

REAL WELD METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**REAL WELD METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

ASSESSED VALUATION

Residential	\$ 11,250	\$ -	\$ -
Oil and Gas	89,290	36,070	55,810
Agricultural	1,130	690	670
State assessed	-	240	460
Personal property	60	60	-
	101,730	37,060	56,940
Certified Assessed Value	\$ 101,730	\$ 37,060	\$ 56,940

MILL LEVY

General	0.000	5.000	5.000
Total mill levy	0.000	5.000	5.000

PROPERTY TAXES

General	\$ -	\$ 185	\$ 285
Levied property taxes	-	185	285
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	\$ -	\$ 185	\$ 285

See summary of significant assumptions.

**REAL WELD METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,042,708	\$ 1,437,853	\$ 1,694,206
REVENUES			
Property taxes	-	185	285
Specific ownership taxes	-	7	11
Interest income	53,558	40,000	70,000
Miscellaneous revenue	584	3,161	-
Intergovernmental revenues	500,000	500,000	500,000
Total revenues	<u>554,142</u>	<u>543,353</u>	<u>570,296</u>
Total funds available	<u>1,596,850</u>	<u>1,981,206</u>	<u>2,264,502</u>
EXPENDITURES			
General and administrative			
Accounting	10,751	12,000	12,500
Auditing	-	5,500	6,000
County Treasurer's fee	-	3	4
Directors' fees	-	-	-
Dues and membership	1,013	1,200	1,400
Insurance	4,440	4,200	5,600
District management	-	2,000	2,700
Legal	8,505	8,500	11,000
Contract Services	134,288	-	-
Fees and licenses	-	-	695
Recreational camps	-	250,000	250,000
Capital outlay	-	-	1,100,000
Contingency	-	3,597	10,101
Total expenditures	<u>158,997</u>	<u>287,000</u>	<u>1,400,000</u>
Total expenditures and transfers out requiring appropriation	<u>158,997</u>	<u>287,000</u>	<u>1,400,000</u>
ENDING FUND BALANCES	<u>\$ 1,437,853</u>	<u>\$ 1,694,206</u>	<u>\$ 864,502</u>
EMERGENCY RESERVE	\$ 16,700	\$ 16,400	\$ 17,200
AVAILABLE FOR OPERATIONS	1,421,153	1,677,806	847,302
TOTAL RESERVE	<u>\$ 1,437,853</u>	<u>\$ 1,694,206</u>	<u>\$ 864,502</u>

See summary of significant assumptions.

**REAL WELD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Real Weld Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Weld on January 9, 2020 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 County on September 23 2019. The District's service area is located in Weld County.

The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements and to provide operation and maintenance of the Public Improvements and of other recreation facilities under agreements with other entities and local governments.

On November 5, 2024, the District's voters authorized total indebtedness of \$225,000,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$25,000,000 each for debt refunding, debt related to intergovernmental agreements, debt related to contracts with private parties, debt related to operations and maintenance, and debt related to directional drilling and mortgages.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$25,000,000. In the future, the District 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 District's 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 contracted.

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.

**REAL WELD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

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. For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		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 4% of the property taxes collected.

Intergovernmental Revenues

The primary sources of funds for 2026 are intergovernmental revenues. The District anticipates receiving intergovernmental revenues totaling \$500,000 to pay for operations and maintenance expenses.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to consulting services and capital acquisitions are also included in the General Fund budget.

Capital Outlay

Anticipated capital outlay expenditures are based on the potential capital projects the district may construct.

**REAL WELD METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property tax collected.

Debt and Leases

The District has no outstanding debt, nor 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.