

**GENERAL FUND**

2022 Preliminary Valuation	9,764,370.00
Mil Levy	0.0050

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2021 Audited Actual	2021 Proposed Amended	2022 Approved Budget	11/28/2022 2022 YTD Actual	2022 Projected Year End	2022 Proposed Amended	2023 Proposed Budget
<b>GENERAL FUND Revenues</b>							
42000 · Routt County Property Tax Revenues	7,880.42	7,880.42	46,434.55	46,437	46,437.37	46,437.37	48,821.85
Interest on tax collections	31.14	31.14		42	42.35	42.35	
42100 · RouttCty Specific Ownership Tax	566.24	566.24	400.00	2,721	2,900.00	2,900.00	2,000.00
Property Tax Abatements		0.00		(2,120.20)	(2,120.20)	(2,120.20)	
Abatement Interest		0.00		(105.30)	(105.30)	(105.30)	
Processing fees	9,120.00	9,120.00				0.00	
<b>Total 40000 · GENERAL FUND - Revenue</b>	<b>17,597.80</b>	<b>17,597.80</b>	<b>46,834.55</b>	<b>46,974.72</b>	<b>47,154.22</b>	<b>47,154.22</b>	<b>50,821.85</b>
<b>GENERAL FUND Expenditures</b>							
<b>60001 · ADMINISTRATIVE EXPENSES</b>							
62900 · Collection Fees (Cty Treas.)	237.36	237.36	1,393.04	1,328.65	1,328.65	1,328.65	1,464.66
60400 · Dues, Subscriptions, Fees	798.30	798.30	500.00	339.76	339.76	339.76	400.00
61300 · Insurance	5,300.00	5,300.00	7,210.00	5,100.00	5,100.00	5,100.00	6,000.00
62250 · Office Expense	1,584.85	1,584.85	3,700.00	1,048.70	1,400.00	900.00	1,500.00
Software		0.00		162.50	1,950.00	1,950.00	1,000.00
Website		0.00		250.00	350.00	350.00	600.00
62310 · Accounting Fees	13,808	13,807.53	16,000.00	17,500.58	22,000.00	22,000.00	30,000.00
Administrative Reimbursement		0.00					15,000.00
62320 · Audit Fees	4,700	4,700.00	5,500.00		5,500.00	5,500.00	5,500.00
62340 · Consulting Fees	0.00	0.00	3,000.00		0.00		3,000.00
162350 · Legal Fees	12,390.14	12,390.14	10,500.00	8,036.06	10,000.00	10,000.00	7,500.00
<b>Total Administrative Expense</b>	<b>38,818.18</b>	<b>38,818.18</b>	<b>47,803.04</b>	<b>33,766.25</b>	<b>47,968.41</b>	<b>47,468.41</b>	<b>71,964.66</b>
<b>64000 · INFRASTRUCTURE EXPENSES</b>							
64510 · Snow Removal	21,976.32	21,976.32	46,000.00	20,281.08	30,000.00	30,000.00	40,000.00
64520 · Road Repairs							20,000.00
<b>65000 · AMENITY BUILDINGS</b>							
<b>CONTINGENCY</b>						10,000.00	20,000.00
<b>Total 60000 · G &amp; A / GENERAL FUND Expenses</b>	<b>60,794.50</b>	<b>60,794.50</b>	<b>93,803.04</b>	<b>54,047.33</b>	<b>77,968.41</b>	<b>87,468.41</b>	<b>151,964.66</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(43,196.70)</b>	<b>(43,196.70)</b>	<b>(46,968.49)</b>	<b>(7,072.61)</b>	<b>(30,814.19)</b>	<b>(40,314.19)</b>	<b>(101,142.81)</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
41000 · HOA Contribution-GenFundPortion	90,000.00	90,000.00	50,000.00	50,000.00	50,000.00	50,000.00	40,000.00
Transfer (To) Other Fund (Debt Svc. Fund)	(2,000.00)	(2,000.00)					
Transfer From Other Fund (Water)							
Transfer From Other Fund (Debt Svc)							
<b>Total Other Financing Sources &amp; Uses</b>	<b>88,000.00</b>	<b>88,000.00</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>40,000.00</b>
<b>FUND BALANCE - BEGINNING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>42,882.50</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>
<b>Restricted Funds:</b>							
Emergency reserves - 3% of GF Revenues	2,000.00	2,000.00	2,905.04	2,909.24	2,914.63	2,914.63	2,724.66
Unrestricted fund balance	#REF!	#REF!	43,008.98	#REF!	#REF!	#REF!	#REF!
<b>FUND BALANCE - ENDING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>45,914.01</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>

103,494.00	62,794.50	139,717.05	2022 Appropriation	87,468.41	151,964.66	2023
(62,794.50)	(62,794.50)	(93,803.04)	2022 Expenditures	(87,468.41)	(151,964.66)	2023
40,699.50	0.00	45,914.01		0.00	0.00	

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT  
**CAPITAL PROJECTS FUND**  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2021 Audited Actual	2021 Proposed Amended	2022 Approved Budget	11/28/2022 2022 YTD Actual	2022 Projected Year End	2022 Proposed Amended	2023 Proposed Budget	
<b>CAPITAL PROJECTS Revenues</b>								
Investment Income - Project fund	175.54	175.54	0.00	3,821.57	4,900.00	4,900.00		
<b>Total 50000 · CAPITAL PROJECTS - Revenue</b>	<b>175.54</b>	<b>175.54</b>	<b>0.00</b>	<b>3,821.57</b>	<b>4,900.00</b>	<b>4,900.00</b>	<b>0.00</b>	
<b>CAPITAL PROJECTS Expenditures</b>								
roadwork 2020								
Water System Upgrades		0.00	225,000.00					
Water Meters		0.00	22,000.00					
Guard Rail Replacement	38,210.00	38,210.00	15,000.00					
Rockledge Road/Panorama Drive	39,174.82	39,174.82	1,200,000.00	721,374.03	725,000.00	725,000.00	300,000.00	
Add Well #5			30,000.00					
Amenity Buildings							25,000.00	
CONTINGENCY								
<b>Total 60000 · CAPITAL PROJECTS Expenditures</b>	<b>77,384.82</b>	<b>77,384.82</b>	<b>1,492,000.00</b>	<b>721,374.03</b>	<b>725,000.00</b>	<b>725,000.00</b>	<b>325,000.00</b>	
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(77,209.28)</b>	<b>(77,209.28)</b>	<b>(1,492,000.00)</b>	<b>(717,552.46)</b>	<b>(720,100.00)</b>	<b>(720,100.00)</b>	<b>(325,000.00)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>								
50200 · HOA Contribution to Capital Reserves	36,000.00	36,000.00	70,000.00	70,000.00	70,000.00	70,000.00	0.00	
50300 · Transfer Fee Revenue (HOA Contribution)	29,000.00	29,000.00	0.00	0.00		40,000.00	40,000.00	
Transfer IN from Bond Proceeds- 2011 series fund	102.31	102.00						
Transfer IN From Bond Proceeds- PROJECT FUND	1,394,867.50	1,394,867.50						
Transfer unused Rockledge road allocation to Debt Service Fund				(414,000.00)	(475,000.00)	(475,000.00)	300,000.00	
Transfer IN From Other Fund (Water)		0.00	25,000.00					
Temporary AJE to adjust actuals to audit 12/31/202	172,984.39	172,984.39		(172,984.39)	(172,984.39)	(172,984.39)		
<b>Total Other Financing Sources &amp; Uses</b>	<b>1,632,954.20</b>	<b>1,632,953.89</b>	<b>95,000.00</b>	<b>(516,984.39)</b>	<b>(577,984.39)</b>	<b>(537,984.39)</b>	<b>340,000.00</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>1,717,590.00</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	
Funds Allocated								
Rockledge Road	1,160,825.18	1,160,825.18	0.00	478,625.97				
Unallocated Funds	#REF!	#REF!	320,590.00	#REF!	#REF!	#REF!	#REF!	
<b>FUND BALANCE - ENDING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>320,590.00</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	
	362,620.00	77,384.82	1,812,590.00		2022 Appropriation	1,200,000.00	325,000.00	2023
	(77,384.82)	(77,384.82)	(1,492,000.00)		2022 Expenditures	(1,200,000.00)	(325,000.00)	2023
	285,235.18	0.00	320,590.00			0.00	0.00	

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT  
**WATER ENTERPRISE FUND**  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	11/28/2022							
	2021 Audited Actual	2021 Proposed Amended	2022 Approved Budget	2022 YTD Actual	2022 Projected Year End	2022 Proposed Amended	2023 Proposed Budget	
<b>45000 · WATER ENTERPRISE FUND - Revenue</b>								
47100 · Lease - Priest Creek Water Svc	9,176.28	9,176.28	9,543.00	9,336.86	9,336.86	9,336.86	9,506.81	
47200 · Water Tap Fees	147,930.00	147,930.00	98,000.00	115,353.20	132,393.20	132,393.20	60,000.00	
47300 · Water User Fees	5,263.88	5,263.88	9,240.00	7,219.89	7,439.89	7,439.89	35,000.00	
<b>Total 50000 · WATER ENTERPRISE FUND - Revenue</b>	<b>162,370.16</b>	<b>162,370.16</b>	<b>116,783.00</b>	<b>131,909.95</b>	<b>149,169.95</b>	<b>149,169.95</b>	<b>104,506.81</b>	
<b>70000 · WATER ENTERPRISE FUND Operating Expenses</b>								
70200 · Augmentation Water	4,350.00	4,350.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	
70400 · Professional Fees								
70710 · Legal	3,362.80	3,362.80	2,000.00	1,949.84	2,000.00	2,000.00	2,000.00	
70720 · Consulting	793.75	793.75		1,671.25	2,000.00	2,000.00	2,000.00	
70700 · Testing & Treatment	5,386.21	5,386.21	4,500.00	3,409.64	4,500.00	4,500.00	4,500.00	
70600 · Water Operator Services	21,777.93	21,777.93	21,900.00	18,672.95	23,000.00	23,000.00	24,000.00	
70900 · Utilities (Water Operations)	9,870.29	9,870.29	11,000.00	10,121.20	12,000.00	12,000.00	12,500.00	
71000 · Repairs & Maintenance General	15,536.04	15,536.04	30,000.00	6,838.12	15,000.00	30,000.00	15,000.00	
Repair & Maintenance Ditch & Headgates							15,000.00	
<b>CONTINGENCY</b>							20,000.00	
<b>Total Operating Expenses</b>	<b>61,077.02</b>	<b>61,077.02</b>	<b>77,600.00</b>	<b>50,863.00</b>	<b>66,700.00</b>	<b>81,700.00</b>	<b>103,200.00</b>	
<b>CAPITAL EXPENDITURES</b>								
Water System Upgrades	77,015.61	77,015.61		49,938.90	60,000.00	60,000.00	342,984.39	
Add Supply Well #5 (AKA Priest Creek Well #5)							40,000.00	
Add Steamboat Alpine Well #1								
<b>TOTAL Capital Expenditures</b>	<b>77,015.61</b>	<b>77,015.61</b>		<b>49,938.90</b>	<b>60,000.00</b>	<b>60,000.00</b>	<b>382,984.39</b>	
<b>Total 70000 · WATER ENTERPRISE FUND Expendit</b>	<b>138,092.63</b>	<b>138,092.63</b>	<b>77,600.00</b>	<b>100,801.90</b>	<b>126,700.00</b>	<b>141,700.00</b>	<b>486,184.39</b>	
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>24,277.53</b>	<b>24,277.53</b>	<b>39,183.00</b>	<b>31,108.05</b>	<b>22,469.95</b>	<b>7,469.95</b>	<b>(381,677.58)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>								
51000 · HOAContributionWaterFundPortion							100,000.00	
Transfer (To) Other Fund (General)								
Transfer IN from Other Fund (Cap. Projects)			(25,000.00)					
Transfer FROM Bond Proceeds (debt Service)	250,000.00	250,000.00						
Temporary AJE to adjust actuals to audit 12/31/20	(172,984.39)	(172,984.39)		172,984.39	172,984.39	172,984.39		
<b>Total Other Financing Sources &amp; Uses</b>	<b>77,015.61</b>	<b>77,015.61</b>	<b>(25,000.00)</b>	<b>172,984.39</b>	<b>172,984.39</b>	<b>172,984.39</b>	<b>100,000.00</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>74,527.00</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	
Allocated Capital Funds	#REF!	#REF!		#REF!	#REF!	#REF!		
Operating Funds	#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
<b>FUND BALANCE - ENDING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>88,710.00</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	
	117,070.00	138,092.63	191,310.00		2022 Appropriation	141,700.00	386,184.39	2023
	(138,092.63)	(138,092.63)	(102,600.00)		2022 Expenditures	(141,700.00)	(386,184.39)	2023
	(21,022.63)	0.00	88,710.00			0.00	0.00	

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT  
**DEBT SERVICE FUND**  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

			11/28/2022				
	2021 Audited Actual	2021 Proposed Amended	2022 Approved Budget	2022 YTD Actual	2022 Projected Year End	2022 Proposed Amended	2023 Proposed Budget
<b>55000 · DEBT SERVICE Fund - Revenue</b>							
56000 · Investment Income - Reserves	1,259.73	1,259.73	3,500.00	3,797.80	3,900.00	3,900.00	3,500.00
59000 · Assessments Revenue for Bonds	690,664.80	690,664.80	549,079.34	549,072.57	549,072.57	549,072.57	549,280.88
Early Payoff Transactions	613,698.28	613,698.28					
87000 · County Treasurer Fees	(20,719.94)	(20,719.94)					
<b>Total 55000 · DEBT SERVICE Fund - Revenue</b>	<b>1,284,902.87</b>	<b>1,284,902.87</b>	<b>552,579.34</b>	<b>552,870.37</b>	<b>552,972.57</b>	<b>552,972.57</b>	<b>552,780.88</b>
<b>85000 · DEBT SERVICE Fund Expenditures</b>							
Redeem 2011 Series Bonds	4,302,976.00	4,302,976.00					
2011 Series Bond Interest	248,496.86	248,496.86					
87000 · Interest Expense 2021 Series SID1	54,545.10	54,545.10	128,659.40	64,329.70	128,659.40	128,659.40	124,338.20
87000 · Bond Regular Principal Pmts-SID1	0.00	0.00	108,030.00	0.00	108,030.00	108,030.00	111,788.00
<b>TOTAL SID1</b>			<b>236,689.40</b>	<b>64,329.70</b>	<b>236,689.40</b>	<b>236,689.40</b>	<b>236,126.20</b>
87000 · Interest Expense 2021 Series SID2	0.00	0.00	217,389.94	137,369.12	217,389.96	217,389.96	156,821.68
87000 · Bond Regular Principal Pmts-SID2	0.00	0.00	80,500.00	0.00	80,500.00	80,500.00	141,833.00
<b>TOTAL SID2</b>			<b>297,889.94</b>	<b>137,369.12</b>	<b>297,889.96</b>	<b>297,889.96</b>	<b>298,654.68</b>
Early Payoff Principal Payments 2011 Series		0.00					
Early Payoff Principal Payments 2021 Series	381,473.00	381,473.00					
Reimburse Developer Rock Ledge Road							
Pay Down Principal Developer Note	2,000,000.00	2,000,000.00					
Cost of issuance 2021 Series bonds	413,985.00	413,985.00					
Collection Fees - DTA	9,000.00	9,000.00	9,500.00	9,056.48	9,056.48	9,056.48	9,500.00
88000 · Bond Administration Fees	2,000.00	2,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
<b>Total 85000 · DEBT SERVICE Fund Expenditures</b>	<b>7,412,475.96</b>	<b>7,412,475.96</b>	<b>549,079.34</b>	<b>215,755.30</b>	<b>548,635.84</b>	<b>548,635.84</b>	<b>549,280.88</b>
<b>REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(6,127,573.09)</b>	<b>(6,127,573.09)</b>	<b>3,500.00</b>	<b>337,115.07</b>	<b>4,336.73</b>	<b>4,336.73</b>	<b>3,500.00</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
Bond Proceeds Series 2021-A1	3,424,000.00	3,424,000.00					
Bond Proceeds Series 2021-A2	4,175,000.00	4,175,000.00					
Transfer to Project Funds	(1,644,969.80)	(1,644,969.81)					
Transfer From Other Fund (GENERAL)	2,000.00	2,000.00					
<b>Total Other Financing Sources</b>	<b>5,956,030.20</b>	<b>5,956,030.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>FUND BALANCE - BEGINNING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>572,245.75</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>
<b>Restricted Funds:</b>							
Allocation to Debt Service Reserve Fund	563,720.00	563,720.00	563,720.00	563,720.00	563,720.00	563,720.00	563,720.00
<b>Unrestricted Fund Balance</b>	<b>#REF!</b>	<b>#REF!</b>	<b>12,025.75</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>
<b>FUND BALANCE - ENDING</b>	<b>#REF!</b>	<b>#REF!</b>	<b>575,745.75</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>
	9,608,027.00	9,078,165.71	561,105.00		2022 Appropriation	548,635.84	549,280.88
	(9,078,165.70)	(9,078,165.71)	(549,079.34)		2022 Expenditures	(548,635.84)	(549,280.88)
	529,861.30	0.00	12,025.66			0.00	0.00
	10,191,211.00	9,356,437.66			2022 Appropriation	1,977,804.25	1,412,429.93
	(9,356,437.65)	(9,356,437.66)			2022 Expenditures	(1,977,804.25)	(1,412,429.93)
	834,773.35	0.00				0	0