

# LETTER OF BUDGET TRANSMITTAL

**THIS FORM IS TO BE COMPLETED AND SUBMITTED WITH THE ADOPTED BUDGET NO LATER THAN JANUARY 31.**

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Date: \_\_\_\_\_

Attached is a copy of the \_\_\_\_\_ budget for \_\_\_\_\_  
in \_\_\_\_\_ County, submitted pursuant to Section 29-1-113, C.R.S. This budget  
was adopted on \_\_\_\_\_. If there are any questions on the budget, please  
contact \_\_\_\_\_ at \_\_\_\_\_, and \_\_\_\_\_.

I, Andrea Weaver, \_\_\_\_\_,

hereby certify that the enclosed is a true and accurate copy of the \_\_\_\_\_ Adopted Budget.

**RESOLUTION  
TO ADOPT 2021 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2021 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021,

WHEREAS, the Board of Directors of Serratoqa Falls Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 3, 2020 and interested electors 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 or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$1,493; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2020 valuation for assessment for the District as certified by the County Assessor of Larimer County is \$134,129; and

WHEREAS, at an election held on May 2<sup>nd</sup> 2006, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1 OF LARIMER COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Ridge at Harmony Road Metropolitan District No. 1 District for calendar year 2021.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2021 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2021 budget year, there is hereby levied a tax of 11.133 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2020.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2021 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," 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 2020.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2021 budget year, as detailed in the following "Certification of Tax Levies," 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 2020.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2021 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2020.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2020.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

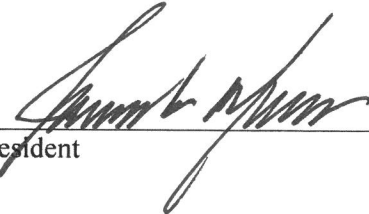
Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2020, to the Board of County Commissioners of Larimer County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Larimer County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2020 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

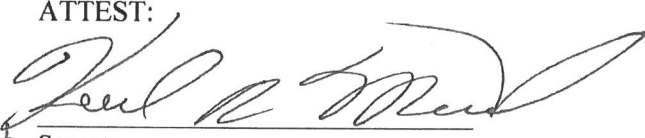
Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 3<sup>rd</sup> day of December 2020.

SERRATOGA FALLS METROPOLITAN  
DISTRICT NO. 1

  
\_\_\_\_\_  
President

ATTEST:  
  
Asst. Secretary

LETTER OF BUDGET TRANSMITTAL

Date: January \_\_, 2021

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2021 budget and budget message for SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1 in Larimer County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 3, 2020. If there are any questions on the budget, please contact:

Andrea Weaver, District Accountant  
2619 Canton Court Sute A  
Fort Collins, CO 80525  
Tel.: (970)484-0101

I, *Kenneth R. Mitchell* <sup>Asst.</sup> as Secretary of the Serratoga Falls Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2021 budget.

By: *[Signature]*

ATTACH COPY OF THE ADOPTED BUDGET AND  
THE CERTIFICATION OF TAX LEVIES

# **Serratoga Falls Metropolitan District No.1**

## **2021 Budget Message**

Serratoga Falls Metropolitan District No. 1 (SFMD #1) is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act, and was formed in May 2006. The District was established as part of a “Multiple District Structure” for the community located in the Town of Timnath, Larimer County, Colorado and is approximately 177.3 acres generally located East of Interstate 25 and Larimer County Road 5, North of Prospect Road (Larimer County Road 44), West of Larimer County Road 3, and South of Colorado Highway #14. Along with its companion District, Serratoga Falls Metropolitan District No. 3 (SFMD #3), which serves as the Financing District, SFMD #1 was organized to provide for the design, acquisition, construction and installation of both street and roadway improvements, street landscaping, signage, monuments and lighting, safety protection, park and recreation improvements, sanitation and storm drainage, water improvements, irrigation water system, and provide for the operation and maintenance of these improvements. SFMD #1 is currently in the development stage with most of the infrastructure under construction.

The District has no employees, and all services are contracted. The following budget is prepared on a modified accrual basis of accounting, which is consistent with the basis of accounting used in the District’s financial statements.

## **2021 Budget Strategy**

### **General Fund**

The District’s 2021 General Fund expenditures of \$257,060 will be funded by the developer’s advance, property taxes, intergovernmental revenue from Serratoga Falls Metro District #3, and design review fees.

### **Special Revenue Fund**

The District’s 2021 Special Revenue Fund expenditures of \$69,450 will be funded by non-potable water fees, including a fee to Serratoga Falls District No.2 for non-potable water services.

### **Capital Projects Fund**

The District’s 2021 Capital Projects Fund expenditures for public improvements will be funded by a Debt issuance. Capital Projects Fund expenditures for non-potable water system installations will be funded by Tap & Connect Fees on each developed lot.

### **TABOR**

The District has provided for an Emergency Reserve Fund equal to at least 3% of the fiscal year spending for 2021, as defined under the Taxpayer Bill of Rights (TABOR).



# Serratoga Falls District 1 2021 Budget

Modified Accrual Accounting Basis

General Fund					
	2019 Actual	2020 Estimted Actual	2020 Budget	2020 Amende d Budget	2021 Budget
<b>Beginning Fund Balance</b>	5,003	2,278	5,004		2,278
<b>Income</b>					
Fines	-	100	-		-
Developer Advance	64,536	84,051	73,500		212,332
Interest Revenue	-	-	-		-
Design Review Fees	100	5,000	5,000		5,000
Property Taxes	-	1	12,989		1,493
Specific Ownership Taxes	-	800	649		75
Water Fees	3,099	-	-		-
Intergovernmental Revenue	20,196	46,610	45,162		43,872
<b>Total Income</b>	87,931	136,562	137,300		262,772
<b>Expense</b>					
Management & Accounting Services	14,400	18,000	18,000		24,000
Mgmt Software Fee		402	-		-
Design Review Fees	100	5,000	5,000		5,000
Legal	21,657	15,000	15,000		20,000
Audit/Tax Prep		925	1,800		1,800
Election	30	1,404	2,000		-
Insurance	4,419	7,211	5,000		7,575
Treasurers Fees		0	-		30
Office	492	750	1,500		750
Dues and Compliance	695	742	-		793
Contingency		-	1,000		1,000
Utilities	9,328	3,000	3,000		4,000
Landscape Contract	8,600	55,000	55,000		167,112
Landscape Projects	3,725	-	10,000		5,000
Snow Removal	676	-	5,000		5,000
Sprinklers		1,032	10,000		10,000
Water Assessments	10,300	5,000	2,500		5,000
Utility Locates		-	-		-
Irrigation System Repairs	13,599	3,000	-		-
Irrigation System Monitoring	2,635	-	2,500		-
<b>Total Expenses</b>	90,656	116,465	137,300		257,060
<b>Excess Revenue (Expenses)</b>	(2,725)	20,097	-		5,712
<b>Ending Fund Balance</b>	<b>2,278</b>	<b>22,375</b>	<b>5,004</b>	-	<b>7,990</b>

# Serratoga Falls District 1 2021 Budget

Modified Accrual Accounting Basis

Special Revenue Fund				
	2019	2020	2020	2021
	Actual	Estimated Actual	Budget	Amended Budget
				Budget
<b>Beginning Fund Balance</b>	-	-	-	-
<b>Income</b>				
Irrigation Water Fees	-	30,000	38,350	30,000
Intergovernmental Fees	-	21,300	5,000	21,300
<b>Total Income</b>	-	51,300	43,350	51,300
<b>Expense</b>				
Management and Accounting	-	-	-	-
Contingency	-	-	3,350	-
Electric	-	12,500	15,000	12,500
Electric - Pumphouse	-	10,500	-	10,500
Water	-	5,000	5,000	5,000
Water Assessments	-	4,500	7,500	4,500
Irrigation System Repairs	-	10,766	5,000	10,766
Irrigation System Monitoring	-	3,000	7,500	3,000
Utility Locates	-	5,000	-	5,000
<b>Total Expenses</b>	-	51,266	43,350	51,266
<b>Excess Revenue (Expenses)</b>	-	34	-	34
<b>Ending Fund Balance</b>	-	<b>34</b>	-	<b>34</b>
				<b>2,034</b>

# Serratoga Falls District 1 2021 Budget

Modified Accrual Accounting Basis

Capital Projects Fund				
	2019	2020	2020	2021
	Actual	Estimated Actual	Budget	Amended Budget
				Budget
<b>Beginning Fund Balance</b>	-	-	-	-
<b>Income</b>				
Other Financing Sources	-	-	20,000,000	20,000,000
Tap Fees	-	409,591	600,000	706,822
Developer Contribution	-	83,327	-	-
Developer Advance	-	-	-	-
<b>Total Income</b>	-	492,918	20,600,000	20,706,822
<b>Expense</b>				
Engineers	-	51,446	-	-
Capital Projects Landscape	-	31,882	-	-
Tap Fee	-	409,591	600,000	706,822
Construction	-	-	20,000,000	20,000,000
<b>Total Expenses</b>	-	492,918	20,600,000	20,706,822
<b>Excess Revenue (Expenses)</b>	-	-	-	-
<b>Ending Fund Balance</b>	-	-	-	-

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

TO: County Commissioners<sup>1</sup> of Larimer County, Colorado.

On behalf of the Serratoga Falls Metropolitan District No. 1  
 (taxing entity)<sup>A</sup>  
 the Board of Directors  
 (governing body)<sup>B</sup>  
 of the Serratoga Falls Metropolitan District No. 1  
 (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 134,129 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form 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 the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 134,129 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/15/2020 for budget/fiscal year 2021  
 (no 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>	11.133 mills	\$ 1,493
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.133 mills</b>	<b>\$ 1,493</b>
3. General Obligation Bonds and Interest <sup>J</sup>	mills	\$
4. Contractual Obligations <sup>K</sup>	mills	\$
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify):	mills	\$
	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>11.133 mills</b>	<b>\$ 1,493</b>

Contact person: (print) Andrea Weaver Daytime phone: (970) 484-0101 x10  
 Signed: *Andrea Weaver* Title: District Accountant

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, CO 80203. Questions? Call DLG at (303) 864-7720.

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

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.