

<b>Morningview Metropolitan District</b>					
<b>General Fund Budget</b>					
<b>Year Ended 12/31/2023</b>					
<b>Modified Accrual Basis</b>					
	<b>2021</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2023</b>
	<b>12/31/2021</b>	<b>Proposed</b>	<b>10/31/2022</b>	<b>Total</b>	<b>Proposed</b>
	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 7,847	\$ 11,296	\$ 14,638	\$ 14,638	\$ 16,980
<b>REVENUES</b>					
Homeowner Fees for Operations	14,700	14,700	15,000	15,000	14,700
Property Tax - Operations & Maintenance	21,896	24,603	24,604	24,604	24,610
Specific Ownership Tax	2,571	2,706	1,919	2,559	2,461
Net investment income - delinquent property tax	6	-	11	11	-
Setup Fee	150	-	750	750	750
Status Letter Fee	100	-	500	500	500
<b>Total Revenues</b>	<b>39,424</b>	<b>42,009</b>	<b>42,784</b>	<b>43,424</b>	<b>43,021</b>
<b>EXPENDITURES</b>					
Accounting	4,499	5,000	1,928	3,000	3,000
Audit	-	-	-	-	-
Legal	3,389	5,000	3,467	5,000	5,000
District Management	4,400	4,800	4,400	4,800	5,300
Elections	-	2,500	-	-	-
Setup Fee	150	-	750	750	750
Status Letter Fee	100	-	500	500	500
Dues & subscriptions - SDA	288	300	383	383	400
Insurance	2,527	2,600	2,527	2,527	2,600
Contingency	-	100	-	-	100
Property tax collection fee - 1.5% - Operations	329	369	369	369	369
<b>Total General Management</b>	<b>15,682</b>	<b>20,669</b>	<b>14,324</b>	<b>17,329</b>	<b>18,019</b>
<b>Maintenance</b>					
Landscape maintenance	5,112	7,000	2,955	5,400	6,000
Landscape water	5,948	7,000	6,375	7,000	7,000
Landscape Repairs	925	5,000	7,561	8,000	2,000
Landscape - tree replacement	4,428	1,000	-	1,000	7,000
Electric for irrigation system	114	250	166	1,102	1,200
Stormwater Control	425	425	1,042	1,251	1,250
<b>Total Maintenance</b>	<b>16,951</b>	<b>20,675</b>	<b>18,099</b>	<b>23,753</b>	<b>24,450</b>
<b>Total Expenses</b>	<b>32,633</b>	<b>41,344</b>	<b>32,423</b>	<b>41,082</b>	<b>42,469</b>
Excess of Revenues over Expenditures	6,791	665	10,361	2,342	552
Net change in Fund Balance	6,791	665	10,361	2,342	552
<b>ENDING FUND BALANCE</b>	<b>\$ 14,638</b>	<b>\$ 11,961</b>	<b>\$ 24,999</b>	<b>\$ 16,980</b>	<b>\$ 17,532</b>
Emergency Reserve - 3% of Revenues	1,200	1,260	1,284	1,303	1,291
<b>Unrestricted Fund Balance</b>	<b>13,438</b>	<b>10,701</b>	<b>23,715</b>	<b>15,677</b>	<b>16,241</b>
Homeowners Fee	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
Homes	49	49	49	49	49
<b>Total Homeowners Fee</b>	<b>\$ 14,700</b>	<b>\$ 14,700</b>	<b>\$ 14,700</b>	<b>\$ 14,700</b>	<b>\$ 14,700</b>

<b>Morningview Metropolitan District</b>					
<b>Debt Service Fund Budget</b>					
<b>Year Ended 12/31/2023</b>					
<b>Modified Accrual Basis</b>					
	<b>2021</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2023</b>
	<b>Actual</b>		<b>10/31/2022</b>	<b>Total</b>	<b>Proposed</b>
	<b>12/31/2021</b>	<b>Budget</b>	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 21,687	\$ 31,209	\$ 31,209	\$ 31,209	\$ 48,715
<b>REVENUES</b>					
Property Tax - Debt Service	65,685	73,814	73,813	73,813	73,829
Specific Ownership Tax - Debt Service	7,714	8,120	5,759	7,679	7,383
Interest on delinquent property tax paymer	19	-	33	33	-
<b>Total Revenues</b>	<b>73,418</b>	<b>81,934</b>	<b>79,605</b>	<b>81,525</b>	<b>81,212</b>
<b>EXPENDITURES</b>					
Interest on Bond	62,911	62,911	31,456	62,911	62,911
Principal payment on bond					2,000
Property tax collection fee - Debt Service	985	1,107	1,107	1,107	1,107
<b>Total Expenditures</b>	<b>63,896</b>	<b>64,018</b>	<b>32,563</b>	<b>64,018</b>	<b>66,018</b>
Excess of Revenues over Expenditures	9,522	17,915	47,043	17,507	15,193
Net Change in Fund Balance	9,522	17,915	47,043	17,507	15,193
<b>ENDING FUND BALANCE</b>	<b>\$ 31,209</b>	<b>\$ 49,124</b>	<b>\$ 78,251</b>	<b>\$ 48,715</b>	<b>\$ 63,909</b>
<b>Bond Principal</b>					
		\$ 1,187,000			\$ 1,187,000
<b>Interest Rate</b>					
		5.30%			5.30%
<b>Annual Interest</b>					
		\$ 62,911			\$ 62,911

<b>Morningview Metropolitan District</b>	
<b>El Paso County, CO</b>	
<b>Property Taxes</b>	
<b>2022 Valuations for 2023 Taxes</b>	344
	Total Adopted
Vacant Residential Land - Market Value	200
Percentage	30.0%
Assessed Value	60
Residential Land & Improvements - Market Value	30,907,335
Percentage	6.95%
Assessed Value	2,147,880
Commercial	2,818
Percentage	29.1%
Assessed Value	820
Public Utility state value	-
Percentage	29%
Assessed Value	-
Total Assessed Value - Final as of	2,148,760
Mill Levy - General Operating & Debt Service	45.812
2022 Property Tax to be paid in 2023	\$ 98,439
<b>Tax based on Mill Levy for 2022</b>	
Operations & Maintenance	\$ 24,610
Debt Service	\$ 73,829
Total	\$ 98,439
<b>Mill Levy Charged in 2022</b>	
Operations & Maintenance	11.453
Debt Service	34.359
Total	45.812