## LETTER OF BUDGET TRANSMITTAL

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

То:	1313 She	of Local Gorman Stree Colorado 8	t, Room 5				Date:_	1/30/20	24	
	ned is a cop Weld				(1	name of lo	cal gover	nment)	. This bud	dget
was a	dopted on	11/20/202	23		. If the	re are any	questions	s on the bu	udget, plea	ase
contac at	Dave Dr	ressler ame of per	rson)		84-0101 ytime pl	<u>ext 110</u> , anone)		d@ccgco ailing add		n
	David by certify th			true ai	nd accur		Accounta (title) <b>f the</b> 202 (year	2 <u>4</u> Adopt	ted Budge	, et.
								I	Form DLC	3 54

## JACOBY FARM METROPOLITAN DISTRICT RESOLUTION TO ADOPT 2024 BUDGET

WHEREAS, the Board of Directors (the "**Board**") of the Jacoby Farm Metropolitan District (the "**District**") has appointed Centennial Consulting Group to prepare and submit a proposed 2024 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, 2023 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 20, 2023, 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 Jacoby Farm Metropolitan District:

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

General Fund:	\$ 135,698
Debt Service Fund:	\$ 261,606
Total	\$ 397,304

2. That estimated revenues are as follows:

### General Fund:

From unappropriated surpluses	\$22,188
From sources other than general property tax	\$68,159
From general property tax	\$67,494
Total	\$157,841

### Debt Service Fund:

From unappropriated surpluses	\$2,778
From sources other than general property tax	\$5,337
From general property tax	\$256,476
Total	\$264,591

- 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 Jacoby Farm Metropolitan District for the 2024 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 \$67,494; and

WHEREAS, the amount of money from property taxes necessary to balance the budget for debt service expenses is \$256,476; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$10,798,990.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Jacoby Farm Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 6.250 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$67,494.

- 2. That for the purpose of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 23.750 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$256,476.
- 3. 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 Weld County, Colorado, the mill levies 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, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Jacoby Farm Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$135,653
Debt Service Fund:	\$261,813
Total:	\$397,466

## JACOBY FARM METROPOLITAN DISTRICT

By:	Frankie Benning Frankie Benning (Jan 30, 2024 14:16 fist)	
	President	

ATTEST:

By: NIKOLA COLOR (Jan 24, 2024 09:30 MST)
Secretary

## JACOBY FARM METROPOLITAN DISTRICT

## **2024 Budget Message**

### Introduction

The budget reflects the projected spending plan for the 2024 fiscal year based on available revenues. This budget provides for the annual debt service on the District's Capital Projects, as well as the general operation of the District.

The District's assessed value increased to \$10,798,990 for the 2024 budget year. The District's mill levy remains at 30.000 mills for taxes collected in the 2024 fiscal year.

## **Budgetary Basis of Accounting**

The District uses fund accounting principles to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The total District budget comprises the various funds. All the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available.

Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred, or the long-term obligation is paid.

#### **Fund Summaries**

The General Fund is used to account for revenue sources traditionally associated with government, such as property taxes and specific ownership tax. Expenditures include District administration, legal services, and other expenses related to statutory operations of a local government.

The Debt Service Fund is used to revenues dedicated to pay the fiscal year's debt obligations. For 2024, revenue is derived from a property tax levy of 23.750 mills. Expenditures are for Treasurer's fees and interest on bonds. The Series 2023 Refunding Bonds are cash flow bonds principal payments occur when funding is available. See Summary of Debt included herein.

## **Emergency Reserve**

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year expenditures in the General Fund.

# **Summary of Debt**

Series 2021 Refunding Cash Flow	Estimated Principal
Bonds	Payments
2023-2030	0
2031-2046	9,750,000
Total	9,750,000

Payments are required on December 1 of each year, to the extent pledged revenue (Required debt levy or other board appropriated sources) is available. It is assumed no principal payments will occur until 2031.

# Jacoby Farm Metropolitan District 2024 Budget

General Fund				
			2023	
		2023 I	Estimated	2024
Modified Accrual Accounting Basis	2022 Actual	Budget	Actual	Budget
Beginning Fund Balance	13,545	20,351	19,172	22,188
Income				
Water Fees	52,503	51,000	45,462	51,000
Development Fees	-	-	-	-
Late Fees	1,818	-	210	-
Interest Charges	368	-	200	-
Fines	1,375	-	2,000	-
Certified Account Fees	952	-	467	-
Interest Revenue	62	-	203	-
Design Review Fees	150	200	200	-
Property Taxes	64,946	66,378	66,378	67,494
Specific Ownership Taxes	13,251	15,116	9,600	17,159
Tax Related Interest	84	-	74	-
Other Income	2,110	-	118	-
Total Budgeted Operating Income	137,619	132,694	124,912	135,653
Expense				
General and Administrative				
Management & Accounting Services	26,100	28,800	28,800	33,600
Design Review Fees	150	200	200	-
Legal	7,267	7,000	7,000	7,000
Audit/Tax Prep	9,250	-	-	-
Election	79	2,500	-	-
Insurance	2,765	2,903	5,168	5,426
Engineers	5,931	6,500	8,500	6,500
Mapping	-	-	-	-
Treasurers Fees	975	996	997	1,012
Bad Debt Expense	323	-	500	-
Office	1,043	1,000	1,500	1,000
Dues and Compliance	372	391	372	391
Other Administrative	-	-	-	-
Total G&A	54,255	50,290	53,037	54,929
Other				
Contingency	-	-	-	-
Utilities	40.00=	4.4 = 0.0		
Electric	12,607	11,500	9,250	11,500
Landscape	04.050	04.004	04.004	00.400
Landscape Contract	21,050	21,291	21,291	23,420
Landscape - Repairs	- 0.400	200	200	200
Snow Removal	6,128	4,500	4,500	4,500
Pest Control	240	1,000	1,000	400
Mowing	-	-	2,032	-

# Jacoby Farm Metropolitan District 2024 Budget

6,565	5,000	7,500	7,000
15,848	16,482	16,586	17,249
736	-	-	-
1,565	1,500	500	1,000
4,154	7,500	2,500	7,500
7,935	6,500	2,500	7,000
909	1,000	1,000	1,000
65,130	64,973	59,609	69,269
131,992	126,763	121,896	135,698
5,627	5,931	3,016	(45)
19,172	26,282	22,188	22,143
	15,848 736 1,565 4,154 7,935 909 65,130 131,992 5,627	15,848 16,482 736 - 1,565 1,500 4,154 7,500 7,935 6,500 909 1,000 65,130 64,973 131,992 126,763 5,627 5,931	15,848       16,482       16,586         736       -       -         1,565       1,500       500         4,154       7,500       2,500         7,935       6,500       2,500         909       1,000       1,000         65,130       64,973       59,609         131,992       126,763       121,896         5,627       5,931       3,016

Debt Service Fund				
			2023	
		2023	Amended	2024
Modified Accrual Accounting Basis	2022 Actual	Budget	Budget	Budget
Beginning Fund Balance	4,502	2,748	2,748	2,778
Income				
Debt Proceeds	-	-	-	-
Interest Revenue	2,059	750	4,457	5,130
Property Tax	158,953	185,562	185,562	256,476
Tax Related Interest	205	-	207	207
Total Budgeted Operating Income	161,217	186,312	190,226	261,813
Expense				
General and Administrative				
Debt refunding	-	-	-	-
Costs of Issuance	-	-	-	-
Audit	-	8,500	8,500	8,500
Bank Fees	102	-	177	-
Trustee Fees	4,000	4,000	4,000	4,000
Treasurers Fees	2,387	2,783	2,787	3,847
Interest - Bonds	156,482	171,029	174,732	245,259
Total Budgeted Operating Expense	162,971	186,312	190,196	261,606
Excess Revenue (Expenses)	(1,754)	-	30	207
Ending Fund Balance	2,748	2,748	2,778	2,985

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

TO: County Com	missioners <sup>1</sup> of	Weld Col	unty		, Colorado.
On behalf of the	Jacoby Farm Metropolitan District				<u> </u>
the	Board of Directors	(ta	axing entity) <sup>A</sup>		
_		(g	overning body) <sup>B</sup>		
of the	Jacoby Farm Metropolitan District	(10	cal government) <sup>C</sup>		
	certifies the following mills the taxing entity's GROSS	\$ 10,798,9			
assessed valuation	of:	(GROSS <sup>D</sup> as	ssessed valuation, Line 2 of	of the Certifica	tion of Valuation Form DLG 57 <sup>E</sup> )
(AV) different than the	ertified a NET assessed valuation e GROSS AV due to a Tax IIF) Area <sup>F</sup> the tax levies must be	\$ 10,798,9	990		
property tax revenue w	ET AV. The taxing entity's total will be derived from the mill levy NET assessed valuation of:	USE VALU	JE FROM FINAL CERT BY ASSESSOR NO I	TIFICATION ATER THAN	ion of Valuation Form DLG 57) OF VALUATION PROVIDED DECEMBER 10
<b>Submitted:</b> (no later than Dec. 15)	(mm/dd/yyyy)	for	budget/fiscal yea	r 2024	· (уууу)
PURPOSE (see	end notes for definitions and examples)		LEVY <sup>2</sup>		REVENUE <sup>2</sup>
	ting Expenses <sup>H</sup>		6.250	mills	§ 67,494
	porary General Property Tax ll Levy Rate Reduction <sup>1</sup>	Credit/	<0.000	mills	<u>\$&lt;0.00</u> >
SUBTOTAL	L FOR GENERAL OPERAT	ING:	6.250	mills	§ 67,494
3. General Obliga	ation Bonds and Interest <sup>J</sup>		23.750	mills	§ 256,476
4. Contractual Ob	oligations <sup>K</sup>			mills	\$
5. Capital Expend	ditures <sup>L</sup>			mills	\$
6. Refunds/Abate	ements <sup>M</sup>			mills	\$
7. Other <sup>N</sup> (specify	y):			mills	\$
				mills	\$
	TOTAL: Sum of Genera	1 Operating ines 3 to 7	30.000	mills	§323,970
Contact person:	Dave Dressler		Phone: (970	) 484-01	01 Ext. 110
Signed:	David Dressler		Title: Distri	ct Accour	ntant
operating levy to a Include one copy of this	Does the taxing entity have vaccount for changes to assess tax entity's completed form when filing	ment rates?  g the local gov	ernment's budget by Ja	nuary 31st, p	

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

BON	DS <sup>J</sup> :		
1.	Purpose of Issue:	Refunding	
	Series:	Series 2021, Limited Tax General Obligation Refunding Bonds	_
	Date of Issue:	September 30, 2021	_
	Coupon Rate:	5.0%	_
	Maturity Date:	December 1, 2046	_
	Levy:	23.750	_
	Revenue:	\$256,476	<del>-</del>
2.	Purpose of Issue:		
	Series:		
	Date of Issue:		
	Coupon Rate:		
	Maturity Date:		
	Levy:		
	Revenue:		
CON	TRACTS <sup>k</sup> :		
3.	Purpose of Contract:		
	Title:		_
	Date:		_
	Principal Amount:		_
	Maturity Date:		_
	Levy:		_
	Revenue:		<del>-</del> =
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.

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Notes:

- 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 <u>ex officio</u> of a county public improvement district (PID); the board of a water and sanitation district constitutes <u>ex officio</u> the board of directors of the water subdistrict.
- <sup>C</sup> **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.
- Degroes 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 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>. 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.
- GNET 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.

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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<sup>C</sup>.

- <sup>H</sup> 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).
- <sup>1</sup> 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.
- <sup>K</sup> 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.
- <sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)—These revenues are not subject to the statutory property tax revenue limit <u>if</u> they are approved by counties and municipalities <u>through public hearings</u> pursuant to 29-1-301(1.2) C.R.S. and for special districts <u>through approval from the Division of Local Government</u> pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if <u>approved at election</u>. 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.
- Nother (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.

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