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: 1/30/2024

at	(name	e of person)	(day	time pho	one)	· (mailing	g address)	
contact	Dave Dres	ssler	970-48	84-0101	Ext 110	dave.d@ccg	gcolorado.com	
was adoj	pted on $11/2$	2/2023	·	If there	e are any q	uestions on th	he budget, pleas	e
in <u>Wel</u>	ld	Coun	ty, submitted	•		0	.R.S. This budg	;et
				(n:	ame of loca	l governmen	nt)	
Attached	l is a copy of	the 20 <u>24</u>	budget f <u>or</u>	Golden	Eagle Acre	s Metropolita	n District #1	

I. David Dressler , District Accountant ____, (name) (title) hereby certify that the enclosed is a true and accurate copy of the $\frac{2024}{2024}$ Adopted Budget. (year)

Form DLG 54

GOLDEN EAGLE ACRES METROPOLITAN DISTRICT NO. 1

RESOLUTION NO.

RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors ("Board") of Golden Eagle Acres Metropolitan District No. 1 ("District") has appointed a budget committee 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 2, 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, in order to effect a [refund of excess property tax and/or other general revenue for the 2024 fiscal year(s) for any of the purposes set forth in TABOR, the Board has determined that a temporary property tax credit and mill levy rate reduction as set forth in the budget should be approved and certified to the County in accordance with the provisions of Section 39-1-111.5, C.R.S.; 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 Golden Eagle Acres Metropolitan District No. 1:

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

General Fund:	\$ 239,158
Special Fund:	\$ 354,384
Capital Fund:	\$ <u>50,000</u>
Total	\$ 643,542

2. That estimated revenues are as follows:

General Fund:	
From unappropriated surpluses	\$104,362
From fund transfers	\$223,201
Total	\$327,563
Special Fund:	
From unappropriated surpluses	\$181,228
From fund transfers	\$105,000
From sources other than general property tax	\$236,917
Total	\$523,145
<u>Capital Fund</u> :	
From unappropriated surpluses	<u>\$140,000</u>
Total	\$140,000

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 Golden Eagle Acres Metropolitan District No. 1 for the 2024 fiscal year. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section shall be deemed ratified by the Board.

4. That the budget, as hereby approved and adopted, subject to any adjustments due to final assessed valuation, 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 \$0; and

WHEREAS, the preliminary 2023 valuation for assessment of the District, as certified by the County Assessor, is \$10,020.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Golden Eagle Acres Metropolitan District No. 1:

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 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.00. If Proposition HH passes, the mill levy will be adjusted to 0.000 mills, or as otherwise necessary to balance the budget, pursuant to Section 3 of this Resolution.

2. That the Treasurer and/or President 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 Golden Eagle Acres Metropolitan District No. 1 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 inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Golden Eagle Acres Metropolitan District No. 1 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:	\$239,158
Special Fund:	\$354,384
Capital Fund:	\$50,000
Total	\$643,542

Adopted this 2nd day of November, 2023.

GOLDEN EAGLE ACRES METROPOLITAN DISTRICT NO. 1

By: Greg Cecil Greg Cecil (Dec 13, 2023 14:47 MST)

Greg Cecil, Chairman

Attest:

Dora J Fauth (Jan 26, 2024 21:05 MST)

____, Secretary

GOLDEN EAGLE ACRES METROPOLITAN DISTRICTS NO. 1 BUDGET MESSAGE

The District, a quasi-municipal corporation of the State of Colorado, was organized by order and decree of the District Court for the County of Weld on November 21, 2017, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Severance on August 21, 2017. The District's service area is located in Weld County The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including but not limited to water, sanitation, street, safety protection, park and recreation, storm drainage, covenant enforcement and design review, security, and mosquito control improvements and services.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing.

General Fund

Revenue

Intergovernmental Fees

Transfers from Golden Eagle Acres Metropolitan District Nos. 2 and 3 Pursuant to a Funding and Reimbursement Agreement with Golden Eagle Acres Metropolitan District Nos. 2 and 3 (Taxing Districts), the District will receive property taxes and specific ownership taxes collected by the Taxing Districts. The tax revenues to be transferred from District Nos. 2 and 3 are derived from Operation and Maintenance mill levy they imposed on properties within their respective Districts. The Operation and Maintenance tax revenues received by the District from District Nos. 2 and 3 will be used to pay administrative expenditures incurred by all Districts.

Expenditures

General and Administrative

General and administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance, and other administrative expenses.

Special Fund

Water Usage Charges

The District charges a monthly water usage fee May through October in the amount of a \$20 per month connection fee plus actual water usage of per the current rate structure for the non-potable water system Operations and Maintenance. Due to a shortage of meters, homes without an installed meter pay a flat fee.

The District's operations and maintenance expenditures consist primarily of expenditures for the maintenance, repairs, water costs, and the repayment of notes associated with the non-potable water system.

The note payments are for the purchase of the non-potable water system and water shares. The notes are cash flow notes with anticipated payments of \$275,510 in 2024. *Due to the cash flow nature of the note, a debt schedule is not included.*

GOLDEN EAGLE ACRES METROPOLITAN DISTRICTS NO. 1 BUDGET MESSAGE

Capital Projects Fund

The Capital Projects fund is used to account for major repairs and replacement associated with District infrastructure. The district has planned to reserve \$90,000 for future repairs, while spending \$50,000 on current improvements.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR.

General Fund

			2023	
		2023	Estimated	2024
Modified accrual basis	2022 Actual	Budget	Actual	Budget
Beginning Fund Balance	26,419	115,363	115,363	104,362
Income				
Builder/Development Fee	22,500	10,000	-	-
Fines	525	-	1,000	-
Interest Revenue	106	-	195	-
Design Review Fees	400	1,000	500	-
New Building Review Fees	1,750	1,000	-	-
Setup and Transfer Fees	-	-	-	-
Intergovernmental Revenue	288,076	230,902	228,019	223,201
Other Income	-	-	-	-
Total Income	313,357	242,902	229,714	223,201
Expense				
General and Administrative				
Management & Accounting Services	37,000	48,180	48,180	51,000
Other Management Fees	-	-	-	-
Audit	18,500	18,000	18,000	18,000
Design Review Fees	1,450	1,000	500	-
New Building Review		1,000	-	-
Legal	7,292	15,000	22,000	10,000
Election	376	7,500	-	-
Administrative Services	-	-	-	-
Insurance	875	15,000	12,998	13,648
Engineers	-	-	1,074	-
Bad Debt Expense	147	-	50	-
Office	738	650	650	650
Dues and Compliance	1,285	1,500	1,193	1,300
Other				
Contingency	-	16,000	-	5,000
Landscape		-		
Landscape Contract	14,018	15,000	15,000	17,560
Landscape Projects	583	7,500	6,570	7,500
Snow Removal	650	5,000	5,000	5,000
Sprinkler System Repairs	1,499	4,500	4,500	4,500
Meter Reading Software	-	500	-	-
Meter Equipment	-	5,000	-	-
Transfer Out	140,000	80,000	105,000	105,000
Total Expenses	224,413	241,330	240,715	239,158
Excess Revenue (Expenses)	88,944	1,572	(11,001)	(15,957)
Ending Fund Balance	115,363	116,935	104,362	88,405

Golden Eagle Acres Metro District No. 1 2024 Budget

Special Fund - Water Enterprise

· · ·			2023	
		2023	Amended	2024
Modified accrual basis	2022 Actual	Budget	Budget	Budget
Beginning Fund Balance	87,145	104,562	265,037	181,228
Income				
Irrigation Water Fees	46,307	46,000	40,000	40,000
Interest Charges	112	-	209	-
Transfer In	-	80,000	80,000	105,000
Intergovernmental Revenue	278,628	215,683	212,199	196,917
Total Income	325,047	341,683	332,408	341,917
Expense				
General and Administrative				
Management	9,800	10,080	10,080	10,500
Insurance	-	2,500	2,500	2,500
Bad Debt Expense	1,694	500	1,000	-
Principal	-	217,920	262,920	205,510
Interest	89,105	77,763	77,763	70,000
Depreciation <i>Utilities</i>	29,754	-	29,754	29,754
Electric	5,074	4,500	6,000	6,120
Water Assessments	2,658	4,000	2,200	2,500
Irrigation System Repairs	5,561	15,000	22,000	25,000
Pumphouse	3,509	1,000	2,000	2,500
Total Expenses	147,155	333,263	416,217	354,384
Excess Revenue (Expenses)	177,892	8,420	(83,809)	(12,467)
Ending Fund Balance	265,037	112,982	181,228	168,761

Capital Projects

		2023	2023 Estimated	2024
	2022 Actual	Budget	Actual	Budget
Modified accrual basis	2022 Actual	Buuyei	Actual	
Beginning Fund Balance	-	140,000	140,000	140,000
Income				
Transfer In	140,000	-	-	-
Total Income	140,000	-	-	-
Expense				
Capital Projects		50,000	-	50,000
Total Expenses	-	50,000	-	50,000
Excess Revenue (Expenses)	140,000	(50,000)	-	(50,000)
Ending Fund Balance	140,000	90,000	140,000	90,000

O: County Commissi	oners ¹ of	۷	VELD COUNTY			, Colo	rado.
On behalf of the	G	OLDEN E	AGLE ACRES MD	1			,
		(ta	xing entity) ^A				
the		Boar	d of Directors				
of the	(EAGLE ACRES MD) 1			
			cal government) ^{C}				
lereby officially certifi				\$10,020.00			
ssessed valuation of:	taxing entity's GROSS \$	GROSS ^D as	sessed valuation, Line		tion of Valua	tion Form DL	.G 57 ^E
	d a NET assessed valuation						
AV) different than the GRO acrement Financing (TIF) A	SS AV due to a Tax rea ^F the tax levies must be \$			\$10,020.00			
alculated using the NET AV coperty tax revenue will be	7. The taxing entity's total	(NET ^G ass USE VALU	sessed valuation, Line	4 of the Certificat	ion of Valuat OF VALUA	ion Form DLO TION PROV	G 57) /IDED
ultiplied against the NET a	ssessed valuation of:		BY ASSESSOR NO			ER 10	
o later than Dec. 15)	01/09/2024 (mm/dd/yyyy)	for	budget/fiscal y		2024 (yyyy)		
,	· · · · · · · · · · · · · · · · · · ·						
PURPOSE (see end not	tes for definitions and examples)		LEVY ²		RI	EVENUE	2
. General Operating I	Expenses ^H		0	mills	\$	0	
 <minus> Temporar Temporary Mill Lev</minus> 	ry General Property Tax Cre	edit/	1	> mills	\$<	0	
	y Rate Reduction		<u> </u>				
SUBTOTAL FO	R GENERAL OPERATING	;	0	mills	\$	0	
6. General Obligation	Bonds and Interest ^J			mills	\$	0	
. Contractual Obligat	ions ^ĸ			mills	\$	0	
. Capital Expenditure	s ^L			mills	\$	0	
6. Refunds/Abatement	s ^M			mills	\$	0	
7. Other ^N (specify):				mills	\$		
_				mills	\$		
	FOTAL: Sum of General Ope Subtotal and Lines	erating 3 to 7	0	mills	\$	0	
	. Duotour and Lines .		Desting				
Contact person:	Dave Dressler		Daytime phone:	9	70484010	1	
igned:			Title:	Dictri	ct Accour	tant	

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. Ouestions? 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 <u>NET assessed valuation</u> (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:

BON	DS ^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:	
CON	ΓRACTS ^κ :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Dum and of Contract	
4.	Purpose of Contract: Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
	Kevenue.	

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 <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.

^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.

^{**b**} **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).

¹ **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 <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.

Please Note: Pursuant to Article X, Section 3 of the Colorado Constitution, <u>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.</u> 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.