

RED SKY RANCH METROPOLITAN DISTRICT

January 30, 2025

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
Filed electronically: dlg-filing@state.co.us

RE: Red Sky Ranch Metropolitan District 2024 Budget; LGID #19074

Attached is the 2025 Budget for the Red Sky Ranch Metropolitan District in Eagle County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on November 19, 2024. If there are any questions on the budget, please contact Mr. Kenneth J. Marchetti, telephone number 970-926-6060, Ext 8.

The mill levy certified to the County Commissioners of Eagle County is 10.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 7.069 mills for G.O. bonds; 25.000 mills for contractual obligations; 0.000 mills for refunds/abatements; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$27,420,850, the total property tax revenue is \$1,153,567.74. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,



Title: District Administrator

Enclosure(s)

RED SKY RANCH METROPOLITAN DISTRICT

2025 BUDGET MESSAGE

Red Sky Ranch Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary services of water, wastewater, streets and roadways, traffic and safety facilities, television relay and translator facilities; public park and recreation facilities and programs, storm and/or sanitary sewers and mosquito and pest control and other improvements needed for the Red Sky Ranch area.

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

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2025 BUDGET STRATEGY

Red Sky Ranch Metropolitan District has joined with Holland Creek Metropolitan District in adopting a consolidated service plan. Under this consolidated service plan, Holland Creek is acting as the “service district” and Red Sky Ranch is acting as the “financing district.” As such, Holland Creek Metropolitan District will manage the construction and operation of facilities and improvements needed for the Red Sky Ranch area and Red Sky Ranch Metropolitan District will provide funding and tax bases to support the financing plan for capital improvements.

The District is funded with a combination of property taxes and sales taxes. The sales taxes are restricted and may only be used to provide road, road safety and transportation services including related debt service. Property taxes are levied for general operating purposes, for debt service and contractual obligations. The District sets the property tax mill levy rates at an amount sufficient to provide the necessary services and fulfill the debt service and contractual obligations.

RESOLUTIONS OF RED SKY RANCH METROPOLITAN DISTRICT

TO ADOPT 2025 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE RED SKY RANCH METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors (the “Board”) of the Red Sky Ranch Metropolitan District (the “District”) has appointed a budget committee to prepare and submit a proposed 2025 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on November 19, 2024 where interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the District for the year stated above as adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent capital or significant operating expenditures forecasted for the current year are anticipated to be extended into the following year, the expenditures and offsetting change in the budgeted beginning fund balance shall be updated to reflect management’s best estimate at the time the budget is to be filed with the Colorado Division of Local Affairs.

Section 2. That the budget hereby approved and adopted shall be certified by any officer of the District or the District Administrator of the District and made a part of the public records of the District.

RESOLUTIONS OF RED SKY RANCH METROPOLITAN DISTRICT (CONTINUED)

TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE RED SKY RANCH METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Red Sky Ranch Metropolitan District (the "District"), has adopted the annual budget in accordance with the Local Government Budget Law of Colorado, on November 19, 2024, and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$274,209 and;

WHEREAS, the Board of Directors of the District finds that it is required to temporarily lower the general operating mill levy to render a refund for \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for contractual obligations from property tax revenue as approved by voters is \$685,521 and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$193,850 and;

WHEREAS, the 2024 valuation for assessment for the District, as certified by the County Assessor is \$27,420,850

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District:

Section 1. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

Section 2. That for the purposes of rendering a refund to its constituents during budget year 2024 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills.

Section 3. That for the purpose of meeting all capital expenditures of the District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

RESOLUTIONS OF RED SKY RANCH METROPOLITAN DISTRICT (CONTINUED)

TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all payments for contractual obligations of the District during the 2025 budget year, there is hereby levied a tax of 25.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 5. That for the purpose of meeting all payments for bonds and interest of the District during the 2025 budget year, there is hereby levied a tax of 7.069 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 6. That any officer of the District or the District Administrator is hereby authorized and directed to either immediately certify to the Board of County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set, or be authorized and directed to certify to the Board of County Commissioners of Eagle County, Colorado, the mill levies for the District as hereinabove determined and set based upon the final (December) certification of valuation from the County Assessor.

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RESOLUTIONS OF RED SKY RANCH METROPOLITAN DISTRICT (CONTINUED)

TO APPROPRIATE SUMS OF MONEY
(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE RED SKY RANCH METROPOLITAN DISTRICT, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors (the “Board”) of the Red Sky Ranch Metropolitan District (the “District”) has adopted the annual budget in accordance with the Local Government Budget Law, on November 19, 2024, and;

WHEREAS, the Board has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:

Current Operating Expenses	<u>\$ 251,626</u>
Total	\$ 251,626

SALES TAX SPECIAL REVENUE FUND:

Transfer to Debt Service Fund	\$ 340,670
Contingency	<u>25,000</u>
Total	\$ 365,670

DEBT SERVICE FUND:

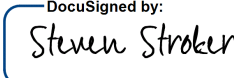
Debt Service Expenditures	\$1,719,072
Transfer	<u>28,804</u>
TOTAL DEBT SERVICE FUND:	\$1,747,876

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RESOLUTIONS OF RED SKY RANCH METROPOLITAN DISTRICT (CONTINUED)

**TO ADOPT 2025 BUDGET, SET MILL LEVIES AND
APPROPRIATE SUMS OF MONEY
(CONTINUED)**

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 19th day of November, 2024.

Officer of the District: 
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Title: Secretary

RED SKY RANCH METROPOLITAN DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALAN 01/29/25
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED
 Modified Accrual Basis

Printed:

GENERAL FUND

	2023 Audited Actual	Cal Year 2024 Forecast	2025 Approved Budget	BUDGET ASSUMPTIONS
Assessed Valuation		27,516,300	27,420,850	final AV
Mill Levy Rate		5.000	10.000	
REVENUES				
Property Tax Revenue		137,582	274,209	AV x Mill Levy
Specific Ownership Taxes		5,503	10,968	4% of Prop Tax Revenue
Interest Income	1,028	4,700	42	Est 4.5%
TOTAL REVENUES	1,028	147,785	285,219	
EXPENDITURES				
Insurance	4,220	4,000	4,400	10% Increase
Accounting & Admin				
Audit	7,400	7,800	7,800	Per Engagement Letter
Election	19	25,000	4,000	May 2025 Election
Legal - General Counsel	77,611	50,000	40,000	Legal Counsel Estimate
Legal - Special Counsel (Placeholder in 2023 & 24)	77,064	32,000	120,000	Legal Counsel Estimate
Legal - Special Counsel (Appellate Counsel)	101,056	270,000	40,000	Legal Counsel Estimate
Website	0	960	2,000	Streamline
Office Supplies	18	200	200	Based on Prior Year
Treasurer's Fees	0	4,127	8,226	3% of Prop Taxes
Contingency Allowance	-	25,000	25,000	
TOTAL EXPENDITURES	267,388	419,087	251,626	
REVENUE OVER (UNDER) EXPEND.	(266,359)	(271,302)	33,592	
OTHER SOURCES AND (USES)				
Transfer from RSR Prop Owners Assoc	186,915	225,000	125,000	Depends on Legal Fees
Transfer from Debt Service - Interest Inc & Net SO Ta	52,371	27,857	28,804	
Transfer to HCMD - Sales Tax proceeds	0		0	
Transfer to Sales Tax Fund	0			
TOTAL OTHER SOURCES AND (USES)	239,287	252,857	153,804	
FUND BALANCE - BEGINNING	46,444	19,371	926	
Reverse Contingency			-	
FUND BALANCE - ENDING	19,371	926	188,322	

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

Calculation of Capacity to Issue Bonds

Principal Outstanding on 2015 bonds	7,025,000	6,955,000	6,880,000
Principal Outstanding 2017 Bonds	1,460,000	1,385,000	1,310,000
Principal Outstanding 2024 Bonds			
Principal Outstanding 2029 Bonds			

Debt to AV Calculation

Assessed Value - Following Year		27,420,850
50% of AV (Factor per agreement)		13,710,425
Outstanding Bonds		(8,340,000)
Surplus		<u>5,370,425</u>

RED SKY RANCH METROPOLITAN DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALAN 01/29/25
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED
 Modified Accrual Basis

Printed:

SALES TAX Special Revenue Fund	2023 Audited Actual	Cal Year 2024 Forecast	2025 Approved Budget	BUDGET ASSUMPTIONS
REVENUES				
Mill Levy Equivalent of Sales Tax Revenues	22,669	14,537	14,587	Mill equivalent of sales tax
Sales Tax Revenue - 5.5% Rate	386,489	400,000	400,000	Based on Prior Year
Interest Income	40,973	46,113	36,432	Est 4.5%
TOTAL REVENUES	427,462	446,113	436,432	
EXPENDITURES				
Transfer to HCMD - Sales Tax proceeds	-	-	-	
TOTAL EXPENDITURES	-	-	-	
REVENUE OVER (UNDER) EXPEND.	427,462	446,113	436,432	
OTHER SOURCES AND (USES)				
Transfer from General Fund - Sales tax Balance	-	-	-	
Transfer to Debt Service Fund	(317,288)	(373,402)	(340,670)	Debt Svc For Roads
Contingency			(25,000)	
TOTAL OTHER SOURCES AND (USES)	(317,288)	(373,402)	(365,670)	
REVENUE OVER (UNDER) EXPEND. AFTER OTHER	110,174	72,711	70,762	
FUND BALANCE - BEGINNING	621,651	744,600	809,596	
FUND BALANCE - ENDING	731,825	817,310	880,359	

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RED SKY RANCH METROPOLITAN DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALAN 01/29/25
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED
 Modified Accrual Basis

Printed:

DEBT SERVICE FUND	2023 Audited Actual	Cal Year 2024 Forecast	2025 Approved Budget	BUDGET ASSUMPTIONS
Assessed Valuation	17,049,390	27,516,300	27,420,850	final AV
Change	2%	61%	0%	
Services/Operations Mill Levy Rate	30.916	25.000	25.000	
Debt Service Mill Levy Rate	10.601	7.743	7.069	
	41.517	32.743	32.069	
REVENUES				
Property Taxes-IGA Service Cost	527,098	687,908	685,521	AV x Mill Levy
Property Taxes - Debt Service	180,740	213,059	193,850	AV x Mill Levy
Specific Ownership Taxes	40,633	36,039	35,175	4% of Prop Tax
Developer Capital Imp. Fee	325,989	422,745	452,650	Based on Agreement
Interest Income	35,279	27,920	29,264	Est 4.5%
TOTAL REVENUES	1,109,740	1,387,670	1,396,460	
EXPENDITURES				
Series 2015 Bond Interest	343,156	341,413	338,700	Bond Schedule
Series 2017 Bond Interest	49,316	47,499	44,320	Bond Schedule
Series 2024 Bond Interest		-	0	
Series 2029 Bond Interest				
Series 2015 Bond Principal	45,000	70,000	75,000	
Series 2017 Bond Principal	60,000	75,000	75,000	
Series 2024 Bond Principal		-	0	
Series 2029 Bond Principal				
Bond Paying Agent Fees	550	550	1,500	
Transfer Prop Taxes to HCMD - Service Oblig	527,098	687,908	685,521	Per IGA
Transfer Prop Taxes to HCMD - Capital Oblig	0			
Transfer Developer Imp Fee-HCMD	325,989	422,745	452,650	Based on Agreement
Treasurer's Fees	21,262	27,029	26,381	3% of Prop. Taxes
Contingency for Budget	-		20,000	
TOTAL EXPENDITURES	1,372,371	1,672,144	1,719,072	
REVENUE OVER (UNDER) EXPEND.	(262,631)	(284,474)	(322,612)	
OTHER SOURCES/(USES)				
Proceeds from G.O. Bonds/Loans	-	-	-	
Cost of Issuance	-	-	-	
Transfer Bond Proceeds to HCMD	0	-	0	Per IGA
Transfer from Sale Tax Fund	317,288	342,203	340,670	
Transfer to Gen Fund- Net SO tax	(52,371)	(27,857)	(28,804)	
TOTAL OTHER SOURCES/(USES)	264,917	314,346	311,866	
FUND BALANCE - BEGINNING	618,152	620,438	650,310	
Reverse contingency				
FUND BALANCE - ENDING	620,438	650,310	639,564	
No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.	=	=	=	
Balance on RSR Bonds at Year End	8,485,000	8,340,000	8,190,000	
Balance on HC 2001 Bonds at Year End	6,310,000	6,310,000	6,310,000	
Total Combined Bond Debt at Year End	14,795,000	14,650,000	14,500,000	

Note: The Plath Obligation is conditional on the District's ability to make the payment which is under evaluation.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Eagle County, Colorado.

On behalf of the Red Sky Ranch Metropolitan District
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Red Sky Ranch Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 27,420,850
(Gross^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)


Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 27,420,850
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/9/2024 for budget/fiscal year 2025.
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>10.000</u> mills	\$ <u>274,208.50</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	\$ <u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$ 274,208.50
3. General Obligation Bonds and Interest ^J	<u>7.069</u> mills	\$ <u>193,837.99</u>
4. Contractual Obligations ^K	<u>25.000</u> mills	\$ <u>685,521.25</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ <u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ <u>-</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ <u>-</u>
	<u>0.000</u> mills	\$ <u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	42.069 mills	\$ 1,153,567.74

Contact person: Kenneth J. Marchetti Daytime phone: (970) 471-1750
(print)

Signed:  Title: District Administrator

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

Red Sky Ranch Metropolitan District

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: Refunding of the 2003 bonds which were issued to Finance District Facilities and for fulfilling the District's ongoing obligation to provide funds to the Holland Creek Metropolitan District for the costs of providing District facilities
Series: General Obligation Refunding and Improvement Bonds Series 2015
Date of Issue: April 15, 2015
Coupon rate: 3.875% to 5.00%
Maturity Date: December, 2044
Levy: 5.487
Revenue: \$150,458.20

- 2. Purpose of Issue: To finance District Facilities and for fulfilling the District's ongoing obligation to provide funds to the Holland Creek Metropolitan District for the costs of providing District Facilities.
Series: General Obligation Senior Note, Series 2017
Date of Issue: January 31, 2017
Coupon rate: 3.20%
Maturity Date: December 1, 2036
Levy: 1.582
Revenue: \$43,379.78

CONTRACTS^K:

- 3. Purpose of Contract: To provide for the implementation of principles and objectives as set forth in the Service Plan regarding financing, construction, operation and maintenance of facilities and administration of the District's affairs
Title: District Facilities Construction and Services Agreement
Date: June 8, 2001
Principal Amount:
Maturity Date: None Stated
Levy: 25.000
Revenue: \$685,521.25

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.