GVR METROPOLITAN DISTRICT

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APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
BEGINNING FUND BALANCE	$ 10,986,328	$ 11,938,446	$ 12,281,001	$ 12,281,001	$ 13,324,548
500000 - REVENUE					
510000 - System Development Fees	-	-	-	-	-
520100 - Property Taxes	2,089,280	2,487,891	2,458,058	2,487,891	2,749,045
520200 - Specific Ownership Tax	94,057	124,395	79,168	120,000	137,452
530300 - Contracts & Grants	121,800	181,800	121,200	181,800	186,000
540000 - Conservation Trust Funds	104,904	104,000	50,203	96,000	96,000
550000 - Donations	-	-	-	-	-
570000 - Recreation Programs	512	600	431	650	720
571000 - Rental Activities	4,005	4,215	4,140	4,140	4,200
572000 - Investment Income	561,083	481,470	343,833	481,540	480,714
580000 - Other Income	124,583	-	12,877	12,877	-
500000 - TOTAL REVENUE	3,100,224	3,384,371	3,069,911	3,384,898	3,654,131
800100 - OPERATING TRANSFERS IN					
800110 - General Fund Transfer In	-	-	-	-	-
800130 - Community Program Fund Transfer In	-	-	-	-	-
800190 - Conservation Trust Fund Transfer In	-	-	-	-	-
800100 - TOTAL OPERATING TRANSFERS IN	-	-	-	-	-
TOTAL FUNDS AVAILABLE	14,086,552	15,322,817	15,350,912	15,665,899	16,978,679
700000 - EXPENDITURES					
710000 - Personnel Services	989,194	1,099,323	625,024	1,066,200	1,118,495
720000 - Contract Services	282,365	782,289	267,285	451,578	444,518
730000 - District Operations	22,153	49,915	25,968	23,000	27,466
740000 - Administrative Operations	157,270	278,436	269,828	187,898	263,548
750000 - Common Area Operations	352,330	761,660	255,399	447,325	1,009,950
760000 - Program Operations	239	300	145	350	300
780000 - Capital Outlay	2,000	465,000	-	165,000	395,000
790000 - Contingency	-	258,821	-	-	881,930
700000 - TOTAL EXPENDITURES	1,805,551	3,695,744	1,443,650	2,341,351	4,141,207

GVR METROPOLITAN DISTRICT

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APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
850100 - OPERATING TRANSFERS OUT					
850110 - General Fund Transfer Out	-	-	-	-	-
850130 - Community Program Fund Transfer Out	-	-	-	-	-
850190 - Conservation Trust Fund Transfer Out	-	-	-	-	-
850100 - TOTAL OPERATING TRANSFER OUT	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	1,805,551	3,695,744	1,443,650	2,341,351	4,141,207
ENDING FUND BALANCE	$ 12,281,001	$ 11,627,073	$ 13,907,262	$ 13,324,548	$ 12,837,473
EMERGENCY RESERVE	$ 49,900	$ 92,900	$ 39,200	$ 64,000	$ 101,100

GVR METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
ASSESSED VALUATION					
Residential	$136,966,600	$164,826,480	$164,826,480	$164,826,480	$165,575,210
Commercial	-	-	-	-	-
State assessed	-	-	-	-	-
Vacant land	-	-	-	-	-
Personal property	-	-	-	-	-
The primary source of revenue is property ta	136,966,600	164,826,480	164,826,480	164,826,480	165,575,210
Adjustments	-	-	-	-	-
Certified Assessed Value	$136,966,600	$164,826,480	$164,826,480	$164,826,480	$165,575,210
MILL LEVY					
General	3.250	1.344	1.344	1.344	1.947
Ballot Issue 5A (Nov. 2000)	5.000	2.000	2.000	2.000	5.000
Ballot Issue 5A (Nov. 2007)	3.750	11.750	11.750	11.750	9.656
Debt Service	0.000	0.000	0.000	0.000	0.000
Total mill levy	12.000	15.094	15.094	15.094	16.603
PROPERTY TAXES					
General	$ 2,704,448	$ 2,487,891	$ 2,458,058	$ 2,487,891	$ 2,749,045
Levied property taxes	2,704,448	2,487,891	2,458,058	2,487,891	2,749,045
BUDGETED PROPERTY TAXES					
General	$ 1,643,599	$ 2,487,891	$ 2,487,891	$ 2,487,891	$ 2,749,045
	$ 1,643,599	$ 2,487,891	$ 2,487,891	$ 2,487,891	$ 2,749,045

ASSESSED VALUES, MILL LEVIES, PROPERTY TAXES

GVR METROPOLITAN DISTRICT
GENERAL FUND
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
BEGINNING FUND BALANCE	$ 10,086,215	$ 10,951,025	$ 11,294,044	$ 11,294,044	$ 12,266,751
500000 - REVENUE					
510000 - System Development Fees	-	-	-	-	-
520100 - Property Taxes	2,089,280	2,487,891	2,458,058	2,487,891	2,749,045
520200 - Specific Ownership Tax	94,057	124,395	79,168	120,000	137,452
530300 - Contracts & Grants	-	-	-	-	-
540000 - Conservation Trust Funds	-	-	-	-	-
550000 - Donations	-	-	-	-	-
570000 - Recreation Programs	-	-	-	-	-
571000 - Rental Activities	4,005	4,215	4,140	4,140	4,200
572000 - Investment Income	560,580	480,990	343,466	480,990	480,174
580000 - Other Income	124,583	-	12,877	12,877	-
500000 - TOTAL REVENUE	2,872,505	3,097,491	2,897,710	3,105,898	3,370,871
800100 - OPERATING TRANSFERS IN					
800110 - General Fund Transfer In	-	-	-	-	-
800130 - Community Program Fund Transfer In	-	-	-	-	-
800190 - Conservation Trust Fund Transfer In	-	-	-	-	-
800100 - TOTAL OPERATING TRANSFERS IN	-	-	-	-	-
TOTAL FUNDS AVAILABLE	12,958,720	14,048,516	14,191,754	14,399,942	15,637,622
700000 - EXPENDITURES					
710000 - Personnel Services	882,376	927,200	541,670	927,200	942,273
720000 - Contract Services	280,745	767,929	262,955	442,368	427,918
730000 - District Operations	22,153	49,915	25,968	23,000	27,466
740000 - Administrative Operations	141,703	233,080	244,160	155,598	204,835
750000 - Common Area Operations	335,699	420,660	232,936	420,025	516,450
760000 - Program Operations	-	-	-	-	-
780000 - Capital Outlay	2,000	440,000	-	165,000	370,000
790000 - Contingency	-	258,821	-	-	881,930
700000 - TOTAL EXPENDITURES	1,664,676	3,097,605	1,307,690	2,133,191	3,370,871

GVR METROPOLITAN DISTRICT
GENERAL FUND
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
850100 - OPERATING TRANSFERS OUT					
850110 - General Fund Transfer Out	-	-	-	-	-
850130 - Community Program Fund Transfer Out	-	-	-	-	-
850190 - Conservation Trust Fund Transfer Out	-	-	-	-	-
850100 - TOTAL OPERATING TRANSFER OUT	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	1,664,676	3,097,605	1,307,690	2,133,191	3,370,871
ENDING FUND BALANCE	$ 11,294,044	$ 10,950,911	$ 12,884,064	$ 12,266,751	$ 12,266,751
EMERGENCY RESERVE	$ 49,900	$ 92,900	$ 39,200	$ 64,000	$ 101,100

GVR METROPOLITAN DISTRICT
COMMUNITY PROGRAM FUND
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
BEGINNING FUND BALANCE	$ -	$ -	$ -	$ -	$ -
500000 - REVENUE					
510000 - System Development Fees	-	-	-	-	-
520100 - Property Taxes	-	-	-	-	-
520200 - Specific Ownership Tax	-	-	-	-	-
530300 - Contracts & Grants	-	-	-	-	-
540000 - Conservation Trust Funds	-	-	-	-	-
550000 - Donations	-	-	-	-	-
570000 - Recreation Programs	512	600	431	650	720
571000 - Rental Activities	-	-	-	-	-
572000 - Investment Income	-	-	-	-	-
580000 - Other Income	-	-	-	-	-
500000 - TOTAL REVENUE	512	600	431	650	720
800100 - OPERATING TRANSFERS IN					
800110 - General Fund Transfer In	-	-	-	-	-
800130 - Community Program Fund Transfer In	-	-	-	-	-
800190 - Conservation Trust Fund Transfer In	-	-	-	-	-
800100 - TOTAL OPERATING TRANSFERS IN	-	-	-	-	-
TOTAL FUNDS AVAILABLE	512	600	431	650	720
700000 - EXPENDITURES					
710000 - Personnel Services	-	-	-	-	-
720000 - Contract Services	-	-	-	-	-
730000 - District Operations	-	-	-	-	-
740000 - Administrative Operations	273	300	46	300	420
750000 - Common Area Operations	-	-	-	-	-
760000 - Program Operations	239	300	145	350	300
780000 - Capital Outlay	-	-	-	-	-
790000 - Contingency	-	-	-	-	-
700000 - TOTAL EXPENDITURES	512	600	191	650	720

GVR METROPOLITAN DISTRICT
COMMUNITY PROGRAM FUND
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
850100 - OPERATING TRANSFERS OUT					
850110 - General Fund Transfer Out	-	-	-	-	-
850130 - Community Program Fund Transfer Out	-	-	-	-	-
850190 - Conservation Trust Fund Transfer Out	-	-	-	-	-
850100 - TOTAL OPERATING TRANSFER OUT	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	512	600	191	650	720
ENDING FUND BALANCE	$ -	$ -	$ 240	$ -	$ -

GVR METROPOLITAN DISTRICT
CONSERVATION TRUST FUND
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
BEGINNING FUND BALANCE	$ 891,364	$ 987,421	$ 980,140	$ 980,140	$ 1,041,780
500000 - REVENUE					
510000 - System Development Fees	-	-	-	-	-
520100 - Property Taxes	-	-	-	-	-
520200 - Specific Ownership Tax	-	-	-	-	-
530000 - Contracts & Grants	-	-	-	-	-
540000 - Conservation Trust Funds	104,904	104,000	50,203	96,000	96,000
550000 - Donations	-	-	-	-	-
570000 - Recreation Programs	-	-	-	-	-
571000 - Rental Activities	-	-	-	-	-
572000 - Investment Income	503	480	367	550	540
580000 - Other Income	-	-	-	-	-
500000 - TOTAL REVENUE	105,407	104,480	50,570	96,550	96,540
800100 - OPERATING TRANSFERS IN					
800110 - General Fund Transfer In	-	-	-	-	-
800130 - Community Program Fund Transfer In	-	-	-	-	-
800190 - Conservation Trust Fund Transfer In	-	-	-	-	-
800100 - TOTAL OPERATING TRANSFERS IN	-	-	-	-	-
TOTAL FUNDS AVAILABLE	996,771	1,091,901	1,030,710	1,076,690	1,138,320
700000 - EXPENDITURES					
710000 - Personnel Services	-	31,629	-	-	31,748
720000 - Contract Services	-	12,260	3,500	7,610	14,500
730000 - District Operations	-	-	-	-	-
740000 - Administrative Operations	-	5,850	-	-	2,850
750000 - Common Area Operations	16,631	341,000	22,463	27,300	493,500
760000 - Program Operations	-	-	-	-	-
780000 - Capital Outlay	-	25,000	-	-	25,000
790000 - Contingency	-	-	-	-	-
700000 - TOTAL EXPENDITURES	16,631	415,739	25,963	34,910	567,598

CONSERVATION TRUST FUND - PROJECTS USING COLORADO LOTTERY FUNDS PER CTF GUIDELINES

GVR METROPOLITAN DISTRICT
CONSERVATION TRUST FUND
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
850100 - OPERATING TRANSFERS OUT					
850110 - General Fund Transfer Out	-	-	-	-	-
850130 - Community Program Fund Transfer Out	-	-	-	-	-
850190 - Conservation Trust Fund Transfer Out	-	-	-	-	-
850100 - TOTAL OPERATING TRANSFER OUT	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	16,631	415,739	25,963	34,910	567,598
ENDING FUND BALANCE	$ 980,140	$ 676,162	$ 1,004,747	$ 1,041,780	$ 570,722

GVR METROPOLITAN DISTRICT
HOA SELF FUNDED
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
BEGINNING FUND BALANCE	$ 8,749	$ -	$ 6,817	$ 6,817	$ 16,017
500000 - REVENUE					
510000 - System Development Fees	-	-	-	-	-
520100 - Property Taxes	-	-	-	-	-
520200 - Specific Ownership Tax	-	-	-	-	-
530000 - Contracts & Grants	121,800	181,800	121,200	181,800	186,000
540000 - Conservation Trust Funds	-	-	-	-	-
550000 - Donations	-	-	-	-	-
570000 - Recreation Programs	-	-	-	-	-
571000 - Rental Activities	-	-	-	-	-
572000 - Investment Income	-	-	-	-	-
580000 - Other Income	-	-	-	-	-
500000 - TOTAL REVENUE	121,800	181,800	121,200	181,800	186,000
800100 - OPERATING TRANSFERS IN					
800110 - General Fund Transfer In	-	-	-	-	-
800130 - Community Program Fund Transfer In	-	-	-	-	-
800190 - Conservation Trust Fund Transfer In	-	-	-	-	-
800100 - TOTAL OPERATING TRANSFERS IN	-	-	-	-	-
TOTAL FUNDS AVAILABLE	130,549	181,800	128,017	188,617	202,017
700000 - EXPENDITURES					
710000 - Personnel Services	106,818	140,494	83,354	139,000	144,474
720000 - Contract Services	1,620	2,100	830	1,600	2,100
730000 - District Operations	-	-	-	-	-
740000 - Administrative Operations	15,294	39,206	25,622	32,000	55,443
750000 - Common Area Operations	-	-	-	-	-
760000 - Program Operations	-	-	-	-	-
780000 - Capital Outlay	-	-	-	-	-
790000 - Contingency	-	-	-	-	-
700000 - TOTAL EXPENDITURES	123,732	181,800	109,806	172,600	202,017

HOA SELF FUNDED - FUNDED WITH COLLECTIONS AND FEES CHARGED BY THE HOA

GVR METROPOLITAN DISTRICT
HOA SELF FUNDED
APPROVED 2026 BUDGET AS PROJECTED
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31

	ACTUAL 2024	BUDGET 2025	ACTUAL YTD 08/31/25	Projected 2025	Projected 2026
850100 - OPERATING TRANSFERS OUT					
850110 - General Fund Transfer Out	-	-	-	-	-
850130 - Community Program Fund Transfer Out	-	-	-	-	-
850190 - Conservation Trust Fund Transfer Out	-	-	-	-	-
850100 - TOTAL OPERATING TRANSFER OUT	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	123,732	181,800	109,806	172,600	202,017
ENDING FUND BALANCE	$ 6,817	$ -	$ 18,211	$ 16,017	$ (0)
EMERGENCY RESERVE	$ -	$ -	$ -	$ -	$ -

GVR METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District is authorized to provide for the construction of streets, water and sewer improvements, traffic and safety, and park and recreation facilities to parts of the Green Valley Ranch subdivision that is located in northeastern Denver, Colorado. The District maintains landscape improvements consisting primarily of common areas, medians and detention ponds. The District updated its service plan to include Covenent Enforcement Services. The District owns a Community/Administration building and is authorized to operate a Community Program to include primarily Youth, Teen and Adult Programs.

On May 2, 2000, the voters approved exemption to revenue limits under TABOR, commencing January 1, 2000, and a permanent waiver of the 5.5% property tax limitation under Colorado Revised Statutes. On November 13, 2007, the voters approved merging the services of the Master Homeowners Association for Green Valley Ranch and the GVR Metropolitan District. The voters also approved increasing the mill levy 11.750 mills, not-to-exceed 20.094 mills, for general operating purposes.

The District prepares its budget on the modified accrual basis of accounting.

Revenues

Property Taxes

The primary source of revenue is property taxes. The calculation of the taxes levied is displayed on page 3 at the adopted mill levy of 16.603 mills.

Specific Ownership Taxes

This revenue is based on a sharing of the collection of vehicle ownership taxes pooled by the County. Fiscal year 2026 the sharing basis was set to 5% based upon actual experience.

Interest

Interest earned on the District's available funds has been estimated based on an average received for 2025.

Expenditures

Administrative Expenditures

Administrative expenditures have been assumed, generally, to be at the same level of required services. Increases with regard to landscape systems and design have also been budgeted to accommodate potential drought conditions. With the addition of a contract to provide services for the HOA, expenditures were budgeted in the same format as the general operations.

Capital Outlay

Capital outlay expenditures planned by the District include the addition and improvement of trails, greenbelts, fences, playground and walkthroughs using Conservation Trust and General Funds. It also includes the purchase of new and/or replacement equipment and vehicle.

Debt Service

The Series 2009 General Obligation Refunding Bonds dated December 1, 2009 were paid in full in 2014. Therefore, there is currently no outstanding Debt of the District.

Reserves

The primary source of revenue is property taxes. The calculation of the taxes levied is displayed on page 3 at the adopted mill levy of 20.094 mills.

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR, which are part of the General Fund ending fund balance.

Leases

The District has several monthly operating leases for the security system, storage space and copier equipment. The District does not have any capital leases outstanding.

This information is an integral part of the accompanying forecasted budget.