

**GOLDSMITH GULCH SANITATION DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2022**

**GOLDSMITH GULCH SANITATION DISTRICT  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES / AVAILABLE	\$ 4,190,997	\$ 3,064,128	\$ 2,894,959
REVENUES			
Property taxes	350,456	368,942	393,984
Specific ownership tax	24,932	25,826	27,579
Interest income	27,154	2,236	1,690
Sewer service fees	518,081	557,500	580,000
Other revenue	10,775	12,020	2,000
Castlewood connection fees	11,979	20,399	23,000
Castlewood cost sharing - Maintenance	5,897	4,000	2,000
Castlewood cost sharing - Capital	162,664	-	-
Total revenues	<u>1,111,938</u>	<u>990,923</u>	<u>1,030,253</u>
TRANSFERS IN	<u>73,600</u>	<u>59,500</u>	<u>60,700</u>
Total funds available	<u>5,376,535</u>	<u>4,114,551</u>	<u>3,985,912</u>
EXPENDITURES			
General and administrative	198,879	173,547	255,000
Operations and maintenance	857,522	706,545	680,000
Capital projects	1,182,406	280,000	375,000
Total expenditures	<u>2,238,807</u>	<u>1,160,092</u>	<u>1,310,000</u>
TRANSFERS OUT	<u>73,600</u>	<u>59,500</u>	<u>60,700</u>
Total expenditures and transfers out requiring appropriation	<u>2,312,407</u>	<u>1,219,592</u>	<u>1,370,700</u>
ENDING FUND BALANCES / AVAILABLE	<u>\$ 3,064,128</u>	<u>\$ 2,894,959</u>	<u>\$ 2,615,212</u>
EMERGENCY RESERVE	\$ 11,300	\$ 11,900	\$ 12,700
RESERVE FOR OPERATIONS	882,570	440,046	467,500
RESERVE FOR SYSTEM REPLACEMENT	2,170,259	2,443,013	2,135,012
TOTAL RESERVE	<u>\$ 3,064,128</u>	<u>\$ 2,894,959</u>	<u>\$ 2,615,212</u>

**GOLDSMITH GULCH SANITATION DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/22

ACTUAL	ESTIMATED	BUDGET
2020	2021	2022

**ASSESSED VALUATION - Arapahoe**

Residential	\$ 66,162,907	\$ 66,380,202	\$ 69,923,349
Commercial	174,107,763	174,063,064	184,450,075
State assessed	1,855,450	2,066,610	2,021,930
Vacant land	873,329	337,481	430,466
Personal property	27,224,022	27,440,140	24,993,912
Other	140	140	140
Certified Assessed Value	\$ 270,223,611	\$ 270,287,637	\$ 281,819,872

**MILL LEVY**

General	1.500	1.500	1.500
Temporary Mill Levy Reduction	(0.216)	(0.135)	(0.102)
Refund and abatements	0.018	0.000	0.000
Total mill levy	1.302	1.365	1.398

**PROPERTY TAXES**

General	\$ 405,335	\$ 405,431	\$ 422,730
Temporary Mill Levy Reduction	(58,368)	(36,489)	(28,746)
Refund and abatements	4,864	-	-
Levied property taxes	351,831	368,942	393,984
Adjustments to actual/rounding	(1,375)	-	-
Budgeted property taxes	\$ 350,456	\$ 368,942	\$ 393,984

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 350,456</b>	<b>\$ 368,942</b>	<b>\$ 393,984</b>
	<b>\$ 350,456</b>	<b>\$ 368,942</b>	<b>\$ 393,984</b>

**GOLDSMITH GULCH SANITATION DISTRICT  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,696,339	\$ 1,027,914	\$ 1,140,763
REVENUES			
Property taxes	350,456	368,942	393,984
Specific ownership tax	24,932	25,826	27,579
Interest income	520	128	100
Other revenue	-	1,000	1,000
Total revenues	<u>375,908</u>	<u>395,896</u>	<u>422,663</u>
Total funds available	<u>2,072,247</u>	<u>1,423,810</u>	<u>1,563,426</u>
EXPENDITURES			
General and administrative			
Accounting	35,893	38,000	42,000
Audit	4,600	4,600	5,000
County Treasurer's fee	5,265	5,534	5,910
Directors' fees	5,100	3,600	4,800
Insurance and bonds	17,732	29,323	40,000
District management	68,125	30,000	70,000
District management - special	2,988	2,000	5,000
Legal services	46,151	46,000	48,000
Miscellaneous	9,981	7,000	7,000
Payroll taxes	390	276	340
Election expense	1,414	-	2,000
Contingency	-	-	22,450
SDA expense	1,240	964	2,500
GIS system	-	6,250	-
Operations and maintenance			
Engineering - basic service	63,116	50,000	65,000
Capital Projects			
Capital - Campus lift station	708,738	-	-
Total expenditures	<u>970,733</u>	<u>223,547</u>	<u>320,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>73,600</u>	<u>59,500</u>	<u>60,700</u>
Total expenditures and transfers out requiring appropriation	<u>1,044,333</u>	<u>283,047</u>	<u>380,700</u>
ENDING FUND BALANCE	<u>\$ 1,027,914</u>	<u>\$ 1,140,763</u>	<u>\$ 1,182,726</u>
EMERGENCY RESERVE	\$ 11,300	\$ 11,900	\$ 12,700
RESERVE FOR OPERATIONS	485,367	111,774	160,000
RESERVE FOR SYSTEM REPLACEMENT	531,248	1,017,090	1,010,026
TOTAL RESERVE	<u>\$ 1,027,914</u>	<u>\$ 1,140,763</u>	<u>\$ 1,182,726</u>

No assurance provided. See summary of significant assumptions.

**GOLDSMITH GULCH SANITATION DISTRICT  
ENTERPRISE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUNDS AVAILABLE	\$ 2,494,658	\$ 2,036,214	\$ 1,754,196
<b>REVENUES</b>			
Interest income	26,634	2,108	1,590
Other revenue	10,775	11,020	1,000
Sewer service fees	518,081	557,500	580,000
Castlewood connection fees	11,979	20,399	23,000
Castlewood cost sharing - maintenance	5,897	4,000	2,000
Castlewood cost sharing - capital	162,664	-	-
Total revenues	736,030	595,027	607,590
<b>TRANSFERS IN</b>			
Transfers from other funds	73,600	59,500	60,700
Total funds available	3,304,288	2,690,741	2,422,486
<b>EXPENDITURES</b>			
Operations and maintenance			
Collection fee	-	-	200
Miscellaneous	9,311	4,869	2,500
Contingency	-	-	56,985
Engineering - basic service	32,229	50,000	65,000
Billing expense	16,375	15,000	16,500
Utilities	4,621	6,000	8,000
Repairs and maintenance	5,846	12,000	25,000
R&M - Chenango lift station	32,424	5,000	20,000
R&M - Campus lift station	11,497	10,000	20,000
System operator - Guildner	102,191	120,000	130,000
Sewage treatment	579,912	433,676	270,815
Capital projects			
Capital outlay - Capital Improvements Proj	-	230,000	300,000
Capital outlay - Engineering	603	50,000	75,000
Capital - Chenango lift station	473,065	-	-
Total expenditures	1,268,074	936,545	990,000
Total expenditures and transfers out requiring appropriation	1,268,074	936,545	990,000
ENDING FUNDS AVAILABLE	\$ 2,036,214	\$ 1,754,196	\$ 1,432,486
RESERVE FOR OPERATIONS	\$ 397,203	\$ 328,273	\$ 307,500
RESERVE FOR SYSTEM REPLACEMENT	1,639,011	1,425,924	1,124,986
TOTAL RESERVE	\$ 2,036,214	\$ 1,754,196	\$ 1,432,486

No assurance provided. See summary of significant assumptions.

**GOLDSMITH GULCH SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Arapahoe County, Colorado. The District was established to provide sanitation services.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of 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. For financial statement reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

**Revenues**

**Property Taxes**

A significant source of operating revenue is 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 Information page of the budget using the adopted mill levy imposed by the District.

**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 7% of the property taxes collected by the General Fund.

**GOLDSMITH GULCH SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Sewer Treatment Revenue**

For 2022, the sewer treatment revenue is expected to be slightly higher than the prior year.

**Castlewood Connection Fees**

Per agreement with Castlewood Sanitation District (Castlewood), the District agreed to allow Castlewood to connect a limited number of properties into the District's wastewater collection system. The District anticipates the cost of this service, as defined in the agreement, to be approximately \$23,000 for 2022.

**Castlewood Cost Sharing**

The agreement with Castlewood also provides for Castlewood to share costs with the District for specific repairs and maintenances, and improvements. In 2022, the District anticipates that Castlewood's share of lift station improvements will be approximately \$2,000.

**Other Revenue**

The District may receive revenues from other sources not separately budgeted, including but not limited to reimbursements for materials or receipt of insurance claims.

**Expenditures**

**Operating Expenses**

The majority of the District's operating revenue is paid to Metro Wastewater Reclamation District, which provides the treatment of sewage collected within the District. Additional preventative maintenance expenses, such as TVing, have been included in the budget.

**Administrative Expenditures**

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**Capital Outlay**

Anticipated expenditures for capital projects are noted in the budget.

**GOLDSMITH GULCH SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District has neither outstanding debt nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2022, as defined under TABOR.

**Operating and Replacement Reserves**

The District has also provided for a reserve for future replacement of the infrastructure, as well as other future operating contingencies and improvements to the system. Such general reserve is an integral part of Ending Fund Balance/ Funds Available. Operating reserves are 50% of the total budgeted operating expenses. Replacement reserves are equal to the Ending Fund Balance/ Funds Available less all other reserves.

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