## **WOODMEN HILLS METROPOLITAN DISTRICT**

### El Paso County, Colorado

## **2021 Budget Assumptions**

#### General

Woodmen Hills Metropolitan District is an independent governmental entity organized on November 8, 1995, under provisions of the Colorado Revised Statutes. It operates entirely within El Paso County but is not part of the County government. This District is governed by a Board of Directors that are elected by residents and property owners within the District.

This budget presents the activities of the District, which is legally separate and financially independent of other state and local governments. The Woodmen Hills Metropolitan District utilizes three separate financial categories of activities; one for the Park and Recreation Enterprise, and one for the Water Enterprise and one for the Wastewater Enterprise. Each of these, in turn, is segregated into operational and capital expenditures.

Together, these enterprises comprise the overall government-wide budget. The Park and Recreation Enterprise operates, maintains and improves public parks, trails, recreation centers and recreational programs, and funds the street lighting infrastructure. The Water Enterprise operates, maintains and improves a public water system, which includes provision of reusable water and performance of administration and environmental functions for the District service area. The Wastewater Enterprise operates, maintains and improves the public wastewater collection and treatment systems, storm water facilities, drainage facilities and related administration and environmental functions for the District service area, which includes Falcon Highlands Metropolitan District, and Paint Brush Hills Metropolitan District customers.

Management has forecasted, to the best of its ability, the budgetary figures for each enterprise. There have been unforeseen expenditures causing changes in the financial position of the District in the three previous years and it is expected that there may be unforeseen expenditures in budget year 2021.

The Governmental Accounting Standards Board (GASB) in Section 2100 of its Codification of Governmental Accounting and Financial Reporting Standards has specified the criteria to be used in defining a governmental entity for financial reporting purposes.

#### **Budget Assumptions**

In the 2021 budget, rate increases for water, sewer and recreation have been assumed at the following levels.

Park & Recreation Monthly Fee	0.0%
Park & Recreation Program Fees	0%
Water Monthly Base Rate	1.6%
Water Tiered Usage Rates	1.6%
Water Construction Usage Rate	0%
Water Commercial Usage Rate	1.6%
Water Commercial Osage Rate  Water Outside-of-District Usage Rate	1.6%
Wastewater In-District Monthly Fee	3.0%
Wastewater III-District Worthly Fee	3.0%
Wastewater Out-of-District Monthly Fee	

The rate and fee increases are based on observed increases in actual costs during the 2020 budget year. The budget is a cash budget and assumes an allocation to all three enterprises for general and administrative expenditures.

#### **Fund Accounting**

The District uses funds to report on its financial position and results of its operations. The proprietary funds (Enterprises) are used to account for their activities similar to those found in the private sector, where the determination of net revenue is necessary or useful to sound financial administration. Goods or services from such activities can be provided to outside parties (Enterprise Funds).

The District has elected, under the GASB Statement # 20 not to apply statements issued by the Financial Accounting Standards Board after November 30, 1989. New GASB pronouncements on accounting and financial reporting for proprietary activities will be followed.

### Basis of Accounting

The financial statements are presented as an enterprise fund using the accrual method of accounting.

### **Encumbrances**

The District does not utilize encumbrances accounting.

#### <u>Inventories</u>

Inventory is stated at cost.

#### Revenues

Residential water revenue is forecasted using 2,856 single-family equivalents. The base amount billed each month at \$17.92 per house plus the increased usage rate of \$0.30 per 100 gallons from 0 to 7,500 gallons of water, plus \$0.44 per 100 gallons of water from 7,501 to 10,000 gallons, \$1.30 per 100 gallons of water used from 10,001 gallons to 20,000 gallons, \$1.74 per 100 gallons of water used from 20,001 to 30,000 and \$2.15 per 100 gallons of water used for anything above 30,001 gallons of water. This is a tiered rate structure to promote water conservation. Commercial water revenue has been forecasted based upon various tap sizes for 30 taps and consumption occurring in prior years. The rate for commercial customers is \$1.00 per 100 gallons of water used for domestic and irrigation purposes. Out-of-District commercial customer rates are billed at a monthly base amount of \$56.03 per single family equivalent in each such commercial tap plus a usage rate of \$1.50 per 100 gallons used.

Residential Wastewater revenue is forecasted using 2,856 single-family equivalents billed each month at the increased flat monthly rate of \$45.69. Revenue for residential wastewater in the Falcon Highlands service area is forecasted using 361 homes being billed at the increased base rate of \$45.69 plus \$2.80 per 1,000 gallons of water, based on average water consumption for the months January, February and March of each year as set out in the existing intergovernmental agreement between the Districts. Revenue for residential wastewater in the Paint Brush Hills service area is forecasted at the increased flat monthly in-District rate of \$40.48 per month for wastewater treatment only.

Commercial Wastewater revenue is based on water consumption used during each month and is forecasted based on consumption that occurred in prior years, and will be billed at a rate of \$1.33 per 100 gallons of water used. Commercial Out-of-District wastewater is billed at a rate of \$1.99 per 100 gallons.

Other income results primarily from drainage fees for commercial accounts, parks and recreation program fees, water leasing fees, and street lighting fees.

# **Operating and Maintenance Expenses**

Operating costs in general are based on recent operating expenditures for 2020 with an increase for known changes in operations. Explanations for some of the more significant operating expenditures are presented below:

Employee wages and benefits assume the employment of 20 full time employees and 50-66 part-time employees.

Professional fees assume legal and certain other professional fees including consulting, engineering and auditing services. As well as cost for the new wastewater treatment facility.

Water and Wastewater Operations are performed by the District.

Park and Recreation Operations are performed by the District; to include the operations of both the recreation centers.

## Non-Operating Revenues and Expenses

Interest income results primarily from investment of reserved funds.

Tap fees for 2021 are forecasted assuming 30 taps at \$15,000 each with a system development fee of \$3,500 for water and wastewater, for one SFE, 0 taps at \$6,500 each for wastewater only in Falcon Highlands and 30 taps fees at \$2,000 per tap in Paint Brush Hills, in accordance with existing intergovernmental agreements with those districts.

Interest on principal expense forecasted for 2021 is composed of the following:

Purchase 1, Revenue Bonds, Series 2016	\$700,565
Purchase 2, Lease Purchase, Series 2016	<u>\$613,658</u>
Total	\$1,314,223
Principal expense forecasted for 2021 is comprised of the following:	
Purchase 1 Revenue Bonds Series 2016	\$446,692
Purchase 2 Lease Purchase Series 2016 —	\$613,658
Total	\$1,060,350

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an ann an Chairm ann an A	And the first and the seed considered in the second of the	2019	2020	2021
000	Revenue			2,228,650
100	Park & Rec Enterprise Revenue	2,144,827	2,244,046	98,700
300	Recreational Program Revenues	133,066	124,900	19,500
900	44900 · Other Park & Rec Revenue	13,450	19,500	MAN TO AN ARTHUR ROOM, MANTEN THE PART OF
000	Gen'l & Administrative Revenue	49,018	47,272	40,376
2000	Total Revenue	2,340,361	2,435,718	2,387,226
	<b>BUDGET 2021</b>	Audited	Budget	Budget
and development to a new transfer and the second transfer and tr	A CONTRACTOR OF THE PROPERTY O	2019	2020	2021
0000	70000 - Expense			
0010	Accounting & Audit Fees	6,793	7,000	7,000
0050	Election Cost	0	7,500	0
0100	Auto, Vehicles & Truck	8,941	13,864	10,505
0120	Chemicals	17,104	22,500	19,000
70160	Employee Costs	25,035	22,500	36,100
70170	Employee Benefits	22,730	66,206	38,550
70180	Engineering	0	10,000	10,000
70190	G&A-Tele/Consulting/Fees/Dues	45,171	70,773	78,220
70195	Bond Marketing	1,950	1,950	2,000
70200	Insurance	34,974	50,605	107,135
70260	Legal Fees	25,666	108,000	108,000
70270	Licenses, Permits & Fees	540	1,249	1,950
70290	Community Relations/Public Relations	14,453	14,400	23,000
70330	Office Expenses	29,566	32,131	32,131 61,600
70340	Payroll Taxes	40,040	68,419	222,64
70370	Repairs & Maintenance	169,210	217,745	80,00
70400	Rent Expenses	1,311	68,934	854,32
70410	Salaries & Wages	600,086	770,712	5,40
70420	Security	3,097	2,882	333,00
70450	Utilities	300,039	279,000 20,000	35,00
74580	Contingency	1 040 700		2,065,56
70000	Total - O&M Expense	1,346,706		85,50
70350	Recreational Program Expenses	29,216 177,265	A service of the serv	AND THE RESERVE OF THE PROPERTY OF THE PROPERT
70210	Debt Service Expense	177,265	a produktivnos pro	annon er man en
70195	Revenue Bond Expense	1/1,203		
70000	Overall Total Expense	1,553,187		
	BUDGET 2021	Audited	Budget	Budget
A STATE OF THE STA	SUMMARY	2019	2020	2021

44110	Park & Rec Assessment Fee Revenue	1,916,699	2,003,884	2,103,650
70000	Park & Rec Expense	1,247,148	1,757,370	1,965,563
	Net Revenue	669,551	246,514	138,086
rangani i gi ar rahah an tatu da mata babas	Street Lightning Revenue	228,128	240,162	125,000
er som entre er i grover er en	Street Lightning Expense	99,558	99,000	100,000
	Net Revenue	128,570	141,162	25,000
44300/44 <u>9</u> 00	Recreational Program - Revenue	133,066	124,900	98,700
70350	Recreational Programs - Expense	29,216	60,500	85,500
	Net Revenue	103,851	64,400	13,200
44400	Recreational Facility Fee Revenue/Other	13,450	19,500	19,500
44400	Debt Service Expense	177,265	181,446	230,909
	Net Revenue	-163,815	-161,946	-211,409
49000	Gen'l & Administrative Revenue	49,018	47,272	40,376
an and the second secon	Over All			entre a commencia destribución de commencia de commencia de commencia de commencia de commencia de commencia d La compresión de commencia de co
Specific and specific and specific at Market Science for the science distribution	Total Revenue	2,340,361	2,435,718	2,387,226
<sub>Mary</sub> community seminarian desired and the Astronomy	Total Expense	1,553,187	2,098,316	2,381,972
	Available Reserve Funds	787,175	337,402	5,25
general or consequences of the same and the		errag generaldeka egyptek general egen ha 1884 ega e val ett egen en derekt elde eg ett bli til de dette bli t	and the second of the second o	and anti-strain and another the second second second second
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the translation processes appeal to other 200 and 60 cm in 1900 for		versite socks in commercial value and an advantage of the design of the social	MANAGEMENT COMMENTS OF THE STATE OF THE STAT	
to the second control of the second control	and the makes and an analysis and their speed speed and their speed and their speed as the speed of a factor of the speed and the speed of the speed	er annagagat e través a terra esta esta esta de la Recorda de la Recorda de la Colonia de la Recorda	man consistent from the second first contract of the second secon	

CAN III ALEX MONTE EM TRANSPORTENCISCO	BUDGET 2021	Audited	Budget	Budget
21 may 25 pg affers 1917 191 1 1 1 1 1 1 1 1		2019	2020	2021
000	Revenue	NA ANA AND AND AND AND AND AND AND AND A	and the second s	a ang a sagawa sa magalan sa sa sa 1996 in 19
100	Water Use Fees	2,089,529	2,076,463	1,991,656
200	Water Resource Fees	2,610,442	1,325,124	1,329,316
300	Water Tap Fees	286,790	232,500	232,500
000	Gen'l & Administrative Revenue	58,105	54,982	44,973
:000	Total Revenue	5,044,866	3,689,069	3,598,445
or hand to the desired and and a second age.	BUDGET 2021	Audited	Budget	Budget
ANNE STATE S	anga da kantiga da katika katika katika manakata ndaba-ah nadari ingenga kantina da banda 1909 ya 1909 katika da makata maka maka katika katik	2019	2020	2021
0000	70000 - Expense		A transfer of purple strongs for random for any strong strong property and the second	.,
0010	Accounting & Audit Fees	7,925	8,000	8,000
0050	Election Cost	O a series and a s	8,750	0
0100	Auto, Vehicles & Truck	11,257	22,114	19,170
0120	Chemicals	14,777	30,700	30,700
0122	Cherokee Water	62,563	335,233	335,233
0160	Employee Costs	12,006	20,972	26,700
0170	Employee Benefits	55,863	76,028	89,950
0180	Engineering	86,089	170,000	170,000
0190	G&A-Tele/Consulting/Fees/Dues	25,441	45,199	45,930
70195	Bond Marketing	2,275	2,275	2,275
70200	Insurance	39,302	53,277	109,215
70260	Legal Fees	106,839	276,000	208,000
70270	Licenses, Permits & Fees	2,370	26,250	27,250
70280	Locating Service	1,680	1,500	40,000
70290	Community Relations/Public Relations	16,861	21,800	21,800
70330	Office Expenses	21,473	24,320	28,000
70340	Payroll Taxes	28,670	25,670	32,500
70370	Repairs & Maintenance	191,130	178,000	200,000
70400	Rent Expenses	1,530	1,840	Comment of the commen
70410	Salaries & Wages	388,119	519,389	495,28
70420	Security	327	650	650
70440	Testing	20,104	14,500	22,000
70450	Utilities	323,869	241,200	342,00
70457	Well Monitoring	0	2,000	90,00
70460	Water Meters	19,985	15,000	30,00
70470	Woodmen Hills PFA Tap Fees	130,000	0	and the second s
74580	Contingency		72,488	72,48
70000	Total - O&M Expense	1,570,456	2,195,430	2,449,42
	BUDGET 2021	Audited	Budget	Budget
		2019	2020	2021
70240	Debt Service Expense	871,263	754,907	958,93

to the control of the	and the second of the second o	and the second of the second s	505,481
COP Lease Expense	496,681	361,346	453,456
Overall Total Expense	2,441,720	2,950,337	3,408,357
Summary	100 May 120 m per 110 a carri 100 m e e e e e e e e e e e e e e e e e e	a and a second control of the contro	Control of the second of the s
BUDGET 2021	Audited	Budget	Budget
and the second of the second o	2019	2020	2021
Total Water Use Income	2,089,529	2,076,463	1,991,656
A STATE OF THE STA	1,570,456	2,195,430	2,449,421
Net Income	519,073	-118,967	-457,764
	286,790	232,500	232,500
The state of the s	496,681	393,561	505,481
Net Tap Fee Income	-209,891	-161,061	-272,981
Total Water Resource Fees	2,610,442	1,325,124	1,329,316
Total Lease/Interest Expense	374,582	361,346	453,456
Net Water Resource Fees	2,235,860	963,778	875,860
Gen'l & Administrative Revenue	58,105	54,982	44,973
Over All	terkent at grund vinden etnemen staten i State Staten at det tre de armet 18. Etherhetide e staten a		
Total Revenue	5,044,866	3,689,069	3,598,445
Total Expense	2,441,720	2,950,337	3,408,357
Availible Reserve Funds	2,603,146	738,732	190,088
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	Overall Total Expense Summary BUDGET 2021  Total Water Use Income Total Water Use Expense Net Income  Total Water Tap Fees Total Interest Expense Net Tap Fee Income  Total Water Resource Fees Total Lease/Interest Expense Net Water Resource Fees  Gen'l & Administrative Revenue  Over All Total Revenue Total Expense	Overall Total Expense         2,441,720           Summary         Audited           BUDGET 2021         Audited           2019         2019           Total Water Use Income         2,089,529           Total Water Use Expense         1,570,456           Net Income         519,073           Total Water Tap Fees         286,790           Total Interest Expense         496,681           Net Tap Fee Income         -209,891           Total Water Resource Fees         2,610,442           Total Lease/Interest Expense         374,582           Net Water Resource Fees         2,235,860           Gen'l & Administrative Revenue         58,105           Over All         5,044,866           Total Expense         2,441,720	Overall Total Expense   2,441,720   2,950,337     Summary   BUDGET 2021   Audited   Budget

	BUDGET 2021	Audited	Budget	Budget
n s an min t ge est Ve els 11 ter		2019	2020	2021
3000	Revenue			gyala, sportaggyalay kalagasagaa kara kristatan
3100	Sewer Use Fees	2,507,713	2,562,659	2,759,930
3200	Sewer Tap Fees	615,458	332,500	292,500
9000	Gen'l & Administrative Revenue	66,986	130,228	63,000
3000	Total Revenue	3,190,156	3,025,387	3,115,430
	BUDGET 2021	Audited	Budget	Budget
90 A 40 C C C C C C C C C C C C C C C C C C	AL AND	2019	2020	2021
0000	70000 - Expense	and the state of t		
0010	Accounting & Audit Fees	7,925	8,000	8,000
0050	Election Cost	0	8,750	0
0100	Auto, Vehicles & Truck	21,391	39,586	25,077
0100	Chemicals	90,635	101,367	100,000
0120	Employee Costs	8,864	14,522	25,510
70170	Employee Benefits	45,852	64,200	58,792
and the second second second second second	AND DESCRIPTION OF A SERVICION OF A SERVICION DESCRIPTION OF THE SERVICE SERVICE SERVICE SERVICE OF THE SERVICE SERVIC	37,742	85,000	85,000
70180	Engineering	27,102	52,265	45,466
70190	G&A-Tele/Consulting/Fees/Dues	2,275	2,275	2,275
70195	Bond Marketing	26,301	45,341	93,098
70200	Insurance	n e sign e construir de partico de como como como como como como como com	0	
70250	Lease Expenses - Other	0	126,000	108,000
70260	Legal Fees	28,068	and the first of the second	NAMES OF THE PROPERTY OF THE PARTY OF THE PA
70270	Licenses, Permits & Fees	4,971	7,684	6,920
70280	Locating Service	1,680	2,200	40,000
70290	Community Relations/Public Relations	16,861	22,800	20,000
70330	Office Expenses	27,082	28,000	33,000
70340	Payroll Taxes	34,622	26,925	39,000
70370	Repairs & Maintenance	314,613	398,000	463,000
70400	Rent Expenses	1,530	1,900	O
70410	Salaries & Wages	462,708	495,428	510,285
70420	Security	327	700	700
70440	Testing	21,107	23,067	23,500
70450	Utilities	199,699	275,000	230,000
70470	Woodmen Hills PFA Tap Fees	130,000	0	
74580	Contingency	0	68,667	70,000
70000	Total - O&M Expense	1,511,354	1,899,951	1,989,897
3000 - CONTRACTOR AND A	Debt Service Expense	696,332	1,114,239	1,123,069
<b>70210</b> 70195	Revenue Bond Expense	374,582	410,867	410,867
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	COP Lease Expense	321,750	703,372	712,202
70000	Overall Total Expense	2,207,687	3,014,190	3,112,96
	Summary			
	BUDGET 2021	Audited	Budget	Budget

		2019	2020	2021
42000				er yang nyagaran sa sa sang sa sa sang
70000	Total Sewer Use Revenue	2,507,713	2,562,659	2,759,930
the program of the second second second second second	Total Sewer Use Expense	1,511,354	1,899,951	1,989,897
gy egy er - v - v too our uiter er to	Net Sewer Use Revenue	996,359	662,708	770,033
42300		AND	grammanian kanada k	non-yanarenahalahan kerasahan kerasahan bari dan basa bari berasah
70210	Total Sewer Tap Fees	615,458	332,500	292,500
A servey for tyms, days to traped and system than the	Debt Service Expense	696,332	1,114,239	1,123,069
	Net Tap Fee Revenue	-80,875	-781,739	-830,569
49000	Gen'l & Administrative Revenue	66,986	130,228	63,000
MANNO CALINOCANO	Over All			en e
en en veren en e	Total Revenue	3,190,156	3,025,387	3,115,430
gi yarang gi yananatar madak kutis kut	Total Expense	2,207,687	3,014,190	3,112,966
and a magazine of polygopole a medical framework for the second of the s	Availible Reserve Funds	982,469	11,197	2,464
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2021 Capital Improvements		
	2021	2022
WATER		
	50,000.00	
Kelocations  Kelocations	1,500,000.00	1,000,000.00
New Well @ Gulline Well Site	350,000.00	350,000.00
Pant ZMG Tank (Interior)	2,500,000.00	2,500,000.00
Keplace Transfer Puttip Station	8,750.00	
Flooring at District	200,000.00	
Hilter Plant 3 Upgrade	200,000.00	
SCADA	40,000.00	
Truck	1 400 000 000	
Water Acquisition	1,400,000.00	00 000 010 6
Total	6,248,750.00	3,000,000
WASTRWATER	2021	2022
Elooring at District	8,750.00	
Hoodworks	200,000.00	
	20,000.00	
Total	208,750.00	0.00
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# Woodmen Hills Parks and Recreation Department 2021 Capital/Budget Planning Worksheet

#	ltem	2021	2022
1	CCW/RCE - Renovation	\$1,850,000.00	\$1,850,000.00
2	Redesign Front Lobby	\$15,000.00	
3	Outdoor Fitness Equipment	\$15,000.00	
4	Pickle Ball Court	\$7,500.00	
5	Flooring at District	\$7,500.00	
6	Bathroom Balcon	\$200,000.00	

Cost for 2020 Capital/Budget Planning Worl \$2,095,000.00 \$1,850,000.00