

RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of The Ridge at Harmony Road Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 28, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$147,292.98; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$441,878.93; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of Weld County is \$11,320,650; and

WHEREAS, at an election held on November 4, 2014, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1 OF WELD COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of The Ridge at Harmony Road Metropolitan District No. 1 for calendar year 2024.

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

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 13.011 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 39.033 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, as herein above determined and set, but as 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 or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

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ADOPTED this 28th day of November, 2023.

THE RIDGE AT HARMONY ROAD
METROPOLITAN DISTRICT NO. 1

Mandi Randall

President

The Ridge at Harmony Road Metropolitan District No. 1			
General Fund Budget			
Year Ended 12/31/2024			
Modified Accrual Basis	2022	2023	2024
	Actual YTD 12/31/22	12/31/23 Estimate	Proposed Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property Tax	68,086	98,759	147,293
Specific Ownership Tax	4,030	4,296	7,365
Interest on Delinquent Tax	37	8	-
Contingency	-	-	300
Total Revenues	72,153	103,063	154,958
EXPENDITURES			
General Management			
County Collection Fee - 1.5% of Property Tax	1,022	1,481	2,209
Transfer to District 4 General Fund	71,131	101,582	152,449
Contingency	-	-	300
Total General Management	72,153	103,063	154,958
Maintenance			
Total Expenses	72,153	103,063	154,958
Excess of Revenues over Expenditures	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -
Emergency Reserve - 3% of Revenues			
Unrestricted Fund Balance	\$ -	\$ -	\$ -

The Ridge at Harmony Road Metropolitan District No. 1			
Capital Fund Budget			
Year Ended 12/31/2024			
Modified Accrual Basis			
	2022	2023	2024
	Actual YTD	12/31/23	Proposed
	12/31/22	Estimate	Budget
BEGINNING FUND BALANCE	\$ 26,995	\$ 722	\$ -
REVENUES			
Total Revenues	-	-	-
EXPENDITURES			
Transfer to D2 Debt Fund	26,273	722	-
Total Capital Expenditures	26,273	722	-
Excess of Revenues over Expenditures	(26,273)	(722)	-
Net Change in Fund Balance	(26,273)	(722)	-
ENDING FUND BALANCE	\$ 722	\$ -	\$ -

The Ridge at Harmony Road Metropolitan District No. 1			
Debt Service Fund Budget			
Year Ended 12/31/2024			
Modified Accrual Basis			
	2022	2023	2024
	Actual YTD	12/31/23	Proposed
	12/31/22	Estimate	Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property Tax	197,446	296,276	441,879
Interest on Delinquent property tax	108	25	-
Specific Ownership tax	11,686	12,888	22,094
Total Revenues	209,240	309,189	463,973
EXPENDITURES			
County Collection Fee - 1.5% of Property Tax	2,964	4,444	6,628
Transfer to District 3 Debt Fund	206,276	304,745	457,345
Total Expenditures	209,240	309,189	463,973
Excess of Revenues over Expenditures	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

The Ridge at Harmony Road Metro Districts 1-4					
Property Taxes					
2023 Valuations for 2024 Taxes					
	1504	1505	1506	1673	
	Combined	District	District	District	District
		No. 1	No. 2	No. 3	No. 4
Vacant Residential Land - Market Value	1,288,624	1,059,257	15,915	198,113	15,339
Percentage	29%	29%	29%	29%	29%
Assessed Value	373,720	307,200	4,620	57,450	4,450
Residential Land & Improvements - Market Value	404,031,809	117,153,234	181,802,234	105,076,341	-
Percentage	6.95%	6.95%	6.95%	6.95%	7.20%
Assessed Value	28,077,080	8,141,210	12,633,900	7,301,970	-
Commercial	50,356	37,111	12,018	1,227	-
Percentage	29%	29%	29%	29%	-
Assessed Value	14,600	10,760	3,480	360	-
Agricultural Land & Buildings Market Value	1	-	-	1	-
Percentage	29%	29%	29%	29%	29%
Assessed Value	10	-	-	10	-
Severed Mineral Interests	-	-	-	-	-
Percentage	29%	-	-	29%	29%
Assessed Value	-	-	-	-	-
Public Utility state value	2,207,108	564,721	1,021,075	621,312	-
Percentage	29%	29%	29%	29%	-
Assessed Value	640,060	163,770	296,110	180,180	-
Total Assessed Value	29,105,470	11,320,650	15,277,370	8,858,950	710
Mill Levy - General Operating & Debt Service	45.812	52.044	52.154	52.372	41.580
Property Tax to be paid	\$ 1,849,939	\$ 589,172	\$ 796,776	\$ 463,961	\$ 30
Property Tax based on Mill Levy					
Capital - Debt	\$ 1,387,462	\$ 441,879	\$ 597,590	\$ 347,971	\$ 22
Operations & Maintenance	\$ 462,477	\$ 147,293	\$ 199,186	\$ 115,990	\$ 8
Total	\$ 1,849,939	\$ 589,172	\$ 796,776	\$ 463,961	\$ 30
Mill Levy Charged					
Capital - Debt		39.033	39.116	39.279	31.185
Operations & Maintenance		13.011	13.038	13.093	10.395
Total		52.044	52.154	52.372	41.580

THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
WELD COUNTY, CO
2024 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS

The Ridge at Harmony Road Metropolitan District No. 1 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in February 2015. The District was established as part of a “Multiple District Structure” for The Ridge at Harmony Road community located in the Town of Windsor, Weld County, Colorado and is generally described as three Tracts of land located in Section 31, Township 7 North, Range 67 West of the 6th P.M., and consists of approximately 169.7 acres. In 2020, an Amended and Restated Master Intergovernmental Agreement was approved by the Board designating District 1, 2 and 3 as “Financing Districts” and District No. 4 as the “Operating District”. The Districts were organized to provide financing for the design, acquisition, construction and installation of public improvements, facilities and services. The public improvements to be provided by the Districts are proposed to include the types of facilities and improvements for a non-potable water system, streets and roadways, street landscaping, signage, monuments, and lighting, safety protection, park and recreation, sanitation and storm drainage, water improvements and other related improvements and their operation and maintenance.

Pursuant to the First Amendment To Service Plan approved by the Town of Windsor on 2/25/2019, the District is authorized to issue General Obligation Debt, Revenue Debt and other Debt in an amount not to exceed \$36,000,000.

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

The following budget is prepared on the modified accrual basis of accounting, in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105.

GENERAL FUND

REVENUES

1. Property Taxes are based on the assessed value of property within the District as established by Weld County. Mill levies are budgeted for Operations and Maintenance at 13.011 mills.
2. Specific ownership taxes are budgeted at 5% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.
3. Contingency income is budgeted for \$300 to cover any additional revenue of the District.

EXPENDITURES

1. The County property tax collection fee is based on 1.5% of the property tax received.
2. Net Operations & Maintenance tax revenues are paid as Intergovernmental Expenses to District #4 General Fund.

**THE RIDGE AT HARMONY ROAD METROPOLITAN DISTRICT NO. 1
WELD COUNTY, CO
2024 BUDGET MESSAGE
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

GENERAL FUND – (continued)

EXPENDITURES – (continued)

3. Contingency expense is budgeted for \$300 to cover any additional expenses of the District.

CAPITAL PROJECTS FUND

REVENUES & EXPENDITURES

1. No revenues or expenditures are budgeted for the Capital project Fund for 2024.

DEBT FUND

REVENUES

1. Property Taxes are based on the assessed value of property within the District as established by Weld County. Mill levies are budgeted for Operations and Maintenance at 39.033 mills.
2. Specific ownership taxes are budgeted at 5% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.

EXPENDITURES

1. The County property tax collection fee is based on 1.5% of the property tax received.
2. Net Debt Service tax revenues are paid as Intergovernmental Expenses to District #3 Debt Fund.

RESERVES

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds. Since substantially all funds received by the District are transferred to District #4, which pays for all of the Districts' operations and maintenance costs, an emergency reserve is not reflected in the District's Budget.

ADDITIONAL INFORMATION

1. The basis of accounting for the District is the Modified Accrual Basis.
2. There are no operating or capital lease obligations of the District.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of WELD COUNTY, Colorado.

On behalf of the RIDGE AT HARMONY ROAD METRO 1,
(taxing entity)^A
 the Board of Directors,
(governing body)^B
 of the RIDGE AT HARMONY ROAD METRO 1
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$11,320,650.00
 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: \$ \$11,320,650.00
(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: 01/07/2024 for budget/fiscal year 2024.
(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	13.011 mills	\$ 147292.98
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	13.011 mills	\$ 147292.98
3. General Obligation Bonds and Interest ^J	mills	\$ 0
4. Contractual Obligations ^K	39.033 mills	\$ 441878.93
5. Capital Expenditures ^L	mills	\$ 0
6. Refunds/Abatements ^M	mills	\$ 0
7. Other ^N (specify): _____	mills	\$ _____
_____	mills	\$ _____
TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	52.044 mills	\$ 589171.91

Contact person: Terri Boroviak Daytime phone: 303-439-6030
 (print)
 Signed: _____ Title: District Accountant

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: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: Contractual Obligation to The Ridge at Harmony Road Metropolitan District No. 3
Title: Capital Pledge Agreement
Date: 04/20/2020
Principal Amount: \$ 19,500,000
Maturity Date: 12/15/2049
Levy: 39.033
Revenue: \$ 441,879

- 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.