\$ 1,350,521	\$ 448,040

MILL LEVY

General	70.000	70.000	70.000
Total mill levy	70.000	70.000	70.000

PROPERTY TAXES

General	\$ 81,543	\$ 94,536	\$ 31,363
Levied property taxes	81,543	94,536	31,363
Budgeted property taxes	\$ 81,543	\$ 94,536	\$ 31,363

BUDGETED PROPERTY TAXES

General	\$ 81,543	\$ 94,536	\$ 31,363
	\$ 81,543	\$ 94,536	\$ 31,363

**WALNUT PEACEMAKER METROPOLITAN DISTRICT NO. 1
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 by order and decree of the District Court of the County of Arapahoe on November 14, 2018, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Aurora on August 6, 2018. The District's service area is located entirely within the City of Aurora, in Arapahoe County, Colorado.

The District was established to provide financing for the planning, design, acquisition, construction, installation, relocation, and redevelopment of public improvements, including but not limited to street improvements, traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements, and irrigation system improvements.

Pursuant to the Service Plan, the Districts are permitted to issue bond indebtedness of up to \$50 million. In the future, the Districts 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 Districts' 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 contractual.

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 using the adopted mill levy imposed by the District.

**WALNUT PEACEMAKER METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes (continued)

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233 and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
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 6% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.00%.

Expenditures

Administrative Expenditures

Administrative expenditures for the project 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, audit, accounting, insurance, management, maintenance and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

**WALNUT PEACEMAKER METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District has no debt or 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 as defined under TABOR.

This information is an integral part of the accompanying budget.