

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 2023 budget for _____
(name of local government)
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 Andrea Weaver at 970-484-0101 x 110, and andrea@ccgcolorado.com
(name of person) **(daytime phone)** **(mailing address)**

I, Andrea Weaver, _____,
(name) **(title)**
hereby certify that the enclosed is a true and accurate copy of the 2023 Adopted Budget.
(year)

Form DLG 54

SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1

RESOLUTION TO ADOPT 2023 BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of the Serratoga Falls Metropolitan District No. 1 (the “**District**”) has appointed Centennial Consulting Group, LLC to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2022 for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 7, 2022, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$ 132,118
Special Revenue Fund	\$ 94,000
Capital Projects Fund:	\$ <u>20,706,822</u>
Total	\$ 20,932,940

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$ 23,121
From sources other than general property tax	\$ 117,902
From general property tax	\$ <u>6,705</u>
Total	\$ 147,728

Special Revenue Fund:

From unappropriated surpluses	\$ 12,484
From sources other than general property tax	\$ 94,125
From general property tax	<u>\$ 0</u>
Total	\$ 106,609

Capital Projects Fund:

From unappropriated surpluses	\$ 176
From sources other than general property tax	\$20,706,822
From general property tax	<u>\$ 0</u>
Total	\$20,706,998

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of Serratoga Falls Metropolitan District No. 1 for the 2023 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$6,705; and

WHEREAS, the 2022 valuation for assessment of the District, as certified by the County Assessor, is \$134,102

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Serratoga Falls Metropolitan District No. 1:

1. That for the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a property tax of 50.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$6,705.

2. That the Treasurer and/or President and/or Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levy for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of

valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget so as not to impair the operations of District.

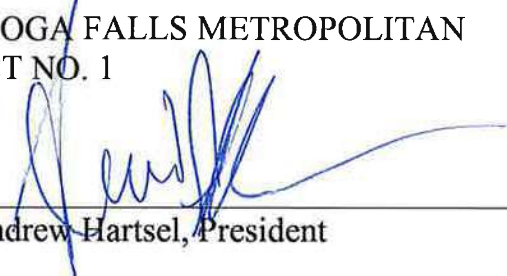
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Serratoga Falls Metropolitan District No. 1 that the following sum is hereby appropriated from the revenues for the purposes stated in the budget:

General Fund:	\$ 132,118
Special Revenue Fund:	\$ 94,000
Capital Projects Fund:	\$ <u>20,706,822</u>
Total	\$ 20,932,940

Adopted this 13th day of December 2022.

SERRATOGA FALLS METROPOLITAN
DISTRICT NO. 1

By:



Andrew Hartsel, President

ATTEST:

By:



Secretary

Serratoga Falls District 1 2023 Budget

Modified Accrual Accounting Basis

General Fund

	2021	2022	2022	2023
	Actual	Budget	Amended Budget	Budget
Beginning Fund Balance	7,971	58,365	21,113	23,121
Income				
Fines	1,150	-	3,925	-
Homeowner Operations Fees	-	-	-	500
Developer Advance	206,560	221,201	223,000	105,000
Interest Revenue	131	-	53	-
Design Review Fees	3,800	5,000	3,550	7,500
Property Taxes	1,493	1,506	1,506	6,705
Specific Ownership Taxes	113	90	108	402
Other Revenues	3,729	-	-	-
Tax Related Interest	-	-	12	-
Transfer In	72,934	67,930	65,000	-
Intergovernmental Revenue	43,806	82,973	83,790	4,500
Total Income	333,716	378,700	380,944	124,607
Expense				
<i>General and Administrative</i>				
Management & Accounting Services	25,080	42,000	42,000	10,500
Other Management Fees	-	-	3,906	-
Design Review Fees	3,800	5,000	3,450	7,500
Legal	13,240	20,000	70,687	25,000
Audit/Tax Prep	2,150	15,000	17,500	17,500
Election	-	7,500	-	2,500
Insurance	8,083	8,487	8,633	2,500
Treasurers Fees	30	30	30	134
Bad Debt Expense	-	-	40	-
Office	954	750	989	300
Dues and Compliance	840	882	909	463
Total G&A	54,177	99,649	148,144	66,397
<i>Other</i>				
Contingency	-	1,000	1,000	5,000
Total Other	-	1,000	1,000	5,000
<i>Utilities</i>				
Electric	-	-	2,318	3,000
Water	5,189	5,000	-	-
Total Utilities	5,189	5,000	2,318	3,000
<i>Landscape</i>				
Landscape Contract	167,112	183,823	172,125	25,000
Landscape Maintenance and Repairs	7,852	30,000	7,001	10,000
Landscape Projects	-	5,000	-	-
Snow Removal	1,666	5,000	6,336	5,000
Sprinklers	36,136	25,000	34,740	1,000
Water Assessments	8,853	9,000	-	-
Irrigation System Repairs	32,531	5,000	-	-
Trees/Bushes	-	-	1,167	-
Recreational Lease	5,658	5,828	6,055	6,721
Drainage Systems	1,400	1,400	-	-
Total Landscape	261,208	270,051	227,424	47,721
Transfer Out	-	-	50	10,000
Total Expenses	320,574	375,700	378,936	132,118
Excess Revenue (Expenses)	13,142	3,000	2,008	(7,511)
Ending Fund Balance	21,113	61,365	23,121	15,610

Special Revenue Fund

	2021	2022	2022	2023
	Actual	Budget	Amended Budget	Budget
Beginning Fund Balance	9,037	18,805	21,289	12,484
Income				
Irrigation Water Fees	113,868	113,868	113,601	30,000
Intergovernmental Fees	17,118	19,000	20,000	54,125
Irrigation Water Rental	3,060	-	-	-
Transfer in				10,000
Late Fees	75	-	609	-
Interest Charges	176	-	363	-
Total Income	134,297	132,868	134,573	94,125
Expense				
<i>General and Administrative</i>				
Management and Accounting	3,000	3,000	3,000	7,500
Insurance	-	-	-	4,500
Bad Debt Expense	61		19	-
Total G&A	3,061	3,000	3,019	12,000
<i>Other</i>				
Contingency	-	1,000	1,000	-
Total Other	-	1,000	1,000	-
<i>Utilities</i>				
Electric - Well Pump	10,697	12,000	13,665	20,000
Electric - Pumphouse	15,344	12,000	14,764	20,000
Water	-	7,500	-	-
Water Assessments	3,500	7,500	8,206	8,500
Total Utilities	29,541	39,000	36,635	48,500
<i>Nonpotable System</i>				
Meter Reading Software	2,691	-	2,691	2,500
Water Resource Accounting	-	-	-	4,000
Irrigation System Repairs	653	5,000	18,768	15,000
Irrigation System Monitoring	3,352	5,000	6,282	2,500
Utility Locates	8,425	10,000	7,434	7,500
Pumphouse	1,388	2,000	2,549	2,000
Total Landscape	16,509	22,000	37,724	33,500
Transfer Out	72,934	67,930	65,000	-
Total Expenses	122,045	132,930	143,378	94,000
Excess Revenue (Expenses)	12,252	(62)	(8,805)	125
Ending Fund Balance	21,289	18,743	12,484	12,609

Capital Projects Fund

	2021	2022	2022	2023
	Actual	Budget	Estimated Actual	Budget
Beginning Fund Balance	-	-	176	176
Income				
Other Financing Sources	-	20,000,000	-	20,000,000
Interest	-	-	94	-
Transfer In	-	-	50	-
Tap Fees	605,618	706,822	74,068	706,822
Developer Contribution	-	-	-	-
Developer Advance	127	-	11,374,847	-
Total Income	<u>605,745</u>	<u>20,706,822</u>	<u>11,449,059</u>	<u>20,706,822</u>
Expense				
Engineers	-	-	3,600	-
Bank Fees	-	-	160	-
<i>Landscape</i>				
Parks and Rec	-	-	960,439	-
Landscape Installation	-	-	8,079	-
Streets Sidewalks	-	-	6,906,192	-
Potable Water	-	-	1,937,745	-
Sanitary Sewer	-	-	1,360,957	-
Streetlights	-	-	271,887	-
<i>Total Landscape</i>	<u>-</u>	<u>-</u>	<u>11,445,299</u>	<u>-</u>
Tap Fee	605,569	706,822	-	706,822
Construction	-	20,000,000	-	20,000,000
Total Expenses	<u>605,569</u>	<u>20,706,822</u>	<u>11,449,059</u>	<u>20,706,822</u>
Excess Revenue (Expenses)	<u>176</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending Fund Balance	<u>176</u>	<u>-</u>	<u>176</u>	<u>176</u>

Serratoga Falls Metropolitan District No.1

2023 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.

2023 Budget Strategy

General Fund

The District’s 2023 General Fund expenditures of \$132,118 will mainly be funded by the developer’s advance and property taxes.

Special Revenue Fund

The District’s 2023 Special Revenue Fund expenditures of \$94,000 will be funded by non-potable water fees, including a fee to Serratoga Falls District No.2 and Serratoga Falls District No. 3 for non-potable water services.

Capital Projects Fund

The District’s 2023 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 2023, as defined under the Taxpayer Bill of Rights (TABOR).

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____,
(taxing entity)^A

the _____,
(governing body)^B

of the _____,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ _____ assessed valuation of: _____
(GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ _____
(NET^G 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: _____ for budget/fiscal year _____.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	<input type="text"/> mills	\$ <input type="text"/>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<input type="text"/> mills	\$ <input type="text"/>

Contact person: _____ Daytime phone: () _____
(print)

Signed: Andrea Weaver Title: _____

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.

¹ 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.
² 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^J:

- 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^K:

- 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.

Notes:

^A **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a *taxing entity* is also a geographic area formerly located within a *taxing entity*'s boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government^C.

^B **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity*'s mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

^C **Local Government** - For purposes of this line on Page 1 of the DLG 70, the *local government* is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The *local government* is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the *local government* and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the *local government* when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the *local government* if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the *local government* when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

^D **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity*'s total mills upon the *taxing entity*'s *Gross Assessed Value* found on Line 2 of Form DLG 57.

^E **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25th each year and may amend it, one time, prior to December 10th. Each entity must use the **FINAL** valuation provided by assessor when certifying a tax levy.

^F **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity*'s mill levy applied against the *taxing entity*'s gross assessed value after subtracting the *taxing entity*'s revenues derived from its mill levy applied against the net assessed value.

^G **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57. **Please Note:** A downtown development authority (DDA) may be both a *taxing entity* and have also created its own *TIF area* and/or have a URA *TIF Area* within the DDA's boundaries. As a result DDAs may both receive operating revenue from their levy applied to their certified *NET assessed value* and also receive TIF revenue generated by any *tax entity* levies overlapping the DDA's *TIF Area*, including the DDA's own operating levy.

^H General Operating Expenses (DLG 70 Page 1 Line 1)—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

^I Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity*'s levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not applicable to other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

^J General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

^K Contractual Obligation (DLG 70 Page 1 Line 4)—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

^L Capital Expenditures (DLG 70 Page 1 Line 5)—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

^M Refunds/Abatements (DLG 70 Page 1 Line 6)—The county assessor reports on the *Certification of Valuation* (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: Pursuant to Article X, Section 3 of the Colorado Constitution, if the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity*'s total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

^N Other (DLG 70 Page 1 Line 7)—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.