

RESOLUTION NO. 2023 - 11 - 02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LIBERTY RANCH METROPOLITAN DISTRICT
TO ADOPT THE 2024 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 2024 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, 2023, 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 16, 2023, 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 2024 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 16th day of November, 2023.



Secretary

(SEAL)

EXHIBIT A
(Budget)

LIBERTY RANCH METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**LIBERTY RANCH METRO DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 121,724	\$ 108,424	\$ 89,107
REVENUES			
Property taxes	458,896	487,855	738,392
Property Tax - URA	20,769	49,790	86,336
Specific ownership taxes	28,361	22,422	30,012
Interest income	7,130	13,378	13,500
Other revenue	-	2,238	5,000
Total revenues	<u>515,156</u>	<u>575,683</u>	<u>873,240</u>
TRANSFERS IN	<u>4,000</u>	-	-
Total funds available	<u>640,880</u>	<u>684,107</u>	<u>962,347</u>
EXPENDITURES			
General and administrative	75,619	107,069	131,548
Debt service	452,837	487,931	731,885
Total expenditures	<u>528,456</u>	<u>595,000</u>	<u>863,433</u>
TRANSFERS OUT	<u>4,000</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>532,456</u>	<u>595,000</u>	<u>863,433</u>
ENDING FUND BALANCES	<u>\$ 108,424</u>	<u>\$ 89,107</u>	<u>\$ 98,915</u>
EMERGENCY RESERVE	\$ 2,200	\$ 2,500	\$ 3,700
AVAILABLE FOR OPERATIONS	101,919	86,607	95,215
TOTAL RESERVE	<u>\$ 104,119</u>	<u>\$ 89,107</u>	<u>\$ 98,915</u>

No assurance provided. See summary of significant assumptions.

**LIBERTY RANCH METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ 6,441,770	\$ 6,267,050	\$ 7,907,800
Commercial	180	15,310	330
Oil & Gas	746,040	1,715,170	2,636,660
Agricultural	700	640	600
State assessed	230,520	260,910	96,270
Vacant land	113,060	113,060	117,320
	7,532,270	8,372,140	10,758,980
Adjustments	(331,418)	(786,026)	(1,141,616)
Certified Assessed Value	\$ 7,200,852	\$ 7,586,114	\$ 9,617,364

MILL LEVY

General	8.775	8.870	10.590
Debt Service	54.844	55.439	66.187
Total mill levy	63.619	64.309	76.777

PROPERTY TAXES

General	\$ 63,187	\$ 67,289	\$ 101,848
Debt Service	394,924	420,566	636,544
Levied property taxes	458,111	487,855	738,392
Budgeted property taxes	\$ 458,111	\$ 487,855	\$ 738,392

BUDGETED PROPERTY TAXES

General	\$ 63,187	\$ 67,289	\$ 101,848
Debt Service	394,924	420,566	636,544
	\$ 458,111	\$ 487,855	\$ 738,392

No assurance provided. See summary of significant assumptions.

**LIBERTY RANCH METRO DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 101,578	\$ 104,119	\$ 89,107
REVENUES			
Property taxes	63,295	67,289	101,848
Property Tax - URA	2,865	6,867	11,909
Specific ownership taxes	3,912	3,093	4,550
Interest income	2,148	3,500	3,500
Total revenues	72,220	80,749	121,807
Total funds available	173,798	184,868	210,914
EXPENDITURES			
General and administrative			
Accounting	15,980	17,500	17,500
Auditing	4,394	5,000	6,000
County Treasurer's fee	954	1,009	1,528
Dues and membership	-	1,000	1,000
Insurance	3,584	3,357	3,500
District management	9,956	26,500	20,000
Legal	23,277	25,000	25,000
Miscellaneous	385	200	450
Contingency	-	-	7,022
Election	7,149	1,195	-
Repay developer advance	-	15,000	30,000
Total expenditures	65,679	95,761	112,000
TRANSFERS OUT			
Transfers to other fund	4,000	-	-
Total expenditures and transfers out requiring appropriation	69,679	95,761	112,000
ENDING FUND BALANCES	\$ 104,119	\$ 89,107	\$ 98,915
EMERGENCY RESERVE	\$ 2,200	\$ 2,500	\$ 3,700
AVAILABLE FOR OPERATIONS	101,919	86,607	95,215
TOTAL RESERVE	\$ 104,119	\$ 89,107	\$ 98,915

No assurance provided. See summary of significant assumptions.

**LIBERTY RANCH METRO DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 20,146	\$ 4,305	\$ -
REVENUES			
Property taxes	395,601	420,566	636,544
Property Tax - URA	17,904	42,923	74,427
Specific ownership taxes	24,449	19,329	25,462
Interest income	4,982	9,878	10,000
Other revenue	-	2,238	5,000
Total revenues	<u>442,936</u>	<u>494,934</u>	<u>751,433</u>
TRANSFERS IN			
Transfers from other funds	<u>4,000</u>	<u>-</u>	<u>-</u>
Total funds available	<u>467,082</u>	<u>499,239</u>	<u>751,433</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	5,934	6,308	9,548
Miscellaneous	6	-	-
Paying agent fees	4,000	5,000	5,000
Contingency	-	-	5,000
Debt Service			
Bond interest - Series 2021	452,837	487,931	731,885
Total expenditures	<u>462,777</u>	<u>499,239</u>	<u>751,433</u>
Total expenditures and transfers out requiring appropriation	<u>462,777</u>	<u>499,239</u>	<u>751,433</u>
ENDING FUND BALANCES	<u>\$ 4,305</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**LIBERTY RANCH METROPOLITAN DISTRICT
2024 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.

The District is required to impose a maximum Required Mill Levy of 76.777 mills for collection in 2024. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up and deficiencies in the Reserve Fund].

**LIBERTY RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

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 4% 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 4.00%.

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.

**LIBERTY RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 30, 2021, the District issued its \$13,180,000 Limited Tax General Obligation Refunding Bonds, Series 2021A(3) (Series 2021A Bonds). The Series 2021A Bonds were issued for the purposes of (i) paying and discharging the District's Series 2017A Bonds, 2017B Bonds, and Series 2017C Bonds and (ii) paying the costs of issuance of the Series 2021A Bonds.

The Series 2021A Bonds are structured as limited tax "cash flow" bonds, meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Instead, principal on the Series 2021A Bonds is payable annually on each December 1 from and to the extent of Pledged Revenue available. To the extent principal of any Series 2021A Bonds is not paid when due, such principal is to remain outstanding until the earlier of its payment or the Termination Date and is to continue to bear interest at the rate then borne by the Series 2021A Bonds. The Series 2021A Bonds mature on December 1, 2051, subject to mandatory and optional redemption prior to maturity.

The Series 2021A Bonds bear interest at the rate of 5.25% per annum payable annually on each December 1, beginning on December 1, 2022, but only from and to the extent of available Pledged Revenue. In the event interest on any Series 2021A Bonds is not paid when due, such interest is to compound annually on each December 1, at the rate then borne by the Series 2021A Bonds.

If any amount of principal or interest due on the Series 2021A Bonds remains unpaid on the Termination Date of December 1, 2061, such unpaid amount will be deemed discharged.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2026, to November 30, 2027	3.00%
December 1, 2027, to November 30, 2028	2.00
December 1, 2028, to November 30, 2029	1.00
December 1, 2029, and thereafter	0.00

The District has no operating or capital leases.

The District has outstanding developer advances pursuant to advances made by LR Investments, LLC under the 2010-2011 Operation Funding Agreement by and between the District and LR Investments, LLC (Developer Advance). Anticipated activity is as follows:

**LIBERTY RANCH METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

	Balance at December 31, 2022	Additions *	Reductions *	Balance at December 31, 2023
2021 Limited Tax Obligation Refunding Bonds	\$ 13,180,000	\$ -	\$ -	\$ 13,180,000
Accrued Interest - 2021 Limited Tax Obligation Refunding Bonds	241,035	704,604	487,931	457,708
Developer Advance	215,642	-	-	215,642
Accrued Interest - Developer Advance	143,994	17,251	15,000	146,245
Total Developer Advances	\$ 13,780,671	\$ 721,855	\$ 502,931	\$ 13,999,595
	Balance at December 31, 2023	Additions *	Reductions *	Balance at December 31, 2024
2021 Limited Tax Obligation Refunding Bonds	\$ 13,180,000	\$ -	\$ -	\$ 13,180,000
Accrued Interest - 2021 Limited Tax Obligation Refunding Bonds	457,708	715,980	731,931	441,757
Developer Advance	215,642	-	-	215,642
Accrued Interest - Developer Advance	146,245	17,251	30,000	133,496
Total Developer Advances	\$ 13,999,595	\$ 733,231	\$ 761,931	\$ 13,970,895

* Estimates


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.

I, Sean Byers, 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 2024, duly adopted at a meeting of the Board of Directors of the Liberty Ranch Metropolitan District held on November 16, 2023.

By: 
Secretary

RESOLUTION NO. 2023 - 11 - 03
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 2024 annual budget in accordance with the Local Government Budget Law on November 16, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 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 2024 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 2024 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 16th day of November, 2023.



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

the BOARD OF DIRECTORS (taxing entity)^A

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

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: \$ 10,758,980 (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: \$ 9,617,364 (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: 01/06/24 for budget/fiscal year 2024 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

Table with 3 columns: PURPOSE (see end notes for definitions and examples), LEVY², REVENUE². Rows include General Operating Expenses, Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction, General Obligation Bonds and Interest, Contractual Obligations, Capital Expenditures, Refunds/Abatements, and Other. Includes a TOTAL row at the bottom.

Contact person: Seef Le Roux Phone: (719)635-0330 Signed: Seef Le Roux Title: Accountant for District

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

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

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).

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^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | Refunding |
| | Series: | 2021A Limited Tax General Obligation Refunding Bonds |
| | Date of Issue: | November 30, 2021 |
| | Coupon Rate: | 5.25% |
| | Maturity Date: | December 1, 2051 |
| | Levy: | 66.187 |
| | Revenue: | \$ 636,544 |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

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

I, Sean Byers, 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 Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Liberty Ranch Metropolitan District held on November 16, 2023.



Secretary