

STC METROPOLITAN DISTRICT NO. 2
2021
BUDGET MESSAGE

Attached please find a copy of the adopted 2021 budget for STC Metropolitan District No. 2.

The STC Metropolitan District No. 2 has adopted three separate funds, a General Fund to provide for general operating and maintenance expenditures; a Capital Projects Fund to provide for capital improvements to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation bonds.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2021 will be property taxes, SURA property tax increments, bond proceeds and transfers from STC Metropolitan District Nos. 1 and 3. The District intends to impose a 45.000 mill levy on the property within the District in 2021, of which 10.000 mills will be dedicated to the General Fund and the balance of 35.000 mills will be allocated to the Debt Service Fund.

STC Metropolitan District No. 2
Adopted Budget
General Fund
For the Year Ended December 31, 2021

	Actual 2019	Adopted Budget 2020	Actual 9/30/2020	Estimate 2020	Adopted Budget 2021
Beginning balance	\$ 132,598	\$ 232,077	\$ 356,242	\$ 356,242	\$ 189,885
Revenues:					
Property taxes	178	155	140	155	131
SURA Property Tax Increment	80,009	90,423	86,073	90,423	83,664
Specific ownership taxes	4,352	8,200	3,210	5,000	5,020
Developer Advance	415,711	-	-	-	-
Transfer from STCMD No. 1	40,408	68,021	67,059	70,608	110,069
Transfer from STCMD No. 3	4,648	27,389	26,955	28,498	3,637
Parking Garage Cost Share/MOB	5,598	22,000	5,432	10,498	10,632
Miscellaneous/Interest Income	7,642	2,670	2,313	4,400	3,500
Total Revenue	<u>558,546</u>	<u>218,858</u>	<u>191,182</u>	<u>209,582</u>	<u>216,653</u>
Total Funds Available	<u>691,144</u>	<u>450,935</u>	<u>547,424</u>	<u>565,824</u>	<u>406,538</u>
Expenditures:					
Accounting	30,328	25,000	31,338	35,000	30,000
Audit	10,028	11,000	14,168	14,168	15,000
Director's Fees	2,600	5,000	3,000	3,900	3,600
Insurance/SDA Dues	24,407	16,000	21,604	21,604	25,750
Election	-	1,500	3,114	3,114	-
Legal	62,183	40,000	81,414	90,000	50,000
Management	50,465	50,000	32,278	50,000	51,500
Miscellaneous	5,247	1,000	3,449	4,200	3,000
Aweida Inclusion Expense	143	-	-	150	-
O&M - Covenant Control/Comm Mgmt.	11,205	18,000	-	10,000	12,000
O&M - Field Services	-	6,500	-	-	-
O&M - Landscaping	47,913	45,000	21,557	30,000	60,000
O&M - Equipment Maintenance	-	1,500	4,310	6,000	5,000
O&M - Utilities	19,866	5,000	19,980	25,000	24,000
O&M - Roads & Sidewalks	62,348	40,000	59,447	75,000	75,000
O&M - Parking Garage	5,766	44,000	4,295	7,500	22,000
O&M - Mailboxes	-	2,000	-	-	-
O&M - Reserve	-	3,224	-	-	5,940
Treasurer's Fees	13	3	2	3	3
Payroll Taxes	199	300	230	300	300
Contingency	-	122,457	-	-	11,952
Utilities	2,191	4,000	-	-	-
Total Expenditures	<u>334,902</u>	<u>441,484</u>	<u>300,186</u>	<u>375,939</u>	<u>395,045</u>
Transfers and Reserves					
Emergency Reserve	-	9,451	-	-	11,493
Total expenditures	-	9,451	-	-	11,493
Ending balance	<u>\$ 356,242</u>	<u>\$ -</u>	<u>\$ 247,238</u>	<u>\$ 189,885</u>	<u>\$ -</u>
Assessed Valuation Gross		<u>\$ 9,195,439</u>			<u>\$ 8,506,843</u>
Assessed Valuation Increment		<u>\$ 9,179,879</u>			<u>\$ 8,493,765</u>
Assessed Valuation		<u>\$ 15,560</u>			<u>\$ 13,078</u>
Mill Levy		<u>10.000</u>			<u>10.000</u>

STC Metropolitan District No. 2
Adopted Budget
Capital Projects Fund
For the Year Ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>9/30/2020</u>	Estimate <u>2020</u>	Adopted Budget <u>2021</u>
Beginning balance	\$ -	\$ 37,298,059	\$ 44,348,790	\$ 44,348,790	\$ 35,184,836
Revenues:					
Developer Advance	10,661,225	5,000,000	-	-	-
Bond Proceeds	110,560,000	-	-	350,000	13,312,000
Premium on bonds	5,640,591	-	-	-	-
Interest Income	31,970	1,000	262,413	450,000	400,000
	<u>126,893,786</u>	<u>5,001,000</u>	<u>262,413</u>	<u>800,000</u>	<u>13,712,000</u>
Total Revenue					
	<u>126,893,786</u>	<u>5,001,000</u>	<u>262,413</u>	<u>800,000</u>	<u>13,712,000</u>
Total Funds Available	<u>126,893,786</u>	<u>42,299,059</u>	<u>44,611,203</u>	<u>45,148,790</u>	<u>48,896,836</u>
Expenditures:					
Accounting	8,914	5,000	-	5,000	5,000
Legal	42,520	55,000	19,219	30,000	30,000
Management	-	2,500	-	-	2,500
Miscellaneous	-	1,000	-	500	1,000
Construction Expenses	10,734,092	38,833,559	7,429,696	9,500,000	47,738,029
Developer Reimbursement	28,867,485	-	-	-	-
Developer Reimbursement - Interest	4,540,536	-	-	-	-
Cost of issuance	2,998,747	-	3,454	353,454	66,560
Transfer to debt service	35,352,702	-	-	-	-
Engineering	-	200,000	36,763	75,000	100,000
	<u>82,544,996</u>	<u>39,097,059</u>	<u>7,489,132</u>	<u>9,963,954</u>	<u>47,943,089</u>
Total expenditures					
	<u>82,544,996</u>	<u>39,097,059</u>	<u>7,489,132</u>	<u>9,963,954</u>	<u>47,943,089</u>
Ending balance	<u>\$ 44,348,790</u>	<u>\$ 3,202,000</u>	<u>\$ 37,122,071</u>	<u>\$ 35,184,836</u>	<u>\$ 953,747</u>

STC Metropolitan District No. 2
Adopted Budget
Debt Service Fund
For the Year Ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>9/30/2020</u>	Estimate <u>2020</u>	Adopted Budget <u>2021</u>
Beginning balance	\$ 3,248,690	\$ 13,630,586	\$ 13,308,440	\$ 13,308,440	\$ 11,792,285
Revenues:					
Property taxes	625	545	489	545	458
SURA Property Tax Increment	1,790,393	2,199,911	2,245,971	2,320,971	2,259,524
Specific Ownership Taxes	15,231	19,064	11,236	19,064	19,064
Transfer from Capital Projects	35,352,702	-	-	-	-
Transfer from STCMD No. 1	202,048	358,148	335,287	353,037	568,231
Transfer from STCMD No. 3	9,592	27,389	53,911	58,686	10,460
Interest income	90,152	18,000	90,910	110,000	90,000
	<u>37,460,743</u>	<u>2,623,057</u>	<u>2,737,804</u>	<u>2,862,303</u>	<u>2,947,737</u>
Total Revenue					
	<u>37,460,743</u>	<u>2,623,057</u>	<u>2,737,804</u>	<u>2,862,303</u>	<u>2,947,737</u>
Total Funds Available	<u>40,709,433</u>	<u>16,253,643</u>	<u>16,046,244</u>	<u>16,170,743</u>	<u>14,740,022</u>
Expenditures:					
Bond Interest - 2015A	4,601,947	-	-	-	-
Bond Principal	22,795,000	-	-	-	-
Bond Interest - 2019A	-	3,905,326	1,952,663	3,905,326	4,339,250
Bond Interest - 2019B	-	469,124	-	469,124	-
Paying agent fees	4,000	8,000	-	4,000	8,000
Miscellaneous Expense	-	500	-	-	500
Treasurer's Fees	46	8	7	8	7
	<u>27,400,993</u>	<u>4,382,958</u>	<u>1,952,670</u>	<u>4,378,458</u>	<u>4,347,757</u>
Total expenditures					
	<u>27,400,993</u>	<u>4,382,958</u>	<u>1,952,670</u>	<u>4,378,458</u>	<u>4,347,757</u>
Ending balance	<u>\$ 13,308,440</u>	<u>\$ 11,870,685</u>	<u>\$ 14,093,574</u>	<u>\$ 11,792,285</u>	<u>\$ 10,392,265</u>
Assessed Valuation Gross		<u>\$ 9,195,439</u>			<u>\$ 8,506,843</u>
Assessed Valuation Increment		<u>\$ 9,179,879</u>			<u>\$ 8,493,765</u>
Assessed Valuation		<u>\$ 15,560</u>			<u>\$ 13,078</u>
Mill Levy		<u>35.000</u>			<u>35.000</u>
Total Mill Levy		<u>45.000</u>			<u>45.000</u>