# SOLARIS METROPOLITAN DISTRICT NO. 1

Filed electronically: dlg-filing@state.co.us

LGID#: 65739

January 30, 2025

Division of Local Government 1313 Sherman Street, Room 521 Denver, CO 80203

RE: Solaris Metropolitan District No. 1

Attached is the 2025 Budget for the Solaris Metropolitan District No. 1 in Eagle County, Colorado, submitted pursuant to Section 29-1-116, <u>C.R.S.</u> This Budget was adopted on October 24, 2024. If there are any questions on the budget, please contact Mr. Jon Erickson, telephone number 970-926-6060, extension 101.

The mill levy certified to the County Commissioners of Eagle County is 0.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for general obligation debt; 0.000 mills for contractual obligations; 0.000 for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a net assessed valuation of \$12,040, the total property tax revenue is \$0. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,

Jon Erickson

District Administrator

Enclosure(s)

#### SOLARIS METROPOLITAN DISTRICT NO. 1

### 2025 BUDGET MESSAGE

Solaris Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary public improvements and related operation and maintenance services as such power and authority is described in the Special District Act, and other applicable statutes.

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

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

### 2025 BUDGET STRATEGY

The District was formed in late 2006. The District has joined with Solaris Metropolitan District No. 2 and Solaris Metropolitan District No. 3 in adopting a consolidated service plan. Under this consolidated service plan, the District is the "service district" and Solaris Metropolitan District No. 2 and No. 3 are the "financing districts."

As such, the District is responsible for managing the construction and operation of facilities and improvements needed for the Solaris Metropolitan District No. 2 and No. 3 areas. For this reason, the District issued \$30,560,000 property tax revenue variable rate bonds on March 25, 2008 to be repaid with revenues pledged by Solaris Metropolitan District No. 2 and No. 3. During 2013 Solaris Metropolitan District No. 2 issued bonds and transferred the proceeds to District No. 1 and the 2008 bonds were paid off and the District has no bonds currently outstanding.

Operating expenses are funded pursuant to an Operating Agreement between Solaris Metropolitan District Nos. 1, 2 and 3. District No. 1 performs the operations and the operating expenses are funded through property tax revenues collected by the "financing" districts (No. 2 and No. 3) and paid to District No. 1. Additionally, the Developer in the District advances funds to District No. 1 for operations and then such advances are repaid as the property tax revenues are received.

### RESOLUTIONS OF SOLARIS METROPOLITAN DISTRICT NO. 1

### TO ADOPT 2025 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE SOLARIS METROPOLITAN DISTRICT NO. 1, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors of the Solaris Metropolitan District No. 1 has appointed a budget committee to prepare and submit a proposed 2025 budget at the proper time; and

WHEAREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on October 24, 2024, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Solaris Metropolitan District No. 1, Eagle County, Colorado:

- Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Solaris Metropolitan District No. 1 for the year stated above, as it may be adjusted for immaterial changes in the final certified assessed value of the District as certified by the county assessor and corresponding budget adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent specific capital expenditures budgeted and forecasted for the current year are unable to be completed by the end of the current year, the budget for such expenditures shall be transferred into next year's budget and the budgeted beginning fund balance for next year's budget shall be updated to reflect such changes.
- Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made a part of the public records of the District.

### TO SET MILL LEVIES

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE SOLARIS METROPOLITAN DISTRICT NO. 1, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors of the Solaris Metropolitan District No. 1, has adopted the annual budget in accordance with the Local Government Budget Law, on October 24, 2024 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$0.00 and;

WHEREAS, the Solaris Metropolitan District No. 1 hereby documents its intent to preserve its voter approved mill levy rate of 00.000 mills and to provide property tax relief by a temporary reduction in property taxes in accordance with C.R.S. 39-1-111.5, and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$0.00, and;

WHEREAS, the 2024 valuation for assessment for the Solaris Metropolitan District No. 1, as certified by the County Assessor is \$12,040.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Solaris Metropolitan District No. 1, EAGLE COUNTY, COLORADO:

- Section 1. That for the purposes of meeting all general operating expenses of the Solaris Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 2. That for the purposes of rendering a temporary credit/refund to its constituents during budget year 2025 there is hereby levied a temporary tax credit/mill levy reduction of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 3. That for the purpose of meeting all capital expenditures of the Solaris Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.

## TO SET MILL LEVIES (CONTINUED)

- Section 4. That for the purpose of meeting all payments for bonds and interest of the Solaris Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 5. That for the purpose of recouping refunds and abatements of the Solaris Metropolitan District No. 1 during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2024.
- Section 6. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Solaris Metropolitan District No. 1 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Solaris Metropolitan District No. 1 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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# **TO APPROPRIATE SUMS OF MONEY**

(PURSUANT TO SECTION 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE SOLARIS METROPOLITAN DISTRICT NO. 1, EAGLE COUNTY, COLORADO, FOR THE 2025 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on October 24, 2024, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOLARIS METROPOLITAN DISTRICT NO. 1, EAGLE COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

#### **GENERAL FUND:**

General and Admin Expenditures	\$130,754
Operations Expenditures	\$1,164,752
Developer Repayment	\$1,164,633
TOTAL GENERAL FUND:	\$2,460,139

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# TO ADOPT 2025 BUDGET, SET MILL LEVIES AND APPROPRIATE SUMS OF MONEY (CONTINUED)

The above resolutions to adopt the 2025 budget, set the mill levies and to appropriate sums of money were adopted this 24th day of October, 2024.

Attest:	Ryan Smith Ryan Smith (Jan 21, 2025 17:15 MST)						

Title: Chairman

# 2025 Solaris Metropolitan District #1 Budget Resolution - FINAL

Final Audit Report 2025-01-22

Created: 2025-01-21

By: Karolina Sosnowka (karolina@mwcpaa.com)

Status: Signed

Transaction ID: CBJCHBCAABAAHcRF2EFVgEcE4Ur4kLG\_aSkWwFsBQ\_P6

# "2025 Solaris Metropolitan District #1 Budget Resolution - FINAL "History

- Document created by Karolina Sosnowka (karolina@mwcpaa.com) 2025-01-21 5:17:04 PM GMT
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- Signer ryan@solarisvail.com entered name at signing as Ryan Smith 2025-01-22 0:15:46 AM GMT
- Document e-signed by Ryan Smith (ryan@solarisvail.com)
  Signature Date: 2025-01-22 0:15:48 AM GMT Time Source: server
- Agreement completed. 2025-01-22 - 0:15:48 AM GMT

#### SOLARIS METROPOLITAN DISTRICT #1 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

#### GENERAL FUND

Assessed Valuation	Cal Yr 2023 Audited <u>Actual</u>	Cal Yr 2024 Adopted <u>Budget</u>	Cal Yr 2024 Amended <u>Budget</u>	Variance Favorable (Unfav)	Cal Yr 2024 <u>Forecast</u>	8 Months Ended 08/31/23 <u>Actual</u>	8 Months Ended 08/31/23 Budget	Variance Favorable (Unfav)	Cal Yr 2025 Adopted <u>Budget</u>	
Solaris Metro Dist # 1 Solaris Metro Dist # 2 Solaris Metro Dist # 3	11,820 30,680,560 7,166,660	12,030 31,702,520 9,096,810	12,030 31,702,520 9,096,810		12,030 31,702,520 9,096,810				31,678,600	Final AV Final AV Prelim AV
Residential Service Obligation Mill Levy Residential Advance Note Mill Levy Commercial Service Obligation Mill Levy Commercial Advance Note Mill Levy	10.000 0.000 10.000 0.000	23.750 0.000 23.750 0.000	23.750 0.000 23.750 0.000		23.750 0.000 23.750 0.000				23.750 0.000 23.750 0.000	
REVENUES										
Developer Cost Recovery Advance		0	0	0	0		0	0	0	
SMD No. 2 Operations Costs Payment	315,533	767,994	786,164	0	786,164	762,183	760,314	1,869	771,176	
SMD No. 2 Advance Note Payment	0	0	0	0	0	0	0	0	0	
SMD No. 3 Operations Costs Payment	74,341	220,370	223,578	0	223,578	220,559	220,370	189	222,048	
SMD No. 3 Advance Note Payment	0	0	0	0	0	0	0	0	0	
Ice Skate Rental Income	243,495	200,000	200,000	0	200,000	154,530	138,000	16,530		Per Matt
Skate Shop Rent Income	24,311	25,041	25,041	0	25,041	14,534	16,694	(2,160)		Per Matt
Special Event Income	23,750	25,000	25,000	0	25,000	17,950	18,750	(800)	25,000	Per Matt
Miscellaneous Income	0		3,225	0	3,225	3,225	0	3,225	0	
Interest Income	6,558	1,500	15,000	0	15,000	13,502	1,000	12,502	1,500	
Total Revenues	687,988	1,239,905	1,278,008	0	1,278,008	1,186,483	1,155,128	31,355	1,295,388	
GENERAL & ADMIN EXPENDITURES								=		
Accounting	40,730	37,000	41,000	0	41,000	28,755	24,667	(4,088)	43,050	
Audit	9,600	9,500	9,500	0	9,500	0	0	0	9,350	Pre Engage Ltr
Elections	2,165	0	0	0	0	0	0	0	5,000	Bd mbr election
General Engineering	0	0	0	0	0	0	0	0	0	
Insurance	17,690	18,575	20,313	0	20,313	20,313	18,575	(1,738)	22,344	
Legal - General Counsel	10,110	15,750	15,750	0	15,750	7,034	10,500	3,466	16,500	
Website		0	1,980	0	1,980	160	0	(160)	2,460	
Miscellaneous	905	1,050	1,050	0	1,050	940	700	(240)	1,050	
Contingency	0	10,000	10,000	10,000	0	0	0	` 0	10,000	
Contributions to SMD 2 and 3	19,035	20,300	20,082	0	20,082	8,841	13,135	4,294	21,000	
TOTAL G&A EXPENDITURES	100,235	112,175	119,675	10,000	109,675	66,042	67,576	1,534	130,754	1

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

01/25/25

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GENERAL FUND - (CONTINUED)

GENERAL FOND - (CONTINUED)	Cal Yr 2023 Audited Actual	Cal Yr 2024 Adopted <u>Budget</u>	Cal Yr 2024 Amended Budget	Variance Favorable (Unfav)	Cal Yr 2024 Forecast	8 Months Ended 08/31/23 Actual	8 Months Ended 08/31/23 Budget	Variance Favorable (Unfav)	Cal Yr 2025 Adopted Budget	
OPERATING EXPENDITURES				10111111				10		
Bank Fees	0	0	0	0	0	0	0	0	0	Per Matt
Cash Short (Sales Tax not Collected)	0	0	0	0	0	0	0	0	0	Should be \$0
Credit Card Fees	9,039	8,000	8,909	0	8,909	5,409	5,333	(75)	8.750	Per Matt, 3.5% of revenue.
Insurance Expense	0	16,000	16,000	0	16,000	0	0	o′		Per Matt, half due for 22, all due for 23
Janitorial Expense / Trash	21,424	24,000	22,000	0	22,000	13,832	16,000	2,168		Bathroom/Cleaning products, based o
Plaza & Bathroom Trash Expense	11,000	12,000	12,200	0	12,200	8,200	4,050	(4,150)		Trash service
Misc Expense	0	0	0	0	, 0	0	0	0	0	
Rent & CAM	127,267	132,933	132,933	0	132,933	88,200	88,622	422	136.921	2024 plus 3% incr
Management Labor	118,750	122,312	122,312	0	122,312	79,167	81,541	2,375		Per Matt
Repairs and Maintenance	29,626	15,000	15,000	0	15,000	10,918	10,000	(918)		Per Matt
Supplies	0	1,000	500	0	500	379	667	287		Per Matt
Skate Shop Contract Labor	27,873	31,000	31,000	0	31,000	18,886	20,667	1,781		Per Matt
Skate Shop Management Fee	24,200	20,000	25,453	0	25,453	15,453	13,333	(2,120)	25,000	% of Sales
Skate Shop Supplies	11,493	1,500	2,500	0	2,500	1,768	1,000	(768)		Per Matt
Special Event Expenses	2,375	2,500	2,500	0	2,500	1,795	0	(1,795)		% of Event
Utilities - Skate Shop	2,111	1,900	2,100	0	2,100	1,450	1,267	(184)	2,100	Per Matt
Utilities - Electricity	38,104	42,451	37,500	0	37,500	21,680	28,301	6,620		Per Matt
Utilities - Gas	67,200	70,178	67,000	0	67,000	52,104	46,785	(5,318)	67,000	Per Matt, gas rates spiked in 2022, se
Utilities - Water	9,542	15,000	10,000	0	10,000	4,624	10,000	5,376	11,000	Per Matt
Utilities - Street Scapes	0	13,000	26,908	0	26,908	26,908	8,667	(18,241)	27,000	Per Matt, TOV bill, billing isn't consiste
Landscaping - Plaza	36,870	40,000	51,000	0	51,000	40,645	26,667	(13,978)	37,500	Per Matt, redid beds&irrigation in 2023
Plaza Repair & Maintenance	279,361	100,000	40,000	0	40,000	20,005	66,667	46,662		Per Matt, normal plus powdercoat ligh
Plaza Maintenance Labor	71,003	75,000	80,000	0	80,000	57,671	50,000	(7,671)	80,000	Per Matt
Public Bathroom Labor	37,668	37,000	40,000	0	40,000	26,722	24,667	(2,055)	40,000	Per Matt
Loading Dock Labor	41,436	25,000	42,000	0	42,000	27,614	16,667	(10,947)	42,000	Per Matt
Loading Dock Repair & Maintenance	126,661	10,000	30,000	0	30,000	28,905	6,667	(22,239)	30,000	Large loading dock repair in 2022-23
Art Repair & Maintenance	1,233	0	0	0	0	0	0	0	0	
Ice Rink Repair & Maintenance	26,072	60,000	35,000	0	35,000	14,591	40,000	25,409		Per Matt,
Zamboni Maint. And Fuel	1,478	1,500	2,000	0	2,000	1,890	1,000	(890)	,	Per Matt
Turf	0	150,000	0	0	0	0	75,000	75,000	150,000	Repl every 4-5 yr, defered from 2024 t
Contingency		100,000	0	0	0		66,667	66,667	79,000	
Operating Expenditures	1,121,786	1,127,274	854,815	0	854,815	568,815	710,233	141,417	1,164,752	
REVENUE OVER (UNDER) EXPEND.	(534,033)	456	303,518	10,000	313,518	551,625	377,319	174,306	(119)	0
OTHER FINANCING COURGES AND AUGS	0)									
OTHER FINANCING SOURCES and (USE				^		^	^	_		
Advance/Loan from District No. 2 Advance/Loan from District #3	0			0		0	0	0		
	0					0		0		
Transfer in from District #3 Transfer in from District #3	0			0		0		0		
	ŭ	1 107 074	1 151 015	-	854,815	ū	710 000	-	1 164 750	
Developer Advances Repayment of Developer Advances/Intere	762,581 (350,000)	1,127,274 (1,127,730)	1,154,815 (1,458,333)	(300,000) 290,000	(1,168,333)	644,035 (719,697)	710,233 (1,087,552)	(66,198) 367,855	1,164,752 (1,164,633)	
Repayment of Developer Principal from N	(330,000)	(1,127,730)	(1,456,555)	290,000	(1,100,333)	(719,097)	(1,067,552)	307,633	(1,104,033)	
Repayment of Developer Interest from Ne	0			0		0	0	0		
Advance Note Principal	0	0	0	0	0	0	0	0	0	
Advance Note Interest	0	0	0	0	0	0	0	0	0	
Transfer to Debt Service Fund	U	U	U	U	٥	U	U	U	U	
TOTAL OTHER FINANCING SOURCES	412,581	(456)	(303,518)	(10,000)	(313,518)	(75,662)	(377,319)	301,657	119	1
		, ,			, , ,		, , ,	•		
FUND BALANCE - BEGINNING	147,026	27,026	25,574	0	25,574	25,574	27,026	(1,452)	25,574	
FUND BALANCE - ENDING No assurance is provided on these financial	25,574	27,026	25,574	0	25,574	501,537	27,026	474,511	25,574	J

No assurance is provided on these financial

statements; substantially all disclosures required by GAAP omitted.

# **CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

<b>TO</b> : County Commissioners <sup>1</sup> of Eagle County				, Colorado.						
On behalf of the Solaris Metropolitan District #1										
		(taxing entity) <sup>A</sup>								
the Board of Directors										
(governing body) <sup>B</sup>										
of the Solaris Metropolitan District #1										
<b>Hereby</b> officially certifies the following mills to be		(local government) <sup>C</sup>								
levied against the taxing entity's GROSS assessed	\$	12,040								
valuation of:	of Valuation From DLG 57 <sup>E</sup> )									
Note: If the assessor certified a NET assessed valuation										
(AV) different than the GROSS AV due to a Tax Increment										
Financing (TIF) Area <sup>F</sup> the tax levies must be calculated using	\$	-G		12,040						
the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET		T <sup>G</sup> assessed valuation, Line 4 of ALUE FROM FINAL CERTIF								
assessed valuation of:	CSE VI	ASSESSOR NO LA								
<b>Submitted:</b> 12/9/2024										
(not later than Dec 15) (mm/dd/yyyy)			(yyyy)							
PURPOSE (see end notes for definitions and examples)		LEVY <sup>2</sup>		REVENUE <sup>2</sup>						
1. General Operating Expenses <sup>H</sup>		0.000	mills	\$ -						
2. <b>Minus&gt;</b> Temporary General Property Tax Cre	edit/									
Temporary Mill Levy Rate Reduction <sup>I</sup>	(0.000)	_mills	\$ -							
SUBTOTAL FOR GENERAL OPERA	TING:	(0.000)	mills	\$ -						
3. General Obligation Bonds and Interest <sup>J</sup>	0.000	mills	\$ -							
4. Contractual Obligations <sup>K</sup>	0.000	mills	\$ -							
5. Capital Expenditures <sup>L</sup>		0.000	mills	\$ -						
6. Refunds/Abatements <sup>M</sup>		0.000	mills	\$ -						
7. Other <sup>N</sup> (specify):		0.000	mills	\$ -						
		0.000	mills	\$ -						
			1							
TOTAL: Sum of General Ope Subtotal and Lines	erating 3 to 7	0.000	mills	\$ -						
Contact person:		Daytime								
(print) Jon Erickson		phone:	(970) 926	-6060 x101						
Signed:		Title:	District A	ccountant						

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

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<sup>&</sup>lt;sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

<sup>&</sup>lt;sup>2</sup> Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).