

**VALLEY CLUB POINTE METROPOLITAN DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO
2026 BUDGET MESSAGE**

DISTRICT SERVICES:

The Valley Club Pointe Metropolitan District (the “District”), organized on November 16, 2004, is authorized to provide the following services to the landowners and residents of the District:

1. The construction, operation and maintenance of a water system and other water treatment and delivery facilities and infrastructure necessary to serve the District.
2. The construction, operation and maintenance of sanitary sewer systems, drainage and detention facilities and other waste disposal facilities and infrastructure necessary to serve the District.
3. The construction, installation, acceptance, operation, maintenance, improvement, extension and repair of certain streets, driveways, parking areas, and related streetscape and street safety improvements necessary to serve the District.
4. The provision of other services, programs and facilities as provided by the Service Plan, as the same may be amended from time to time, including the extension of utilities and services to and within the boundaries of the District in order to accomplish the intentions and ends contemplated hereby.

BASIS OF ACCOUNTING:

The basis of accounting utilized in the preparation of the 2026 budget for the District is the cash method.

IMPORTANT FEATURES OF THE BUDGET:

The 2026 budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitations.

1. General Fund. The budget reflects anticipated revenues primarily from property taxes, and expenditures for general operating costs, including: accounting, legal, audit, administrative, insurance, and miscellaneous fees.
2. Debt Fund. The budget reflects anticipated revenues from property taxes and public improvement fees. Expenses include bond interest.
3. Capital Fund. The budget reflects that no revenues or expenditures are anticipated for 2026.

ANTICIPATED PROJECTS:

The District began construction projects in 2011 following the issuance of general obligation debt in 2010 and 2011 to finance same, as outlined in the Service Plan and First Amendment to the Service Plan. The District does not anticipate any additional construction projects in 2026.

**VALLEY CLUB POINTE METROPOLITAN DISTRICT
2026 BUDGET SUMMARY**

	Actual 2024	Adopted 2025	Estimated 2025	Proposed 2026
General Fund:				
Total Revenue	53,255	50,877	51,361	60,237
Total Expenditures	(20,915)	(28,312)	(20,517)	(22,364)
Net Income (Loss)	32,340	22,565	30,844	37,873
Capital Fund:				
Total Revenue	0	0	0	0
Total Expenditures	0	0	0	0
Net Income (Loss)	0	0	0	0
Debt Fund:				
Total Revenue	549,548	791,021	764,918	871,923
Total Expenditures	(582,816)	(813,520)	(795,703)	(907,707)
Net Income (Loss)	(33,268)	(22,499)	(30,785)	(35,784)
Combined Funds:				
Total Revenue	602,803	841,898	816,279	932,160
Total Expenditures	(603,731)	(841,832)	(816,220)	(930,071)
Net Income (Loss)	(929)	66	59	2,089
Fund Balance End of Year:				
General	10,865	10,096	10,774	10,647
Capital	0	0	0	0
Debt	281	392	545	2,713
Total	11,146	10,488	11,319	13,360
Assessed Value	9,569,610	9,500,410	9,500,410	11,522,466
Mill Levies:				
General	5.000	5.000	5.000	5.000
Debt	25.000	50.000	50.000	50.000
Total	30.000	55.000	55.000	55.000

VALLEY CLUB POINTE METROPOLITAN DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

2026 BUDGET
GENERAL FUND

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026
Revenue:				
Property Taxes	47,453	47,502	46,364	57,612
Specific Ownership Taxes	2,727	3,250	2,430	2,500
Arapahoe Cty PP Exempt	2,913		2,435	
Interest Income	161	125	132	125
Total Revenue	53,255	50,877	51,361	60,237
Expenditures:				
General Government				
Accounting	4,070	4,100	4,129	4,200
Legal	6,937	7,000	8,080	8,200
Audit and Administrative	7,289	7,250	6,799	7,250
Treasurer's Fees	755	712	696	864
Insurance	746	750	813	850
Interest Expense				
Contingency		1,000		1,000
Debt Service				
Developer Advance Payments				
Interest				
Capital Outlay				
Parks & Rec	1,118	7,500		
Roads				
Sewer				
Water				
Total Expenditures	20,915	28,312	20,517	22,364
Excess (Deficiency) of Revenues Over Expenditures	32,340	22,565	30,844	37,873
Other Financing Sources (Uses)				
Interfund Transfers	(33,274)	(22,500)	(31,000)	(38,000)
Developer Advance	-			-
Bond Proceeds	-			
Total Other Financing Sources (Uses)	(33,274)	(22,500)	(31,000)	(38,000)
Net Change in Fund Balance	(934)	65	(156)	(127)
Fund Balances:				
Beginning of the Year	11,799	10,865	10,930	10,774
End of the Year	\$ 10,865	\$ 10,930	\$ 10,774	\$ 10,647

VALLEY CLUB POINTE METROPOLITAN DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

2026
 CAPITAL FUND

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026
Revenue:				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Public Improvement Fees	-	-	-	-
Total Revenue	-	-	-	-
Expenditures:				
General Government				
Legal	-	-	-	-
Audit and Administrative	-	-	-	-
Treasurer's Fees	-	-	-	-
Insurance	-	-	-	-
Contingency	-	-	-	-
Debt Service				
Developer Advance Payments	-	-	-	-
Bond Interest	-	-	-	-
Capital Outlay				
Parks & Rec	-	-	-	-
Roads	-	-	-	-
Sewer	-	-	-	-
Water	-	-	-	-
Total Expenditures	-	-	-	-
Excess (Deficiency) of Revenues Over Expenditures	-	-	-	-
Other Financing Sources (Uses)				
Interfund Transfers	-	-	-	-
Developer Advance	-	-	-	-
Bond Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	-	-	-	-
Fund Balances:				
Beginning of the Year	-	-	-	-
End of the Year	\$ -	\$ -	\$ -	\$ -

VALLEY CLUB POINTE METROPOLITAN DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

2026 BUDGET
DEBT FUND

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026
Revenue:				
Property Taxes	\$ 237,266	\$ 475,021	\$ 467,187	\$ 576,123
Specific Ownership Taxes	13,637	15,500	21,901	20,000
Public Improvement Fees	296,688	300,000	275,000	275,000
Interest Income	1,956	500	830	800
Total Revenue	549,548	791,021	764,918	871,923
Expenditures:				
General Government				
Legal	-	200	-	200
Audit and Administrative	-	-	-	-
Treasurer's Fees	3,581	7,125	7,008	8,642
Debt Service				
Bond Interest Series 2010	168,000	392,500	375,000	488,000
Bond Interest Series 2020	151,235	143,695	143,695	135,865
Bond Principal Series 2010	-	-	-	-
Bond Principal Series 2020	260,000	270,000	270,000	275,000
Total Expenditures	582,816	813,520	795,703	907,707
Excess (Deficiency) of Revenues Over Expenditures	(33,268)	(22,499)	(30,785)	(35,784)
Other Financing Sources (Uses)				
Interfund Transfers	33,274	22,500	31,000	38,000
Developer Advance	-	-	-	-
Total Other Financing Sources (Uses)	33,274	22,500	31,000	38,000
Net Change in Fund Balance	5	1	215	2,216
Fund Balances:				
Beginning of the Year	276	281	282	497
End of the Year	281	282	\$ 497	\$ 2,713