

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**CITY CENTER WEST METROPOLITAN DISTRICT NO. 2**  
WELD COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2024

STATE OF COLORADO            )  
  )  
COUNTY OF WELD                )ss.  
  )  
CITY CENTER WEST               )  
METROPOLITAN                    )  
DISTRICT NO. 2                  )

The Board of Directors of City Center West Metropolitan District No. 2, Weld County, Colorado, held a meeting via Zoom Tuesday, November 7, 2023 at 5:00 P.M.

The following members of the Board of Directors were present:

Melissa Kerr, Treasurer & Secretary  
Aparna Karnik, Vice Chair, Asst. Treasurer & Secretary  
Trish Trombino, Vice Chair, Asst. Treasurer & Secretary  
Trish Thompson, Vice Chair, Asst. Treasurer & Secretary

Also in Attendance: David O’Leary; Spencer Fane, LLP. P.C.  
Shannon McEvoy, Kevin Mitts, Kieyesia Conaway, Christy McCutchen, Brendan Campbell, Wendy McFarland, Doug Campbell, Stanley Holder, and Adam Brix; Pinnacle Consulting Group, Inc.

Mr. Campbell stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2024 budget. Director Campbell opened the public hearing on the District's proposed 2024 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Trombino moved to adopt the following Resolution:

## RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR CITY CENTER WEST METROPOLITAN DISTRICT NO. 2, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024, AND ENDING ON THE LAST DAY OF DECEMBER 2024,

WHEREAS, the Board of Directors of the City Center West Metropolitan District No. 2 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 on October 25, 2023 in The Greeley Tribune, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 7, 2023, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CITY CENTER WEST METROPOLITAN DISTRICT NO. 2 OF WELD COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. 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 City Center West Metropolitan District No. 2 for calendar year 2024.

Section 4. 2024 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2024 Budget year is \$824,671.49. That the 2023 valuation for assessment, as certified by the Weld County Assessor, is \$11,351,450.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 12.088 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the District.

B. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest approved at elections of the District during the 2024 budget year, there is hereby levied a tax of 60.561 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the District.

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 to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the 72.649 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally.]**

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

**On behalf of the** City Center West Residential Metropolitan District #2,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the City Center West Residential Metropolitan District #2  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 11,351,450 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: \$ 11,351,450 (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:** 1/10/2024 for budget/fiscal year 2024.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	<u>12.088</u> mills	\$ <u>137,216.33</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>12.088</b> mills	<b>\$ 137,216.33</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>60.561</u> mills	\$ <u>687,455.16</u>
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>72.649</b> mills	<b>\$ 824,671.49</b>

Contact person: Amanda Castle Phone: (970) 669-3611  
Signed: Amanda Kae Castle Title: District Accountant

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates?  Yes  No

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: Fund Public Improvements related to the Development  
 Series: Limited Tax General Obligation Bonds Series 2019  
 Date of Issue: 12/2019  
 Coupon Rate: To be determined  
 Maturity Date: 12/15/2049  
 Levy: 60.561  
 Revenue: \$687,455.16
  
- 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.

## Notes:

<sup>A</sup> **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>B</sup> **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.

<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.

<sup>D</sup> **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.

<sup>E</sup> **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.

<sup>F</sup> **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.

<sup>G</sup> **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.

**<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>I</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.

**<sup>J</sup> 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 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.

**<sup>M</sup> 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.

**<sup>N</sup> 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.



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.

Section 8. Budget Certification. That the budget shall be certified by Director Kerr, Secretary and Treasurer of the District, and made a part of the public records of City Center West Metropolitan District No. 2.

The foregoing Resolution was seconded by Director Kerr.

**[Remainder of Page Left Blank Intentionally.]**

ADOPTED AND APPROVED this 7th day of November 2023.

DocuSigned by:  
KIMBERLEE JUBA  
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\_\_\_\_\_  
President

DocuSigned by:  
Melissa Kerr  
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\_\_\_\_\_  
Secretary

STATE OF COLORADO            )  
  )  
COUNTY OF WELD                )ss.  
  )  
CITY CENTER WEST               )  
METROPOLITAN                    )  
DISTRICT NO. 2                  )

I, Melissa Kerr, Secretary and Treasurer to the Board of Directors of City Center West Metropolitan District No. 2, Weld County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Zoom on Tuesday, November 7, 2023, at 5:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 7th day of November, 2023.

DocuSigned by:  
*Melissa Kerr*  
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## Management Budget Report

BOARD OF DIRECTORS  
CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023 and the actual historic information for the year 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Tracee L. Kaminski". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.  
January 20, 2024

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

<b>CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Budget	Budget
<b>Revenues</b>				
Property Taxes	\$ 25,629	\$ 43,837	\$ 43,837	\$ 137,216
Specific Ownership Taxes	1,517	2,630	1,817	8,233
Operating Advances	98,027	150,200	143,000	-
O&M Fee	32,784	50,200	50,200	95,575
ARC Review Fee	4,500	4,500	4,500	5,400
Transfer Fee	11,700	6,000	10,200	10,800
Covenant Violations	100	-	-	-
Interest & Other Income	242	100	763	100
<b>Total Revenues</b>	<b>\$ 174,500</b>	<b>\$ 257,468</b>	<b>\$ 254,318</b>	<b>\$ 257,324</b>
<b>Expenditures</b>				
<b>Operations &amp; Maintenance</b>				
Landscaping	\$ 5,944	\$ 31,748	\$ 27,748	\$ 45,126
Hardscapes	1,063	8,500	5,500	8,500
Storm Water Facilities	-	1,500	500	2,250
Repairs and Replacements	2,382	14,200	16,398	12,000
Amenities	-	-	-	1,500
Utility Locating	-	500	1,000	250
Utilities	19,859	25,000	20,000	25,000
Facilities Management	26,813	28,000	28,000	26,100
<b>Administration</b>				
Accounting and Finance	29,250	31,000	33,000	34,000
Audit	6,400	7,040	7,040	7,700
District Management	39,845	48,300	46,300	51,000
Election	1,584	5,000	10,311	-
Engineering and Other Prof Services	-	5,000	-	-
Insurance	2,117	2,371	2,129	2,406
Legal	11,730	16,000	32,000	15,000
Office, Dues, Newsletters & Other	5,742	6,800	4,965	5,213
District Website	-	-	-	1,166
ARC Reviews	7,468	5,040	5,540	5,400
Collections	-	1,680	280	-
Constituent Communication	3,640	4,900	4,900	7,050
Covenant Enforcement	2,535	3,360	3,360	3,600
Property Transfer/Title	10,758	2,800	8,500	10,800
Treasurer's Fees	384	385	658	2,058
Contingency	-	10,000	-	-
<b>Total Expenditures</b>	<b>\$ 177,512</b>	<b>\$ 259,124</b>	<b>\$ 258,130</b>	<b>\$ 266,119</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ (3,013)</b>	<b>\$ (1,656)</b>	<b>\$ (3,812)</b>	<b>\$ (8,795)</b>
<b>Beginning Fund Balance</b>	<b>\$ 29,365</b>	<b>\$ 10,963</b>	<b>\$ 26,352</b>	<b>\$ 22,540</b>
<b>Ending Fund Balance</b>	<b>\$ 26,352</b>	<b>\$ 9,307</b>	<b>\$ 22,540</b>	<b>\$ 13,745</b>
<b>Components of Ending Fund Balance</b>				
TABOR Reserve	\$ 5,235	\$ 7,724	\$ 5,235	\$ 7,720
Operating Reserve (25% of Expenditures)	44,378	64,781	64,532	66,530
Repair and Replacement Reserve	-	-	-	-
Unreserved	(26,504)	(63,198)	(47,228)	(60,505)
<b>Total Ending Fund Balance</b>	<b>\$ 23,109</b>	<b>\$ 9,307</b>	<b>\$ 22,540</b>	<b>\$ 13,745</b>
<b>Mill Levy</b>				
Operating	10.000	11.278	11.278	12.088
Debt Service	50.098	56.503	56.503	60.561
<b>Total Mill Levy</b>	<b>60.098</b>	<b>67.781</b>	<b>67.781</b>	<b>72.649</b>
<b>Assessed Value</b>	<b>\$171,910</b>	<b>\$ 3,886,980</b>	<b>\$ 3,886,980</b>	<b>\$11,351,450</b>
<b>Property Tax Revenue</b>				
Operating	1,719	43,837	43,837	137,216
Debt Service	8,612	219,626	219,626	687,455
<b>Total Property Tax Revenue</b>	<b>\$ 10,331</b>	<b>\$ 263,463</b>	<b>\$ 263,463</b>	<b>\$ 824,671</b>

Modified Accrual Budgetary Basis

<b>CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>CAPITAL PROJECTS FUND</b>				
	(a)	(b)	(c)	(d)
	<b>2022</b>	<b>2023</b>	<b>2023</b>	<b>2024</b>
	<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenues</b>				
Capital Advances	\$ 12,920	\$ -	\$ 16,922	\$ 100,000
Proceeds from Capital Note	-	-	-	-
Interest & Other Income	32	-	1,484	-
<b>Total Revenues</b>	<b>\$ 12,951</b>	<b>\$ -</b>	<b>\$ 18,406</b>	<b>\$ 100,000</b>
<b>Expenditures</b>				
Capital Outlay	\$ 586,912	\$ 123,065	\$ 123,065	\$ 100,000
District Management	10,745	-	14,000	-
District Engineer	2,175	-	4,406	-
<b>Total Capital Expenditures</b>	<b>\$ 599,832</b>	<b>\$ 123,065</b>	<b>\$ 141,471</b>	<b>\$ 100,000</b>
<b>Revenues over/(under) Expend</b>	<b>\$ (586,881)</b>	<b>\$ (123,065)</b>	<b>\$ (123,065)</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ 709,946</b>	<b>\$ 123,065</b>	<b>\$ 123,065</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 123,065</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>DEBT SERVICE FUND</b>				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Budget	Budget
<b>Revenues</b>				
Property Taxes	\$ 128,401	\$ 219,626	\$ 219,626	\$ 687,455
Specific Ownership Taxes	7,599	13,178	9,105	41,247
Interest Income/Other	6,929	10,000	24,259	10,000
<b>Total Revenues</b>	<b>\$ 142,929</b>	<b>\$ 242,804</b>	<b>\$ 252,990</b>	<b>\$ 738,702</b>
<b>Expenditures</b>				
Bond Principal	\$ -	\$ -	\$ -	\$ -
Bond Interest	207,500	207,500	207,500	207,500
Bond Interest - B Bonds	-	-	-	149,111
Trustee Fees	7,000	7,500	7,500	7,500
Treasurer's Fees	1,926	4,393	3,294	13,749
Contingency	-	10,000	-	10,000
<b>Total Expenditures</b>	<b>\$ 216,426</b>	<b>\$ 229,393</b>	<b>\$ 218,294</b>	<b>\$ 387,860</b>
<b>Revenues over/(under) Expend</b>	<b>\$ (73,497)</b>	<b>\$ 13,411</b>	<b>\$ 34,696</b>	<b>\$ 350,842</b>
<b>Beginning Fund Balance</b>	<b>\$ 559,245</b>	<b>\$ 479,158</b>	<b>\$ 485,748</b>	<b>\$ 479,158</b>
<b>Ending Fund Balance</b>	<b>\$ 485,748</b>	<b>\$ 492,569</b>	<b>\$ 520,444</b>	<b>\$ 830,000</b>
<b>Components of Ending Fund Balance</b>				
Capitalized Interest Fund	\$ 154,560	\$ -	\$ -	\$ -
Surplus Fund (Max Surplus \$830,000)	331,188	492,569	520,444	830,000
<b>Total Ending Fund Balance</b>	<b>\$ 485,748</b>	<b>\$ 492,569</b>	<b>\$ 520,444</b>	<b>\$ 830,000</b>
<b>Mill Levy</b>				
Operating	10.000	11.278	11.278	12.088
Debt Service	50.098	56.503	56.503	60.561
<b>Total Mill Levy</b>	<b>60.098</b>	<b>67.781</b>	<b>67.781</b>	<b>72.649</b>
<b>Assessed Value</b>	<b>\$171,910</b>	<b>\$ 3,886,980</b>	<b>\$ 3,886,980</b>	<b>\$ 11,351,450</b>
<b>Property Tax Revenue</b>				
Operating	1,719	43,837	43,837	137,216
Debt Service	8,612	219,626	219,626	687,455
<b>Total Property Tax Revenue</b>	<b>\$ 10,331</b>	<b>\$ 263,463</b>	<b>\$ 263,463</b>	<b>\$ 824,671</b>

## **CITY CENTER WEST METROPOLITAN DISTRICT NO. 2 2024 BUDGET MESSAGE**

City Center West Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in June 2017. The District was established in the City of Greeley, Weld County, Colorado consisting of approximately 79 acres. The District was organized to provide financing for the construction of public improvements including, but not limited to, water, non-potable irrigation, sanitation, parks and recreation, streets, safety protection, storm water and drainage, limited fire protection, traffic and safety controls, and transportation improvements and facilities, and to provide the operation and maintenance of these improvements.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- Provide the level of operational support necessary in order to maintain the District's compliance with state statute.
- Facilitate the maintenance of public infrastructure.

### **General Fund**

#### *Revenue*

The District budgeted revenues of \$257,324 in 2024. These revenues are comprised of \$137,216 in property taxes, \$8,233 budgeted for specific ownership and \$111,875 for O&M, interest, ARC and transfer fees.

#### *Expenses*

The District's 2024 General Fund budget increased by \$6,995 as compared to 2023. The change is primarily related to increased operations and maintenance expenses. General operating and maintenance for landscaping, hardscapes, storm water facilities, repairs and replacement, utility locating, utility and facilities maintenance expenses are budgeted at a cost of \$120,726. Administration expenses for district management, accounting, audit, legal and insurance have decreased overall by \$4,283 for 2024, for total administrative expenses of \$116,485. ARC Reviews, collections, constituent communication, covenant enforcement and property transfer/title have increased by \$9,070, collectively these items are budgeted at \$26,850 for 2024. Total 2024 budgeted expenditures are \$266,119.

#### *Fund Balance/Reserves*

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR. It is anticipated the District will end the 2024 fiscal year with \$13,745 in General fund balance.



## **Debt Service Fund**

### *Revenue*

The District certified 60.561 mills at an assessed valuation of \$11,351,450 for \$687,455 in property tax revenue. Specific ownership tax budgeted at 6% of property tax, equaling \$41,247. Additionally, there is \$10,000 budgeted for interest/other income. Total revenues amount to \$738,702.

### *Expenses*

The District has budgeted expenditures of \$387,860 in 2024, which consists of bond interest, trustee fees, treasurer fees and contingency.

### *Fund Balances/Reserves*

The District's ending fund balance budgeted for 2024 is \$830,000.

## **Capital Projects Fund**

### *Revenues*

The District has budgeted developer advances of \$100,000 in 2024.

### *Expenses*

The District has budgeted expenditures of \$100,000 in 2024, which consists of capital outlay for the acceptance of public infrastructure, district management, and engineering fees.

### *Fund Balances/Reserves*

There is a \$0 ending fund balance budgeted in 2024.

# CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1566 - CITY CENTER WEST RESIDENTIAL METRO 2

IN WELD COUNTY ON 12/10/2023

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,886,980
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$11,351,450
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$11,351,450
5. NEW CONSTRUCTION: **	\$1,950,400
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND ( 29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY**

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN WELD COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$140,201,275
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$29,110,364
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
<small>** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.</small>	