

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LIBERTY RANCH METROPOLITAN DISTRICT HELD OCTOBER 17, 2018

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the Liberty Ranch Metropolitan District (referred to hereafter as the "District") was convened on Wednesday, the 17th day of October, 2018, at 10:00 A.M., at the administrative offices of Mountain View Fire Rescue, 3561 Stagecoach Road North, Unit 200, Longmont, Colorado. The meeting was open to the public.

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#### ATTENDANCE

##### Directors In Attendance Were:

Blake Carlson  
Brian P. Jumps  
Stephanie Reed

Following discussion, upon motion duly made by Director Carlson, seconded by Director Reed and, upon vote, unanimously carried, the absences of David Cocolin and Jeffrey Mark were excused.

##### Also In Attendance Were:

Lisa Jacoby; Special District Management Services, Inc.

Elisabeth Cortese, Esq.; McGeady Becher P.C. (via speakerphone)

Sarah Hunsche; CliftonLarsonAllen LLP

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#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

**Disclosure of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Jacoby noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute.

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### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Jacoby distributed for the Board's review and approval a proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Agenda was approved, as amended.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this time, date and location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

**Public Comment:** There was no public comment.

**May 2018 Election:** Ms. Jacoby noted for the Board that the May 8, 2018 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. Directors Reed, Carlson and Mark were deemed elected to 4-year terms ending in May, 2022.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Blake Carlson
Treasurer	Brian P. Jumps
Assistant Secretary	Stephanie Reed
Assistant Secretary	David Cocolin
Assistant Secretary	Jeffrey Mark
Secretary	Lisa A. Jacoby

**Minutes:** The Board reviewed the Minutes of the October 30, 2017 special meeting.

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Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board approved the Minutes of the October 30, 2017 special meeting, as presented.

**Resolution Establishing 2019 Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72 Hour and 24 Hour Notices:** The Board discussed Resolution No. 2018-10-01; Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72 Hour and 24 Hour Notices.

Ms. Jacoby reviewed the business to be conducted in 2019 to meet the statutory compliance requirements. The Board determined to meet on an as needed basis in October, 2019 (date to be determined), at Mountain View Fire Rescue Administrative Offices; 3561 Stagecoach Road North, Unit 200, Longmont, Colorado 80504.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-10-01; Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein.

**§32-1-809, C.R.S. Transparency Notice - reporting requirements, mode of eligible elector notification for 2018:** Ms. Jacoby discussed with the Board §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for the 2019 transparency notice.

Following discussion, the Board determined to post the Transparency Notice on the SDA Website to satisfy the statutory requirement.

### **FINANCIAL MATTERS**

**Claims:** The Board considered ratifying approval of the payment of claims through the periods ending as follows:

Fund	Period Ending Nov. 15, 2017	Period Ending Dec. 19 2017	Period Ending Jan. 25, 2018	Period Ending Feb. 16, 2018
General	\$ 2,561.21	\$ 6,446.13	\$ 1,149.37	\$ 7,559.15
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ 246.75	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 2,807.96</b>	<b>\$ 6,446.13</b>	<b>\$ 1,149.37</b>	<b>\$ 7,559.15</b>

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Fund	Period Ending March 19, 2018	Period Ending April 18, 2018	Period Ending May 30, 2018	Period Ending June 19, 2018
General	\$ 2,267.39	\$ 1,324.10	\$ 1,367.35	\$ 2,538.59
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 2,267.39</b>	<b>\$ 1,324.10</b>	<b>\$ 1,367.35</b>	<b>\$ 2,538.59</b>

Fund	Period Ending July 24, 2018	Period Ending Aug. 17, 2018	Period Ending Sept. 20, 2018
General	\$ 4,140.06	\$ 2,572.74	\$ 6,511.18
Debt	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 4,140.06</b>	<b>\$ 2,572.74</b>	<b>\$ 6,511.18</b>

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

The Board then considered approval of the payment of claims for the period ending October 16, 2018, as follows:

General Fund	\$ 2,984.33
<b>Total Claims:</b>	<b><u>\$ 2,984.33</u></b>

Following review and discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and upon vote, unanimously carried, the Board approved the payment of claims for the period ending October 16, 2018, as presented.

**TIF Collections:** Ms. Hunsche advised the Board that the TIF amount of \$75,575, as indicated in the Tax Increment Finance Breakdown for Weld County, had been received.

**Unaudited Financial Statements:** Ms. Hunsche reviewed with the Board the unaudited financial statements for the period ending August 31, 2018.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending August 31, 2018.

Then Ms. Hunsche discussed potential repayment of Developer Advances in 2019.

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**2017 Audit:** Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board ratified approval of the 2017 Audited Financial Statements and authorization of execution of the Representations Letter.

**2018 Audit:** The Board reviewed the engagement letter from Stratagem to perform the 2018 Audit.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board approved the engagement of Stratagem CPA to perform the 2018 Audit, for an amount not to exceed \$3,850. It was noted that the audit fee remained the same as last year.

**Preparation of 2019 Budget:** Following discussion, upon motion duly made by Director Jumps, seconded by Director Carlson and, upon vote, unanimously carried, the Board ratified the appointment of the District Accountant to prepare the 2019 Budget.

**2018 Budget Amendment Hearing:** The President opened the public hearing to consider the Resolution to Amend the 2018 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2018 Budget and the date, time, and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Following review and discussion, Director Carlson moved to adopt the Resolution to Amend 2018 Budget, Director Jumps seconded the motion and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2018 Budget. A copy of the adopted Resolution No. 2018-10-02 is attached hereto and incorporated herein by this reference.

**2019 Budget Hearing:** The Board opened the public hearing to consider the proposed 2019 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

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Ms. Hunsche reviewed the estimated 2018 expenditures and the proposed 2019 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2018-10-03 to Adopt the 2019 Budget and Appropriate Sums of Money and Resolution No. 2018-10-04 to Set Mill Levies (General Fund at 8.000 mills and the Debt Service Fund at 55.277 mills, for a total mill levy of 63.277 mills). Upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Resolutions were adopted, and execution of the Certification of Budget and Certification of Mill Levies were authorized, subject to receipt of final Certification of Assessed Valuation from the County and final review by Counsel. Ms. Jacoby was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Weld County and the Division of Local Government, not later than December 15, 2018. Ms. Jacoby was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2019. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

**Authorize District Accountant to prepare and sign DLG-70 Mill Levy Certification:** Ms. Jacoby discussed with the Board the DLG-70 Mill Levy Certification form.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

**LEGAL MATTERS**

There were no legal matters.

**OTHER MATTERS**

There were no other matters.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

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Respectfully submitted,

By   
Secretary for the Meeting

**RESOLUTION NO. 2018-10-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
LIBERTY RANCH METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME AND LOCATION, AND  
DESIGNATING LOCATIONS FOR POSTING OF 72-HOUR AND 24-HOUR NOTICES**

- A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.
- B. Pursuant to Section 24-6-402(2)(c), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the place at which notice will be posted at least 24 hours prior to each meeting.
- C. Pursuant to Section 32-1-903, C.R.S., special districts are required to post notices of regular and special meetings at three (3) public places within the district and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting.
- D. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- E. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Liberty Ranch Metropolitan District of the County of Weld, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.
2. That the Board of Directors (the "**District Board**") has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the Directors and consultants of the District in that they live and/or work outside the twenty (20) mile radius requirement.
3. That regular meetings of the District Board of the Liberty Ranch Metropolitan District for the year 2019 shall be held on an as needed basis at Mountain View Fire Rescue Administrative Offices; 3561 Stagecoach Road North, Longmont, Colorado.
4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each Director.



5. That, until circumstances change and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s), location(s) and any such objections shall be considered by the District Board in setting future meetings.

7. Notice of Meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location:

(a) On the streetlight on the southeast corner of Liberty Dr and CR 5.5.

8. Notices of regular and special meetings required to be posted at three (3) public places within the District and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting shall be made pursuant to Section 32-1-903, C.R.S., at the following locations:

- (a) On the streetlight on the southeast corner of Liberty Drive and CR 5.5.
- (b) On the streetlight on the southwest corner of Liberty Drive and Saddle Drive
- (c) On the streetlight on the northwest corner of Branding Iron Way and Saddle Drive

9. Special District management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

RESOLUTION APPROVED AND ADOPTED on October 17, 2018.

**LIBERTY RANCH METROPOLITAN  
DISTRICT**

By:   
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary

RESOLUTION TO AMEND 2018 BUDGET  
LIBERTY RANCH METROPOLITAN DISTRICT

WHEREAS, the Board of Directors of the Liberty Ranch Metropolitan District adopted a budget and appropriated funds for the fiscal year 2018 as follows:

General Fund	\$	85,994
Debt Service Fund	\$	613,797
Capital Projects Fund	\$	-0-

WHEREAS, necessity has arisen for additional expenditures in the Debt Services Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2018; and;

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Debt Service Fund from Interest Income and Property Taxes; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Liberty Ranch Metropolitan District shall and hereby does amend the adopted Budget for the fiscal year 2018 and adopts a supplemental budget and appropriation for the Debt Service Fund for the fiscal year 2018, as follows:

Debt Service Fund	\$	640,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 17th day of October, 2018.

LIBERTY RANCH METROPOLITAN DISTRICT

By:   
Secretary

RESOLUTION NO. 2018 - 10 - 03  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE LIBERTY RANCH METROPOLITAN DISTRICT  
TO ADOPT THE 2019 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Liberty Ranch Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2019 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2018, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 17, 2018, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers 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 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; 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 the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Liberty Ranch Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Liberty Ranch Metropolitan District for the 2019 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District
3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 17th day of October, 2018.



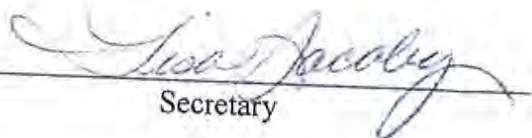
  
Secretary

EXHIBIT A  
(Budget)



**CliftonLarsonAllen**

CliftonLarsonAllen LLP  
CLAAconnect.com

**Accountant's Compilation Report**

Board of Directors  
Liberty Ranch Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Liberty Ranch Metropolitan District for the year ending December 31, 2019, including the estimate of comparative information for the year ending December 31, 2018, and the actual comparative information for the year ended December 31, 2017, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Liberty Ranch Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 29, 2019



An independent member of Nexia International

**LIBERTY RANCH METROPOLITAN DISTRICT  
SUMMARY  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCES	\$ 421,499	\$ 294,202	\$ 308,944
REVENUES			
Property taxes	645,881	585,645	566,645
Specific ownership tax	55,046	39,551	41,313
Interest income	5,338	8,811	6,400
Property tax - URA	112,788	74,441	121,912
Bond issuance	11,227,000	-	-
Total revenues	<u>12,046,053</u>	<u>708,448</u>	<u>736,270</u>
TRANSFERS IN	<u>59,680</u>	<u>-</u>	<u>-</u>
Total funds available	<u>12,527,232</u>	<u>1,002,650</u>	<u>1,045,214</u>
EXPENDITURES			
General Fund	48,468	78,816	105,425
Debt Service Fund	5,088,841	614,890	657,894
Capital Projects Fund	7,036,041	-	-
Total expenditures	<u>12,173,350</u>	<u>693,706</u>	<u>763,319</u>
TRANSFERS OUT	<u>59,680</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>12,233,030</u>	<u>693,706</u>	<u>763,319</u>
ENDING FUND BALANCES	<u>\$ 294,202</u>	<u>\$ 308,944</u>	<u>\$ 281,895</u>
Emergency Reserve	\$ 3,400	\$ 2,800	\$ 2,900
Surplus Fund	204,750	204,750	204,750
TOTAL RESERVE	<u>\$ 208,150</u>	<u>\$ 207,550</u>	<u>\$ 207,650</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/19

ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
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**ASSESSED VALUATION**

Residential	\$ 5,051,040	\$ 5,495,740	\$ 5,507,570
Commercial	800	10	4,240
Agricultural	640	750	750
Vacant land	2,000	97,370	97,370
State assessed	112,760	190,850	136,960
Oil & Gas	7,941,740	4,650,850	5,134,740
	<u>13,108,980</u>	<u>10,435,570</u>	<u>10,881,630</u>
TIF Adjustments	(1,974,248)	(1,194,353)	(1,926,635)
Certified Assessed Value	<u>\$ 11,134,732</u>	<u>\$ 9,241,217</u>	<u>\$ 8,954,995</u>

**MILL LEVY**

General	8.000	8.000	8.000
Debt Service	50.000	55.277	55.277
Total mill levy	<u>58.000</u>	<u>63.277</u>	<u>63.277</u>

**PROPERTY TAXES**

General	\$ 89,078	\$ 73,930	\$ 71,640
Debt Service	556,737	510,827	495,005
Levied property taxes	<u>645,815</u>	<u>584,757</u>	<u>566,645</u>
Adjustments to actual/rounding	66	433	-
Refunds and abatements	-	455	-
Budgeted property taxes	<u>\$ 645,881</u>	<u>\$ 585,645</u>	<u>\$ 566,645</u>

**BUDGETED PROPERTY TAXES**

General	\$ 89,087	\$ 74,042	\$ 71,640
Debt Service	556,794	511,603	495,005
	<u>\$ 645,881</u>	<u>\$ 585,645</u>	<u>\$ 566,645</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT  
GENERAL FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 69,195	\$ 74,026	\$ 85,491
<b>REVENUES</b>			
Property taxes	89,087	74,042	71,640
Property tax - URA	15,790	9,409	15,413
Specific ownership tax	7,593	5,000	5,223
Interest income	509	1,830	1,900
Total revenues	112,979	90,281	94,176
Total funds available	182,174	164,307	179,667
<b>EXPENDITURES</b>			
Accounting	17,559	14,000	20,000
Auditing	3,850	3,850	3,850
County Treasurer's fee	1,337	1,111	1,075
Dues and licenses	338	330	500
Insurance and bonds	2,738	2,731	3,000
District management	11,217	7,500	10,000
Legal services	11,142	8,000	20,000
Miscellaneous	287	220	-
Election expense	-	1,074	-
Repay developer advance	-	40,000	47,000
Total expenditures	48,468	78,816	105,425
<b>TRANSFERS OUT</b>			
Transfers to other fund	59,680	-	-
Total expenditures and transfers out requiring appropriation	108,148	78,816	105,425
ENDING FUND BALANCE	\$ 74,026	\$ 85,491	\$ 74,242
Emergency Reserve	\$ 3,400	\$ 2,800	\$ 2,900
TOTAL RESERVE	\$ 3,400	\$ 2,800	\$ 2,900

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**LIBERTY RANCH METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ 431,503	\$ 218,779	\$ 222,056
REVENUES			
Property taxes	556,794	511,603	495,005
Property tax - URA	96,998	65,032	106,499
Specific ownership tax	47,453	34,551	36,090
Interest income	4,736	6,981	4,500
Bond issuance - Series 2017A	4,170,136	-	-
Total revenues	<u>4,876,117</u>	<u>618,167</u>	<u>642,094</u>
Total funds available	<u>5,307,620</u>	<u>836,946</u>	<u>864,150</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	8,355	7,674	7,425
Paying agent fees	1,433	4,081	5,000
Debt Service			
Bond interest - Series 2017A	202,469	260,000	258,750
Bond interest - Series 2017B	166,445	123,135	189,719
Bond principal - Series 2017A	25,000	25,000	25,000
Bond principal - Series 2017B	90,000	195,000	172,000
Refunding payment	4,595,139	-	-
Total expenditures	<u>5,088,841</u>	<u>614,890</u>	<u>657,894</u>
Total expenditures and transfers out requiring appropriation	<u>5,088,841</u>	<u>614,890</u>	<u>657,894</u>
ENDING FUND BALANCE	<u>\$ 218,779</u>	<u>\$ 222,056</u>	<u>\$ 206,256</u>
Surplus fund	<u>\$ 204,750</u>	<u>\$ 204,750</u>	<u>\$ 204,750</u>
TOTAL RESERVE	<u>\$ 204,750</u>	<u>\$ 204,750</u>	<u>\$ 204,750</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

LIBERTY RANCH METROPOLITAN DISTRICT  
 CAPITAL PROJECTS FUND  
 2019 BUDGET  
 WITH 2017 ACTUAL AND 2018 ESTIMATED  
 For the Years Ended and Ending December 31,

1/29/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ (79,199)	\$ 1,397	\$ 1,397
REVENUES			
Interest income	93	-	-
Bond issuance Series 2017A and 2017B	3,571,864	-	-
Bond issuance Series 2017C	3,485,000	-	-
Total revenues	<u>7,056,957</u>	-	-
TRANSFERS IN			
Transfers from other funds	<u>59,680</u>	-	-
Total funds available	<u>7,037,438</u>	1,397	1,397
EXPENDITURES			
Miscellaneous	21	-	-
Repay developer advance	6,602,199	-	-
Cost of issuance	433,821	-	-
Total expenditures	<u>7,036,041</u>	-	-
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>7,036,041</u>	-	-
ENDING FUND BALANCE	<u>\$ 1,397</u>	<u>\$ 1,397</u>	<u>\$ 1,397</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Liberty Ranch Metropolitan District (District), a quasi-municipal corporation located entirely in Weld County, Colorado, was organized on December 23, 2005, and is governed pursuant to provisions of the Colorado Special District Act. The District was established to provide for construction and financing for street, safety protection, water, sanitation and mosquito control facilities and improvements. The street and safety control improvements will be dedicated to and maintained by the Town of Mead. Water and sanitation improvements will be dedicated to and maintained by the Longs Peak Water District and St. Vrain Sanitation District, respectively.

On November 1, 2005, the District's voters authorized total indebtedness of \$36,100,000 for the above listed facilities and \$500,000 for operations and maintenance. Additionally the District's voters authorized a total indebtedness of \$36,100,000 each for debt refunding and intergovernmental contracts. The election also approved an annual increase in property taxes of \$500,000 without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the District's Service Plan, the District is limited to issuing a total of \$18,500,000 in bonds. The District is also limited to a maximum debt service mill levy of 50.000 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District, pursuant to the Service Plan.

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

The District prepares its budget on the modified accrual basis of accounting and 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. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the Budget.

**LIBERTY RANCH METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected by both the General Fund and the Debt Service Fund. The budget assumes that specific ownership taxes allocable to property taxes collected by the Debt Service Fund will be pledged to debt service on the bonds during the term bonds are outstanding.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

**Property taxes – URA**

A portion of the District is located in an urban renewal area. The District mill levy applied to the tax increment portion of the final certified assessed value will be remitted to the District as levied, net treasurer fees.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and banking fees.

**Debt and Leases**

On February 22, 2017, the District issued its \$5,225,000 General Obligation Refunding and Improvement Bonds, Series 2017A (2017A Bonds), its \$2,517,000 Subordinate Limited Tax General Obligation Improvement Bonds, Series 2017B (2017B Bonds) and its \$3,485,000 Junior Subordinate Cash Flow Bonds (2017C Bonds, and collectively with the 2017A Bonds and 2017B Bonds, the "2017 Bonds"). The proceeds from the sale of the 2017A Bonds were applied to refunding the 2006 Bonds of the District, reimbursing Developer advances related to public improvements for the District, paying the costs of issuing the 2017 Bonds, and the District's \$3,485,000 Junior Subordinate Cash Flow Bonds, Series 2017C (2017C Bonds). The proceeds from the sale of the 2017B Bonds will be applied to reimbursing Developer advances related to public improvements for the District and paying certain costs of issuing the 2017B Bonds. The proceeds from the sale of the 2017C Bonds were used to reimburse Developer advances related to public improvements for the District and paying certain costs of issuing the 2017C Bonds.

**LIBERTY RANCH METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

The 2017A Bonds bear interest at 5.00%, payable semi-annually on June 1 and December 1, beginning on June 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2017. The 2017A Bonds mature on December 1, 2046.

The 2017B Bonds bear interest at 8.125% per annum, are payable annually from Subordinate Pledged Revenue, if any, on December 15, beginning on December 15, 2017, and mature on December 15, 2046. The 2017B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Unpaid interest on the 2017B Bonds compounds annually on each December 15. All of the 2017B Bonds and interest thereon will be deemed to be paid, satisfied and discharged on December 16, 2054, regardless of the amount of principal and interest paid on the 2017B Bonds prior to such Subordinate Termination Date.

The 2017C Bonds bear interest at the rate of 8.125% per annum, and are payable annually from Junior Subordinate Pledged Revenue, if any available, on each December 15, commencing on the first December 15 occurring after the 2017B Bonds have been paid in full or are no longer outstanding, and mature on December 15, 2056. The 2017C Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Unpaid interest on the 2017C Bonds compounds annually on each December 15. All of the 2017C Bonds and interest thereon will be deemed to be paid, satisfied and discharged on December 16, 2057, regardless of the amount of principal and interest paid on the 2017C Bonds prior to such Termination Date.

The District has no operating or capital leases.

**Reserve Funds**

**Emergency Reserve**

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

**This information is an integral part of the accompanying budget.**

**LIBERTY RANCH METROPOLITAN DISTRICT  
DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$5,225,000 General Obligation  
Refunding and Improvement Bonds Series 2017A  
Issue date February 22, 2017  
Principal Due Annually December 1  
Interest at 5.00%  
Due June 1 and December 1**

Year Ending December 31,	Principal	Interest	Total
2019	\$ 25,000	\$ 258,750	\$ 283,750
2020	60,000	257,500	317,500
2021	65,000	254,500	319,500
2022	75,000	251,250	326,250
2023	80,000	247,500	327,500
2024	90,000	243,500	333,500
2025	95,000	239,000	334,000
2026	105,000	234,250	339,250
2027	110,000	229,000	339,000
2028	120,000	223,500	343,500
2029	125,000	217,500	342,500
2030	140,000	211,250	351,250
2031	150,000	204,250	354,250
2032	160,000	196,750	356,750
2033	170,000	188,750	358,750
2034	185,000	180,250	365,250
2035	195,000	171,000	366,000
2036	210,000	161,250	371,250
2037	220,000	150,750	370,750
2038	240,000	139,750	379,750
2039	255,000	127,750	382,750
2040	275,000	115,000	390,000
2041	285,000	101,250	386,250
2042	310,000	87,000	397,000
2043	325,000	71,500	396,500
2044	350,000	55,250	405,250
2045	365,000	37,750	402,750
2046	390,000	19,500	409,500
	<u>\$ 5,175,000</u>	<u>\$ 4,875,250</u>	<u>\$ 10,050,250</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT  
DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$5,225,000 General Obligation  
Subordinate Limited Tax Improvement Bonds Series 2017B  
Issue date February 22, 2017  
Principal Due Annually December 1  
Interest at 5.00%  
Due June 1 and December 1**

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ 22,000	\$ 189,719	\$ 211,719
2020	30,000	187,931	217,931
2021	46,000	185,494	231,494
2022	26,000	181,756	207,756
2023	161,000	179,644	340,644
2024	237,000	166,563	403,563
2025	246,000	147,306	393,306
2026	265,000	127,319	392,319
2027	279,000	105,788	384,788
2028	304,000	83,119	387,119
2029	324,000	58,419	382,419
2030	350,000	32,094	382,094
2031	45,000	3,656	48,656
2032	-	-	-
2033	-	-	-
2034	-	-	-
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
2044	-	-	-
2045	-	-	-
2046	-	-	-
	<u>\$ 2,335,000</u>	<u>\$ 1,648,808</u>	<u>\$ 3,983,808</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Liberty Ranch Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2019, duly adopted at a meeting of the Board of Directors of the Liberty Ranch Metropolitan District held on October 17, 2018.

By:   
Secretary



RESOLUTION NO. 2018 - 10 - 04  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE LIBERTY RANCH METROPOLITAN DISTRICT  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Liberty Ranch Metropolitan District ("District") has adopted the 2019 annual budget in accordance with the Local Government Budget Law on October 17, 2018; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2019 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Liberty Ranch Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
2. That for the purposes of meeting all debt service fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
3. That the District 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 set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 17th day of October, 2018.



  
Secretary

**EXHIBIT A**  
(Certification of Tax Levies)

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the LIBERTY RANCH METRO DISTRICT,  
(taxing entity)<sup>A</sup>  
 the BOARD OF DIRECTORS,  
(governing body)<sup>B</sup>  
 of the LIBERTY RANCH METRO DISTRICT,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 10,881,630 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: \$ 8,954,995 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/05/2018 for budget/fiscal year 2019.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	8.000 mills	\$ 71,640
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>8.000 mills</b>	<b>\$71,640</b>
3. General Obligation Bonds and Interest <sup>J</sup>	55.277 mills	\$ 495,005
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> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	<b>63.277 mills</b>	<b>\$566,645</b>

Contact person: Sarah Hunsche Daytime phone: ( 303 ) 779-5710  
 Signed:  Title: Accountant for the District

*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:	<u>Refunding and Capital Improvements</u>
	Series:	<u>2017A General Obligation Bonds</u>
	Date of Issue:	<u>February 22, 2017</u>
	Coupon Rate:	<u>5.00%</u>
	Maturity Date:	<u>December 1, 2046</u>
	Levy:	<u>24.300</u>
	Revenue:	<u>\$ 217,606</u>
2.	Purpose of Issue:	<u>Capital Improvements</u>
	Series:	<u>2017B Subordinate Limited Tax General Obligation Bonds</u>
	Date of Issue:	<u>February 22, 2017</u>
	Coupon Rate:	<u>8.125%</u>
	Maturity Date:	<u>December 15, 2054</u>
	Levy:	<u>30.977</u>
	Revenue:	<u>\$277,399</u>
3.	Purpose of Issue:	<u>Refunding and Capital Improvement</u>
	Series:	<u>2017C Junior Subordinate Cash Flow Bonds</u>
	Date of Issue:	<u>February 22, 2017</u>
	Coupon Rate:	<u>8.125%</u>
	Maturity Date:	<u>December 15, 2056</u>
	Levy:	<u>0.000</u>
	Revenue:	<u>\$0</u>
4.	Purpose of Contract:	<u></u>
	Title:	<u></u>
	Date:	<u></u>
	Principal Amount:	<u></u>
	Maturity Date:	<u></u>
	Levy:	<u></u>
	Revenue:	<u></u>

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