



**Heritage Hills Metropolitan District**  
8390 E. Crescent Parkway, Ste. 300  
Greenwood Village, CO 80111  
(303) 779-5710 – main

## **Heritage Hills 2025 Budget Summary**

### **Summary Budget**

This page summarizes the total revenues, expenditures and transfers for 2025. At the bottom of the page are the various reserve funds along with a sum of the reserves. Similarly, transfers between the Capital Projects Fund and the General Fund vary and only occur on an as needed basis. For example, the 2024 capital project fund expenditure was \$2,400,000 but only \$942,621 was spent. This is reflected in a higher than anticipated ending fund balance for 2024 and a lower than anticipated transfer between funds. Heritage Hills Metro District chooses to budget conservatively and does not expect to spend 100% of their budgeted expenditures.

### **Property Tax Information**

This page outlines property tax revenues. Property taxes are determined by a mill levy rate set each year and the total assessed value for all of the property throughout the District. This year, the District is increasing revenues by 7% to account for inflation. The total property tax revenue anticipated for 2025 is \$2,473,074.

### **General Fund**

This page outlines the General Fund which is where the District accounts for all of its regular operational and administrative expenses. The first section is a summary of revenues inclusive of property taxes and other revenue sources.

The next section is the beginning of expenditures starting with general and administrative. Notable differences in this year's budget include an outlay for a possible election and the addition of a property manager. The District may hold an election in May, 2025 to elect Directors for the Board, and has engaged Fromm and Company for day to day property management. A \$10,000 contingency is added for unanticipated administrative costs.

Next is operations and maintenance. This is where the majority of the District's "work" occurs. For the larger expenditure lines (Landscaping, Fence and sign maintenance, Street maintenance, Recreational expense, Gated entrance) there are additional budgets on the following page. This page shows total expenditures of \$2,696,035 for the General Fund with a transfer of \$1,920,000 to the Capital Projects Fund totaling \$4,616,035 in expenditures for 2024. This transfer to the capital projects fund is for projects broken out on page 6.

### **General Fund Expenditure Details**

This page contains detailed sub-budgets for some of the larger expenditures noted under the operations and maintenance portion of the general fund.

## Landscaping

BrightView is the District's primary landscaper. Tree care is subcontracted to Tree Pros who offer more organic options for herbicides and pesticides. There are additional line items for projects with a variable annual cost including annual color (flowers), deep root fertilization, and mulch topdressing. These services are not always provided every year, but are budgeted for in case they are needed.

## Fence and Sign Maintenance

The District maintains all of the monuments and street signs, and many of the fences throughout the neighborhood. The District does not incur costs for maintenance of these assets every year, but budgets for it in case repairs are needed.

## Recreational Expenses

This budget captures expenses for the recreational amenities throughout the neighborhood. The largest line item in this category is for the pool management contract and playground equipment and repairs. The pool service is contracted out to MPM Recreation who staffs and manages the pools.

## Engineering

This category exists mostly for historic record. Aside from stormwater management, the majority of the engineering work provided for the District is accounted for in the Capital Projects Fund on page 5.

## Gated Entrance

This section outlines the budget for gated entrances and security services. The District has made enhancements to the gated security system and cameras in the past two years that have come with increased maintenance costs. Those are reflected here as well as anticipated repair costs.

## **Capital Projects Fund**

The District recently developed a Capital Projects fund to account for larger community improvement projects that are planned, or being considered, by the District. Budget lines of note include *Overlook Park Improvements, Brick Walls, Streets, and Clubhouse Engineering*. The Overlook Park improvements include a proposed gazebo/shade structure and additional seating area. The Brick Wall improvements will consist of local repairs to several brick walls throughout the community as proposed by a recent engineer assessment. The line item for streets is slated for an improvement to the portion of Heritage Hills Parkway adjacent to Yosemite where considerable potholing and cracking has been identified. The Engineering line items are broken out to reflect work done on a potential clubhouse project and all other engineering work (streets, brick walls, overlook improvements, etc.)

The Heritage Hills Metropolitan District will review the budget at a special meeting on November 22, 2024 at 8:15 a.m. via Microsoft Teams. Members of the public are welcome to attend and provide public comment. Call: 720-547-5281; Conference ID: 719 806 042#

URL: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YTc0ODAyYjctMWU3Yy00YTM1LWlwYWQtYzUxYjEzMmJmNzBm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTc0ODAyYjctMWU3Yy00YTM1LWlwYWQtYzUxYjEzMmJmNzBm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d)