

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LIBERTY RANCH METROPOLITAN DISTRICT HELD NOVEMBER 19, 2020

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 Thursday, the 19th day of November, 2020, at 1:00 P.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call. The meeting was open to the public via conference call.

ATTENDANCE

Directors In Attendance Were:

Blake Carlson
Brian P. Jumps
Stephanie Reed
Jeffrey Mark

Also In Attendance Were:

Judy Leyshon; Special District Management Services, Inc.

Elisabeth Cortese, Esq.; McGeady Becher P.C.

Carrie Bartow; CliftonLarsonAllen LLP

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. Leyshon 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.

ADMINISTRATIVE MATTERS

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

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

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. It was noted that due to concerns regarding the spread of the COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, the District meeting was held and properly noticed to be held via conference call, without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that notice providing the telephone conference information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Public Comment: There was no public comment.

Results of May 5, 2020 Regular Election: Ms. Leyshon discussed with the Board the results of the May 5, 2020 Regular Election for Directors ("Election"). It was noted the Election had been cancelled, as allowed under the statute, as there were not more candidates than seats available on the Board. Director Jumps was deemed elected to a three-year term ending in 2023.

Board Vacancy: The Board discussed the current vacancy on the Board and noted that neither the Board nor the District Manager have been made aware of any currently qualified individuals that are interested in filling the vacancy.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the following officers were appointed:

President:	Blake Carlson
Treasurer:	Brian Jumps
Secretary:	Jeffrey Mark
Assistant Secretary:	Stephanie Reed

Minutes: The Board reviewed the Minutes of the November 19, 2019 special meeting.

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Following discussion, upon motion duly made by Director Carlson, seconded by Director Reed and, upon vote, unanimously carried, the Board approved the Minutes of the November 19, 2019 special meeting, as presented.

Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Locations, Establishing District Website and Designating Location for Posting of 24-Hour Notice: Ms. Leyshon reviewed the business to be conducted in 2021 to meet the statutory compliance requirements. The Board determined to meet on November 18, 2021, at 1:00 P.M.

Following discussion, upon motion duly made by Director Jumps, seconded by Director Carlson and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-11-01 of the Board of Directors of the District Establishing Regular Meeting Dates, Time and Location, Establishing District Website and Designating Location for posting 24-Hour Notice. A copy of the Resolution is attached hereto and incorporated herein.

§32-1-809, C.R.S. Reporting Requirements (Transparency Notice): Ms. Leyshon discussed with the Board §32-1-809, C.R.S. reporting requirements (Transparency Notice) and mode of eligible elector notification.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote unanimously carried, the Board determined to post the Transparency Notice on the Special District Association Website to satisfy the statutory requirement and also on the District's website (once the District website has been established).

McGeady Becher P. C. Record Retention Policy: Attorney Cortese presented an update on the McGeady Becher P. C. Record Retention Policy.

The Board approved the update and directed a copy of the approved the McGeady Becher P.C. Records Retention Policy be attached to the Minutes for this meeting.

FINANCIAL MATTERS

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

Fund	Period Ending Nov. 14, 2019	Period Ending Dec. 12, 2019	Period Ending Jan.8, 2020	Period Ending Feb. 11, 2020
General	\$ 4,503.67	\$ 6,481.40	\$ 6,069.41	\$ 4,447.60
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,503.67	\$ 6,481.40	\$ 6,069.41	\$ 4,447.60

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Fund	Period Ending March 19, 2020	Period Ending April 14, 2020	Period Ending May 14, 2020	Period Ending June 17, 2020
General	\$ 1,361.03	\$ 682.65	\$ 2,294.07	\$ 4,943.85
Debt	\$ 5,500.00	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,861.03	\$ 682.65	\$ 2,294.07	\$ 4,943.85

Fund	Period Ending July 9, 2020	Period Ending Aug. 10, 2020	Period Ending Sept. 11, 2020	Period Ending Oct. 13, 2020
General	\$ 407.55	\$ 2,814.51	\$ 1,528.63	\$ 4,973.53
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 407.55	\$ 2,814.51	\$ 1,528.63	\$ 4,973.53

Fund	Period Ending Nov. 6, 2020
General	\$ 3,494.56
Debt	\$ -0-
Capital Projects	\$ -0-
Total	\$ 3,494.56

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.

TIF Collections: Ms. Bartow advised the Board that the District's TIF revenue, as indicated in the Tax Increment Finance Breakdown for Weld County, had been received.

Unaudited Financial Statements: Ms. Bartow reviewed with the Board the unaudited financial statements for the period ending September 30, 2020.

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 September 30, 2020.

2019 Audit Engagement Letter: The Board reviewed the engagement letter from WipFli LLP to perform the 2019 Audit.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board ratified approval of engagement of WipFli LLP to perform the 2019 Audit.

2019 Audit: Ms. Bartow review the 2019 Audit with the Board.

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Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board ratified approval of the 2019 Audit and execution of the Representations Letter.

Preparation of 2020 Audit: The Board reviewed the engagement letter from Wipfli LLP to perform the 2020 Audit.

Following discussion, upon motion duly made by Director Carlson, seconded by Director Reed and, upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP to perform the 2020 Audit, for an amount not to exceed \$4,100.00.

2020 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2020 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 2020 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 20-11-02 to Amend 2020 Budget, Director Jumps seconded the motion and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2020 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

2021 Budget Hearing: The President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2021 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.

Ms. Bartow reviewed the estimated 2020 expenditures and the proposed 2021 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2020-11-03 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution

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No. 2020-11-04 to Set Mill Levies (General Fund at 8.743 mills and the Debt Service Fund at 54.642 mills, for a total mill levy of 63.385 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. Leyshon was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Weld County, not later than December 15, 2020. Ms. Leyshon was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 31, 2021. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3: The Board reviewed Resolution No. 2020-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

Following discussion, upon motion duly made by Director Jumps, seconded by Director Carlson and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

DLG-70 Mill Levy Certification: Ms. Leyshon 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.

2022 Budget Preparation: The Board entered into discussion regarding appointment of the District Accountant to prepare the 2022 Budget. Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2022 Budget.

LEGAL MATTERS

None

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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.

Respectfully submitted,

By 
Secretary for the Meeting

RESOLUTION NO. 2020-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE LIBERTY RANCH METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,
ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR POSTING OF 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)(I), 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 public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**"). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. 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.

F. 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 (the "**District**"), Weld County, 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 of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2021 shall be held on November 18 at 1:00 PM, at the offices of Mountain View Fire Rescue in Weld County, 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. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of regular and special meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

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

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

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]

RESOLUTION APPROVED AND ADOPTED on November 19, 2020.

LIBERTY RANCH METROPOLITAN DISTRICT

By: 

President

Attest:

Stephanie M. Reed

Secretary

RESOLUTION TO AMEND 2020 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 2020 as follows:

General Fund	\$	75,000
Debt Service Fund	\$	457,939
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 2020; 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.

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 2020 and adopts a supplemental budget and appropriation for the Debt Service Fund for the fiscal year 2020, as follows:

Debt Service Fund	\$	483,000
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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 19th day of November, 2020.

LIBERTY RANCH METROPOLITAN DISTRICT

By: Stephanie M. Reed
Secretary

RESOLUTION NO. 2020 - 11 - 03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LIBERTY RANCH METROPOLITAN DISTRICT
TO ADOPT THE 2021 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 2021 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, 2020, 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 November 19, 2020, 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 2021 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 19th day of November, 2020.

Stephanie M. Reed

Secretary

(SEAL)

EXHIBIT A
(Budget)

**LIBERTY RANCH METROPOLITAN
DISTRICT**

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

**LIBERTY RANCH METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 323,618	\$ 306,419	\$ 296,044
REVENUES			
Property taxes	487,293	457,842	428,889
Property tax - URA	120,083	35,577	23,948
Specific ownership tax	46,257	34,577	22,642
Interest income	10,867	3,500	3,326
Total revenues	<u>664,500</u>	<u>531,496</u>	<u>478,805</u>
TRANSFERS IN	<u>1,353</u>	<u>44</u>	<u>-</u>
Total funds available	<u>989,471</u>	<u>837,959</u>	<u>774,849</u>
EXPENDITURES			
General Fund	94,538	63,175	71,500
Debt Service Fund	587,161	478,696	415,050
Total expenditures	<u>681,699</u>	<u>541,871</u>	<u>486,550</u>
TRANSFERS OUT	<u>1,353</u>	<u>44</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>683,052</u>	<u>541,915</u>	<u>486,550</u>
ENDING FUND BALANCES	<u>\$ 306,419</u>	<u>\$ 296,044</u>	<u>\$ 288,299</u>
Emergency Reserve	\$ 2,600	\$ 2,200	\$ 2,100
Surplus Fund	204,750	204,750	204,750
TOTAL RESERVE	<u>\$ 207,350</u>	<u>\$ 206,950</u>	<u>\$ 206,850</u>

No assurance is provided. See summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Residential	\$ 5,507,570	\$ 5,853,480	\$ 5,858,950
Commercial	4,240	9,660	11,490
Agricultural	750	670	670
Vacant land	97,370	110,410	110,410
State assessed	136,960	249,790	221,460
Oil & Gas	5,134,740	1,462,790	947,010
	<u>10,881,630</u>	<u>7,686,800</u>	<u>7,149,990</u>
TIF Adjustments	(1,926,635)	(562,068)	(383,580)
Certified Assessed Value	<u><u>\$ 8,954,995</u></u>	<u><u>\$ 7,124,732</u></u>	<u><u>\$ 6,766,410</u></u>
MILL LEVY			
General	8.000	8.690	8.743
Debt Service	55.277	55.571	54.642
Total mill levy	<u><u>63.277</u></u>	<u><u>64.261</u></u>	<u><u>63.385</u></u>
PROPERTY TAXES			
General	\$ 71,640	\$ 61,914	\$ 59,159
Debt Service	495,005	395,928	369,730
	<u>566,645</u>	<u>457,842</u>	<u>428,889</u>
Levied property taxes	566,645	457,842	428,889
Adjustments to actual/rounding	-	-	-
Refunds and abatements	(79,352)	-	-
Budgeted property taxes	<u><u>\$ 487,293</u></u>	<u><u>\$ 457,842</u></u>	<u><u>\$ 428,889</u></u>
BUDGETED PROPERTY TAXES			
General	\$ 61,608	\$ 61,914	\$ 59,159
Debt Service	425,685	395,928	369,730
	<u><u>\$ 487,293</u></u>	<u><u>\$ 457,842</u></u>	<u><u>\$ 428,889</u></u>

No assurance is provided. See summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 87,059	\$ 78,738	\$ 87,714
REVENUES			
Property Taxes	61,608	61,914	59,159
Property Tax - URA	15,182	4,811	3,303
Specific Ownership Tax	5,848	4,676	3,123
Interest Income	2,226	750	1,750
Total revenues	84,864	72,151	67,335
TRANSFERS IN			
Transfers from Other Funds	1,353	-	-
Total funds available	173,276	150,889	155,049
EXPENDITURES			
Accounting	17,165	16,000	20,000
Audit	3,850	3,950	4,050
County Treasurer's Fee	925	929	887
Dues	352	500	550
Insurance	2,858	2,750	3,500
District management	8,646	7,750	10,000
Legal	13,540	15,000	20,000
Miscellaneous	202	490	1,263
Election	-	806	1,250
Repay Developer Advance	47,000	15,000	10,000
Total expenditures	94,538	63,175	71,500
Total expenditures and transfers out requiring appropriation	94,538	63,175	71,500
ENDING FUND BALANCE	\$ 78,738	\$ 87,714	\$ 83,549
Emergency Reserve	\$ 2,600	\$ 2,200	\$ 2,100
TOTAL RESERVE	\$ 2,600	\$ 2,200	\$ 2,100

No assurance is provided. See summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 235,162	\$ 227,637	\$ 208,330
REVENUES			
Property Taxes	425,685	395,928	369,730
Property Tax - URA	104,901	30,766	20,645
Specific Ownership Tax	40,409	29,901	19,519
Interest Income	8,641	2,750	1,576
Total revenues	<u>579,636</u>	<u>459,345</u>	<u>411,470</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>44</u>	<u>-</u>
Total funds available	<u>814,798</u>	<u>687,026</u>	<u>619,800</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	6,386	5,939	5,546
Paying Agent Fees	5,500	5,500	5,500
Contingency	-	8,337	8,504
Debt Service			
Bond Interest - Series 2017A	258,750	257,500	254,500
Bond Interest - Series 2017B	187,525	141,420	76,000
Bond Principal - Series 2017A	25,000	60,000	65,000
Bond Principal - Series 2017B	104,000	-	-
Total expenditures	<u>587,161</u>	<u>478,696</u>	<u>415,050</u>
Total expenditures and transfers out requiring appropriation	<u>587,161</u>	<u>478,696</u>	<u>415,050</u>
ENDING FUND BALANCE	<u>\$ 227,637</u>	<u>\$ 208,330</u>	<u>\$ 204,750</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>

No assurance is provided. See summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

12/7/20

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,397	\$ 44	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	1,397	44	-
EXPENDITURES			
Total expenditures	-	-	-
TRANSFERS OUT			
Transfers to Other Fund	1,353	44	-
Total expenditures and transfers out requiring appropriation	1,353	44	-
ENDING FUND BALANCE	\$ 44	\$ -	\$ -

No assurance is provided. See summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT
2021 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
2021 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 5% 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.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.5%.

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
2021 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.

The District has outstanding developer advances. Anticipated activity is as follows:

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020
Developer Advance	\$ 215,642	\$ -	\$ -	\$ 215,642
Accrued Interest - Developer Advance	107,196	17,298	15,000	109,494
Total Developer Advances	<u>\$ 322,838</u>	<u>\$ 17,298</u>	<u>\$ 15,000</u>	<u>\$ 325,136</u>
	Balance at December 31, 2020	Additions	Reductions	Balance at December 31, 2021
Developer Advance	\$ 215,642	\$ -	\$ -	\$ 215,642
Accrued Interest - Developer Advance	109,494	17,251	10,000	116,745
Total Developer Advances	<u>\$ 325,136</u>	<u>\$ 17,251</u>	<u>\$ 10,000</u>	<u>\$ 332,387</u>

**LIBERTY RANCH METROPOLITAN DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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
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>\$ 5,090,000</u>	<u>\$ 4,359,000</u>	<u>\$ 9,449,000</u>

No assurance is provided. See summary of significant assumptions.

I, Judy Leyshon, 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 2021, duly adopted at a meeting of the Board of Directors of the Liberty Ranch Metropolitan District held on November 19, 2020.

By: Stephanie M. Reed
Secretary

RESOLUTION NO. 2020 - 11 - 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 2021 annual budget in accordance with the Local Government Budget Law on November 19, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 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 2021 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 2021 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 19th day of November, 2020.

Stephanie M. Reed

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the LIBERTY RANCH METRO DISTRICT,
(taxing entity)^A

the BOARD OF DIRECTORS
(governing body)^B

of the LIBERTY RANCH METRO DISTRICT
(local government)^C


Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,149,990 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 6,766,410 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/07/2020 for budget/fiscal year 2021.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	8.743 mills	\$ 59,159
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	8.743 mills	\$59,159
3. General Obligation Bonds and Interest ^J	54.642 mills	\$ 369,730
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	63.385 mills	\$428,889

Contact person: Carrie Bartow Daytime phone: (719) 635-0330
(print)

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.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

RESOLUTION NO. 2020-11-05

**RESOLUTION OF THE BOARD OF DIRECTORS OF LIBERTY RANCH
METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT
MILL LEVY IN ACCORDANCE WITH THE COLORADO CONSTITUTION,
ARTICLE X, SECTION 3**

- A. Liberty Ranch Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved by the Town of Mead, on April 11, 2005, (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a maximum mill levy of 50 mills for debt service (“**Maximum Mill Levy**”). The Maximum Mill Levy does not apply to the District’s ability to increase its mill levy as necessary for provision of operation and maintenance services.
- D. The Service Plan and Article X, Section 3 of the Colorado Constitution, (the “**Gallagher Amendment**”) authorizes adjustment of the Maximum Mill Levy in the event that the method of calculating assessed valuation is changed after April 11, 2005, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.
- E. The Service Plan and Gallagher Amendment provide that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. The Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, signed by the Governor of Colorado on June 15, 2017, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.
- G. In 2019, the General Assembly passed Senate Bill 19-255, signed by the Governor of Colorado on June 3, 2019, further amending Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.

H. The Board of Directors of the District (the “**Board**”), authorized by the Service Plan and the Gallagher Amendment, determined it to be in the best interest of the District, its residents, users, property owners, and the public to adopt Resolution 2017-10-05, which adjusted the Maximum Mill Levy to mitigate the effect of the 2017 statutory change in the ratio of valuation for assessment from 7.96% to 7.20%, so that actual tax revenues were neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment for residential real property.

I. In order to mitigate the effect of the 2019 statutory change in the ratio of valuation for assessment for residential real property from 7.20% to 7.15%, so that actual tax revenues are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public to further adjust the Maximum Mill Levy.

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

1. The Board of the District hereby authorizes the adjustment of the Maximum Mill Levy to reflect the 2019 statutory change in the ratio of valuation for assessment for residential real property to 7.15%.

2. The Gallagher Amendment allows for a total mill levy imposition of _____ mills for debt service (the “**Adjusted Mill Levy**”) so that District revenues shall be neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment to 7.15% pursuant to the authority granted by the Service Plan and the Gallagher Amendment.

3. The Adjusted Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the County Commissioners of Weld County on or before December 15, 2020, for collection in 2021.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO
CONSTITUTION, ARTICLE X, SECTION 3]**

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 19, 2020.

**LIBERTY RANCH METROPOLITAN
DISTRICT**



President

Attest:

Stephanie M. Reed

Secretary