

**Sola Metropolitan District-Institutional**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**SOLA METROPOLITAN DISTRICT INSTITUTIONAL  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	13,006	19,461	9,047
Specific ownership taxes	581	866	362
Interest income	5	-	-
Other revenue	-	-	1,091
Total revenues	<u>13,592</u>	<u>20,327</u>	<u>10,500</u>
Total funds available	<u>13,592</u>	<u>20,327</u>	<u>10,500</u>
EXPENDITURES			
General Fund	2,265	3,386	2,000
Debt Service Fund	11,327	16,941	8,500
Total expenditures	<u>13,592</u>	<u>20,327</u>	<u>10,500</u>
Total expenditures and transfers out requiring appropriation	<u>13,592</u>	<u>20,327</u>	<u>10,500</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLA METROPOLITAN DISTRICT INSTITUTIONAL  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Commercial	\$ 216,679	\$ 183,187	\$ -
State assessed	-	141,060	149,038
Personal property	-	-	758
Certified Assessed Value	\$ 216,679	\$ 324,247	\$ 149,796
<b>MILL LEVY</b>			
General	10.000	10.000	10.394
Debt Service	50.000	50.000	50.000
Total mill levy	60.000	60.000	60.394
<b>PROPERTY TAXES</b>			
General	\$ 2,167	\$ 3,242	\$ 1,557
Debt Service	10,834	16,212	7,490
Levied property taxes	13,001	19,454	9,047
Refunds and abatements	5	7	-
Budgeted property taxes	\$ 13,006	\$ 19,461	\$ 9,047
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 2,168	\$ 3,242	\$ 1,557
Debt Service	10,838	16,219	7,490
	\$ 13,006	\$ 19,461	\$ 9,047

**SOLA METROPOLITAN DISTRICT INSTITUTIONAL  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	2,168	3,242	1,557
Specific ownership taxes	97	144	62
Other revenue	-	-	381
Total revenues	<u>2,265</u>	<u>3,386</u>	<u>2,000</u>
Total funds available	<u>2,265</u>	<u>3,386</u>	<u>2,000</u>
EXPENDITURES			
County Treasurer's fee	34	49	23
Contingency	-	-	381
Transfers to other districts	2,231	3,337	1,596
Total expenditures	<u>2,265</u>	<u>3,386</u>	<u>2,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,265</u>	<u>3,386</u>	<u>2,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLA METROPOLITAN DISTRICT INSTITUTIONAL  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	10,838	16,219	7,490
Specific ownership taxes	484	722	300
Interest income	5	-	-
Other revenue	-	-	710
Total revenues	<u>11,327</u>	<u>16,941</u>	<u>8,500</u>
Total funds available	<u>11,327</u>	<u>16,941</u>	<u>8,500</u>
EXPENDITURES			
County Treasurer's fee	162	243	112
Contingency	-	-	710
Transfers to other districts	11,165	16,698	7,678
Total expenditures	<u>11,327</u>	<u>16,941</u>	<u>8,500</u>
Total expenditures and transfers out requiring appropriation	<u>11,327</u>	<u>16,941</u>	<u>8,500</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**SOLA METROPOLITAN DISTRICT - INSTITUTIONAL  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by court order on October 18, 2008, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Lafayette (the "City"), in Boulder County, Colorado.

SOLA Metropolitan District - Institutional (the "District") was organized to provide financing, design, construction, acquisition, installation and to the extent necessary, operation and maintenance of services and facilities for street improvements, safety protection, transportation, water and sanitation services. The District was organized in conjunction with SOLA Metropolitan District - Commercial. The Districts, collectively, will undertake the financing and construction of the public improvements. The Districts have entered into a Facilities Funding Construction and Operations Agreement (FFCOA) which governs the relationship between the Districts with respect to the financing, construction and operation of the public improvements. The Districts operate under a Service Plan approved by the City of Lafayette.

At its formation election held on May 6, 2008, District voters approved authorization to increase property taxes up to \$25,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. The election approved general obligation indebtedness of \$7,000,000 for street improvements, \$7,000,000 for safety protection, \$7,000,000 for water, \$7,000,000 for sanitary sewer systems, \$7,000,000 for transportation, \$7,000,000 for refinancing of District debt, and \$7,000,000 for Intergovernmental Agreements (IGA) as debt.

At the election held on May 8, 2012, District voters approved authorization to increase property taxes up to \$23,000,000, annually, as necessary, to pay for the operations and maintenance of the District. The election approved general obligation indebtedness of \$23,000,000 for street improvements, \$23,000,000 for parks and recreation, \$23,000,000 for water, \$23,000,000 for sanitary sewer systems, \$23,000,000 for transportation, \$23,000,000 for mosquito control, \$23,000,000 for safety protection, \$23,000,000 for fire protection, \$23,000,000 for television relay and translation, \$23,000,000 for refinancing of District debt, and \$23,000,000 for Intergovernmental Agreements as debt.

The Districts' service plan limits the total debt issuance of the project to \$23,000,000 total aggregate principal amount. Also, the service plan states that any debt issued by either of the Districts shall mature no later than December 31, 2048, and the maximum term cannot exceed 30 years. More than one third of the Debt authorized by the service plan will be issued to finance the construction of two parking structures serving the Commercial District. The Maximum Debt Mill Levy the District is permitted to impose is 50.000 mills for any aggregate District's Debt which exceeds fifty percent of the District's assessed valuation. For the portion of any aggregate District's Debt which is equal to or less than fifty percent of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation or rate. Additionally, the maximum operations mill levy is 10.000 mills.

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

**SOLA METROPOLITAN DISTRICT - INSTITUTIONAL  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided (continued)**

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.

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 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		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 4.0% of the property taxes collected by the General Fund and Debt Service Fund.

**SOLA METROPOLITAN DISTRICT - INSTITUTIONAL  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**General and Administrative Expenditures**

The Commercial District is the operating District; therefore, the administrative expenditures necessary to maintain the District's administrative viability such as accounting, legal, insurance, and other administrative expenditures will be incurred in the Commercial District for both Districts.

**County Treasurer's Fees**

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

**Intergovernmental Agreement with SOLA Commercial**

Per the FFCOA between the District and the Commercial District, the District will transfer its operating and debt property tax and specific ownership tax revenues, net of any applicable fees, to the Commercial District to fund operating and debt service costs.

**Debt and Leases**

The District has no debt or operating or capital leases. However, the District is party to the Senior Capital Pledge Agreement entered into on January 1, 2012, whereby the District and the Commercial District each pledge to impose a senior mill levy for the payment of their share of debt service on the Senior Bonds of the Commercial District. In addition, the District is party to the Subordinate Capital Pledge Agreement entered into on October 1, 2009, whereby the District and the Commercial District each pledge to impose a subordinate mill levy for the payment of their share of debt service on the Subordinate Bonds of the Commercial District.

**Reserves**

**Emergency Reserve**

The District anticipates transferring all of its operating revenues to the Commercial District. Therefore, the Commercial District will provide 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.**